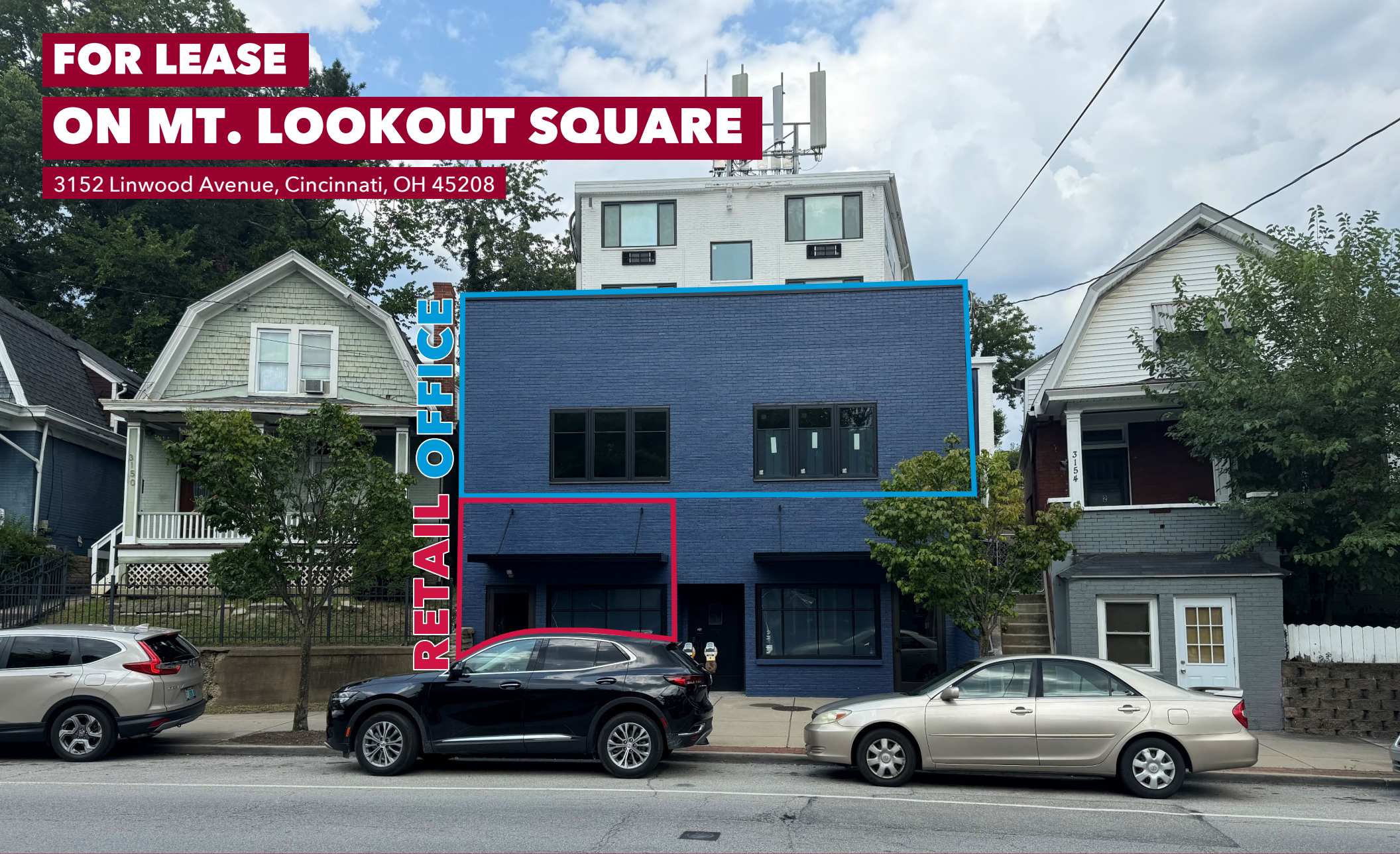


FOR LEASE

ON MT. LOOKOUT SQUARE

3152 Linwood Avenue, Cincinnati, OH 45208

RETAIL OFFICE



TC Bartoszek
tc@lee-associates.com
D 513.588.1840

Dean Misleh
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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

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OFFICE / RETAIL FOR LEASE **ON MT. LOOKOUT SQUARE**

3152 Linwood Avenue, Cincinnati, OH 45208

FOR LEASE:

Retail – 888 SF
Office – 1,259 SF

PRICING:

Retail - \$2,220 / month
Office – \$3,145.50 / month

PROPERTY HIGHLIGHTS:

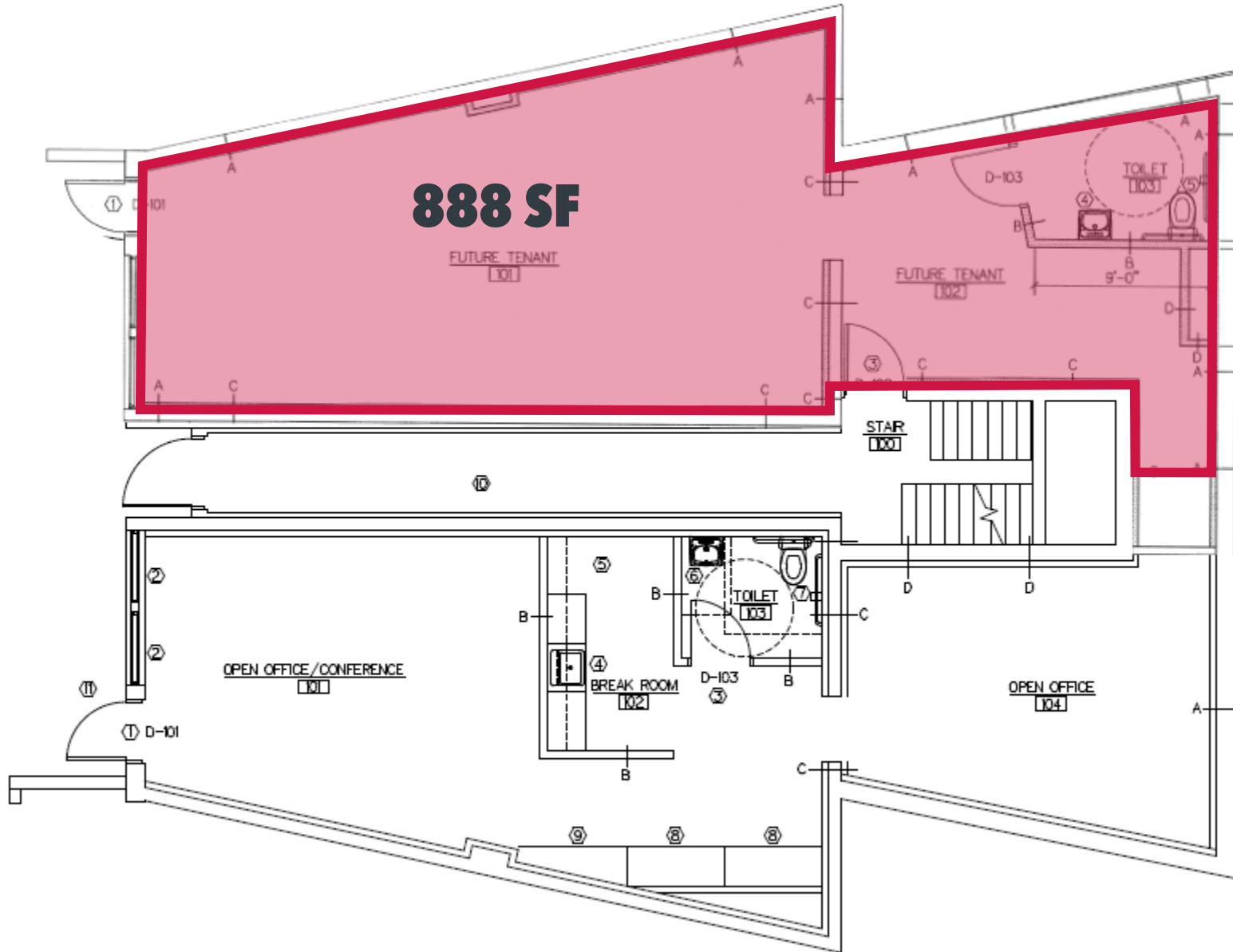
- First floor retail available (888 SF)
- Second floor office available (1,259 SF)
- Located in the heart of popular Mount Lookout Square
- Walking distance to Hyde Park Square
- Average 1-mile household income: \$186,169
- Close proximity to I-71 & US-50

TRAFFIC COUNTS:

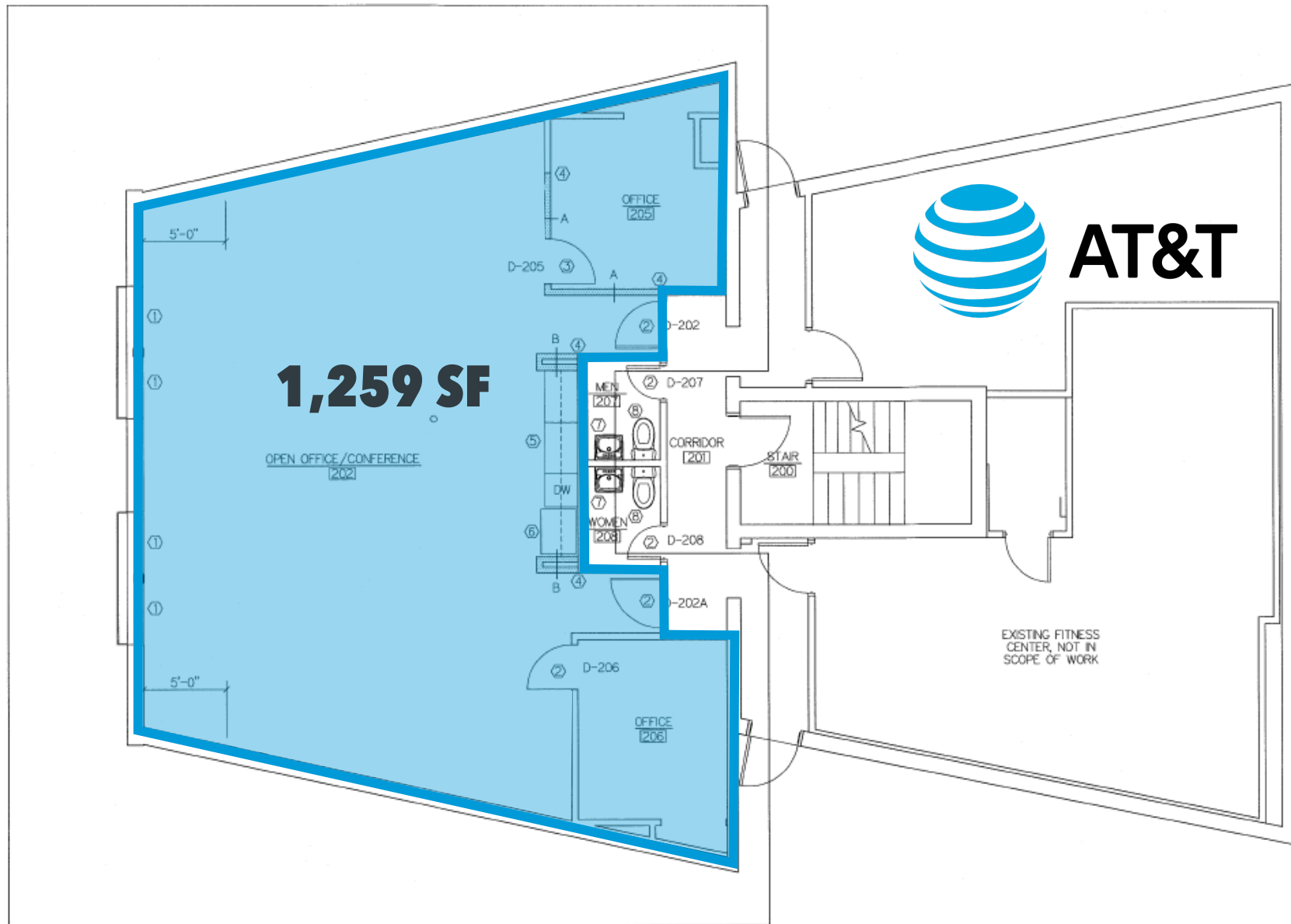
- Linwood Ave – 14,364 VPD



FIRST FLOOR - RETAIL



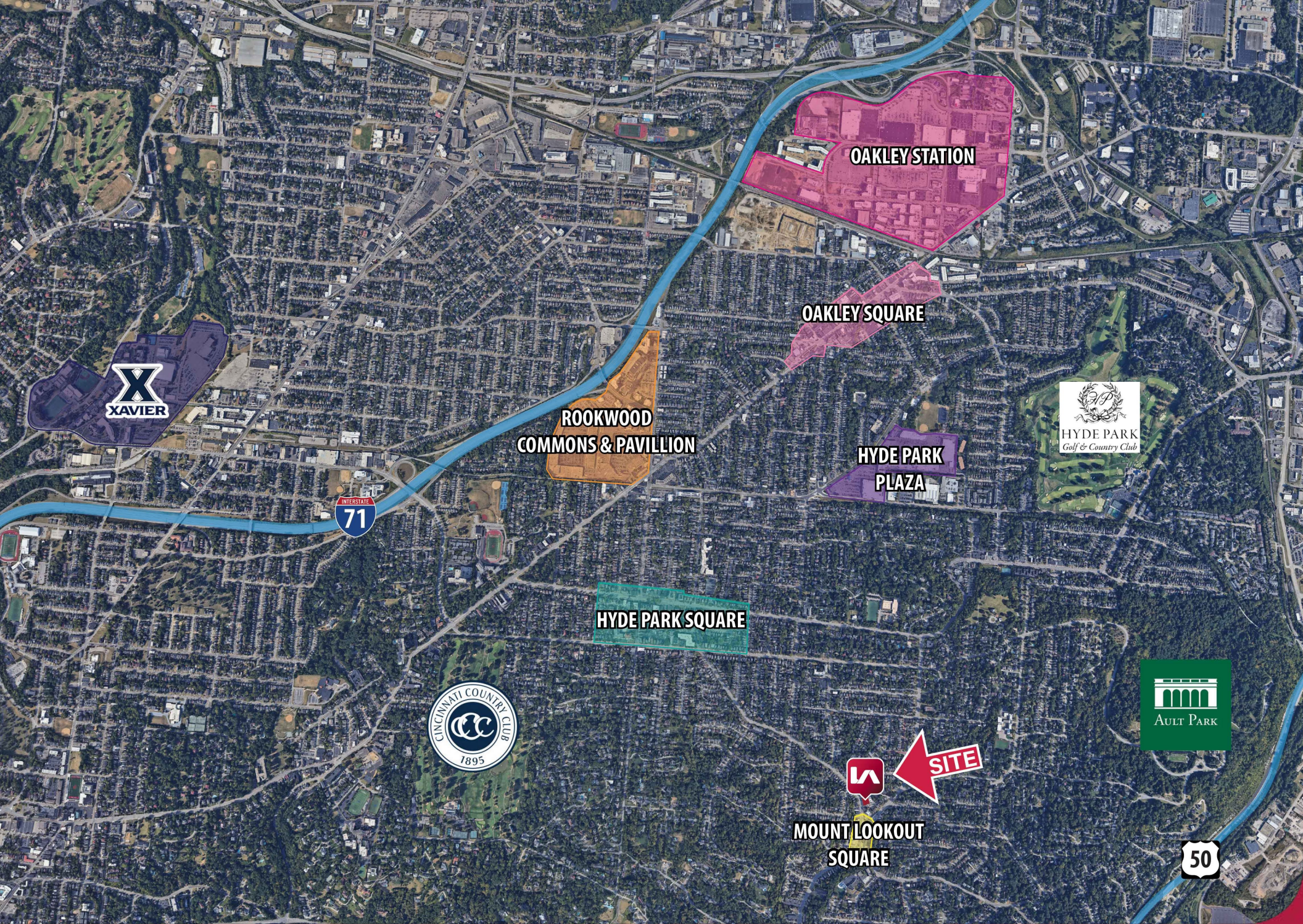
SECOND FLOOR - OFFICE





14,598 VPD





OAKLEY STATION

OAKLEY SQUARE



HYDE PARK
Golf & Country Club

HYDE PARK
PLAZA

HYDE PARK SQUARE



AULT PARK



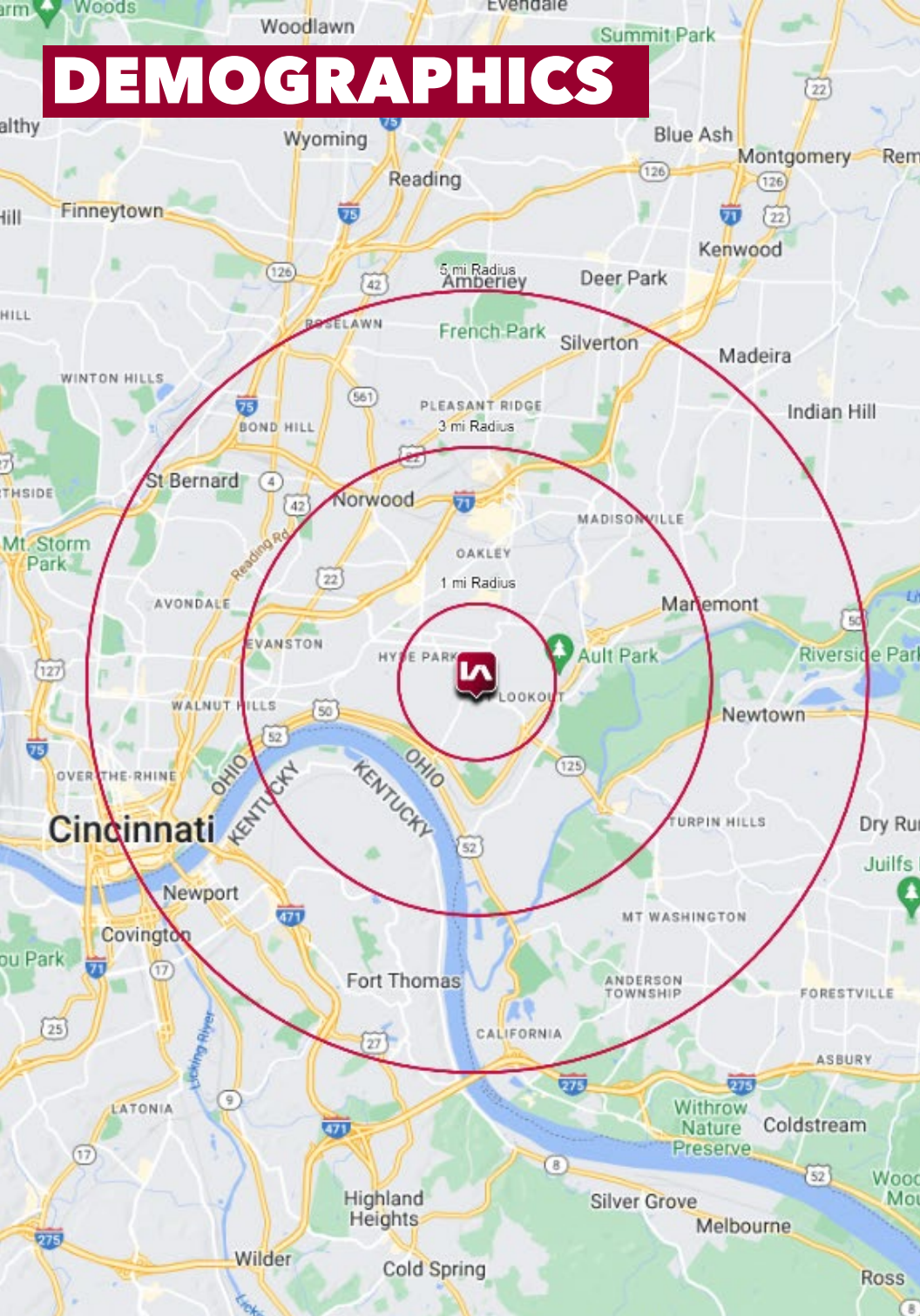
MOUNT LOOKOUT
SQUARE



CINCINNATI COUNTRY CLUB
1895



DEMOGRAPHICS



	1 MI RADIUS	3 MI RADIUS	5 MI RADIUS
POPULATION			
2025 Estimated Population	14,913	92,713	281,500
2030 Projected Population	14,550	93,569	284,822
2020 Census Population	14,977	89,685	268,402
2010 Census Population	14,088	85,534	258,739
Projected Annual Growth 2025 to 2030	-0.5%	0.2%	0.2%
Historical Annual Growth 2010 to 2025	0.4%	0.6%	0.6%
HOUSEHOLDS			
2025 Estimated Households	6,858	43,664	128,387
2030 Projected Households	6,729	44,573	131,799
2020 Census Households	7,256	41,910	120,791
2010 Census Households	6,840	39,629	114,855
Projected Annual Growth 2025 to 2030	-0.4%	0.4%	0.5%
Historical Annual Growth 2010 to 2025	-	0.7%	0.8%
AGE			
2025 Est. Population Under 10 Years	12.4%	11.0%	10.8%
2025 Est. Population 10 to 19 Years	10.0%	11.4%	12.1%
2025 Est. Population 20 to 29 Years	16.4%	19.0%	19.0%
2025 Est. Population 30 to 44 Years	25.5%	23.3%	21.9%
2025 Est. Population 45 to 59 Years	15.7%	14.5%	15.1%
2025 Est. Population 60 to 74 Years	14.1%	14.8%	15.3%
2025 Est. Population 75 Years or Over	5.9%	6.0%	5.9%
2025 Est. Median Age	34.7	34.6	35.3
MARITAL STATUS & GENDER			
2025 Est. Male Population	48.9%	50.6%	51.8%
2025 Est. Female Population	51.1%	49.4%	48.2%
2025 Est. Never Married	37.1%	45.0%	46.7%
2025 Est. Now Married	50.9%	38.5%	35.6%
2025 Est. Separated or Divorced	9.4%	12.1%	12.7%
2025 Est. Widowed	2.6%	4.5%	4.9%
INCOME			
2025 Est. HH Income \$200,000 or More	34.7%	16.8%	13.9%
2025 Est. HH Income \$150,000 to \$199,999	12.1%	10.7%	9.1%
2025 Est. HH Income \$100,000 to \$149,999	15.6%	14.8%	14.1%
2025 Est. HH Income \$75,000 to \$99,999	9.2%	11.2%	10.7%
2025 Est. HH Income \$50,000 to \$74,999	11.2%	15.0%	14.8%
2025 Est. HH Income \$35,000 to \$49,999	6.1%	10.8%	11.3%
2025 Est. HH Income \$25,000 to \$34,999	4.4%	5.7%	6.7%
2025 Est. HH Income \$15,000 to \$24,999	2.2%	5.8%	6.8%
2025 Est. HH Income Under \$15,000	4.4%	9.3%	12.5%
2025 Est. Average Household Income	\$206,618	\$133,775	\$118,407
2025 Est. Median Household Income	\$142,419	\$92,293	\$81,888
2025 Est. Per Capita Income	\$95,061	\$63,286	\$54,395
2025 Est. Total Businesses	557	4,324	13,438
2025 Est. Total Employees	3,609	55,637	177,616