

Colliers

Available
7,134 SF

Rooftop Patio
1,800 SF

2,120 SF

2,120 SF

2,894 SF

Mixed-Use Building

For Sale

7,134 SF
Available

For More Information:

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Colliers | Greater Cincinnati

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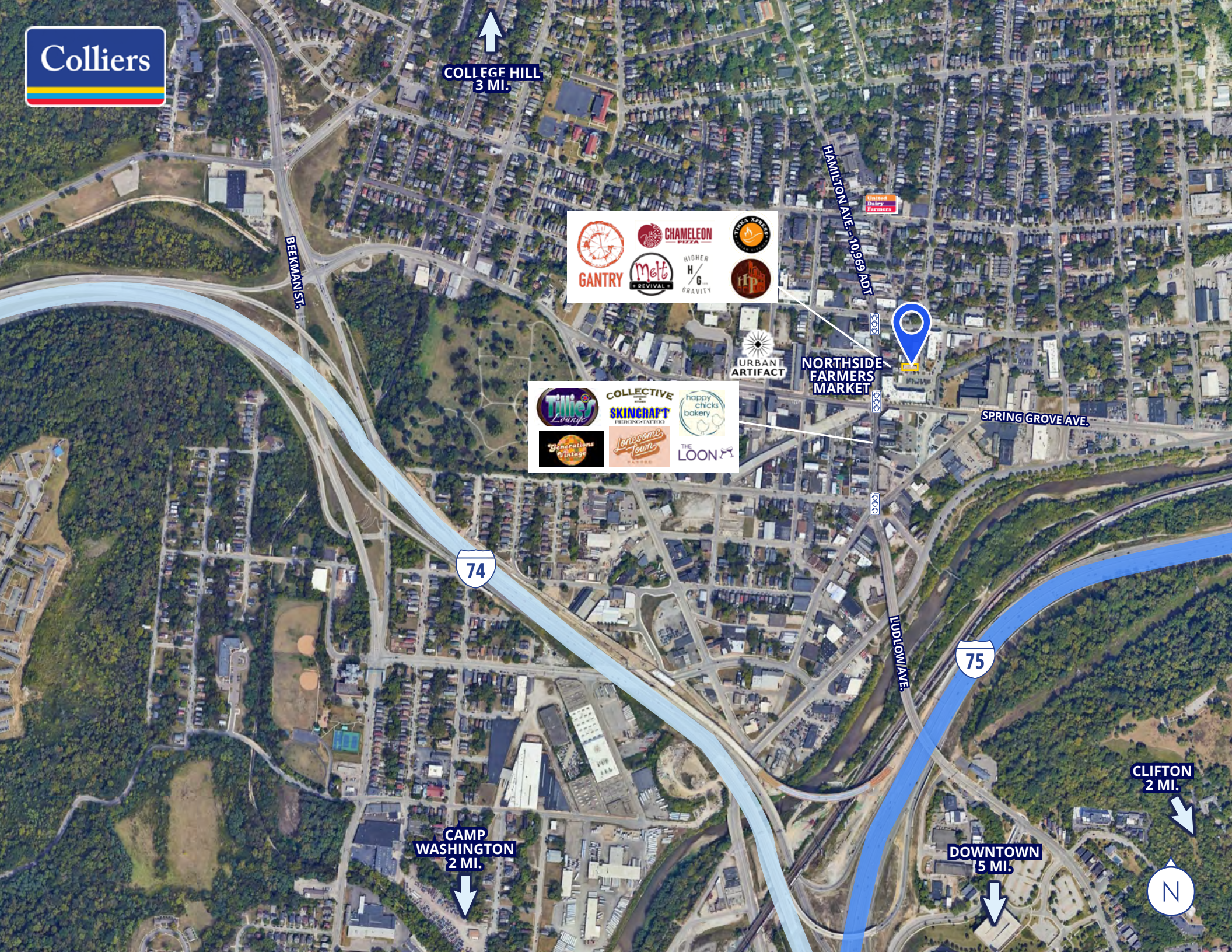
P: +1 513 721 4200

4089 S. Langland Street Cincinnati, OH 45223

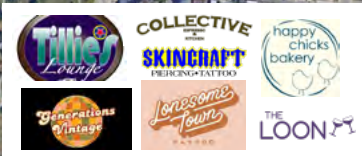
- 5 potential rentable spaces
 - 1 large first floor creative space - can be divided into 2
 - 1 loft
 - 1 studio apartment
 - 1 large office space
- In the heart of northside's business district
- Comes with several dedicated parking spots
- Includes rooftop patio on second floor
- Features 5 unique roll-up garage doors
- Eclectic mix of shops, restaurants, & boutiques
- Building is fully renovated, sprinklered & includes ADA restrooms
- Traffic count - 10,969 ADT Hamilton Ave

Accelerating success.





COLLEGE HILL
3 MI.



HAMILTON AVE - 10969 ADT

NORTHSIDE
FARMERS MARKET

SPRING GROVE AVE.

74

75

LUDLOW AVE.

CAMP
WASHINGTON
2 MI.

DOWNTOWN
5 MI.

CLIFTON
2 MI.





NORTHSIDE FARMERS MARKET

HAMILTON AVE - 10,969 ADT



BLUE ROCK ST.



COLLECTIVE

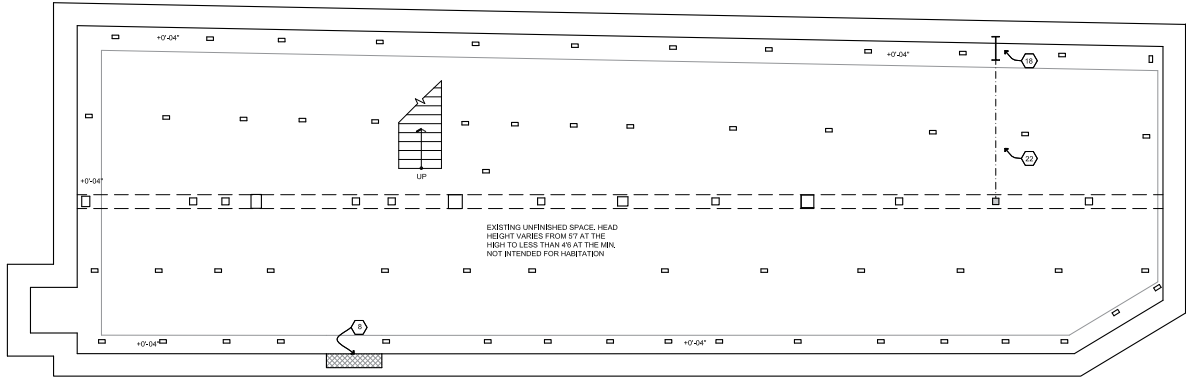




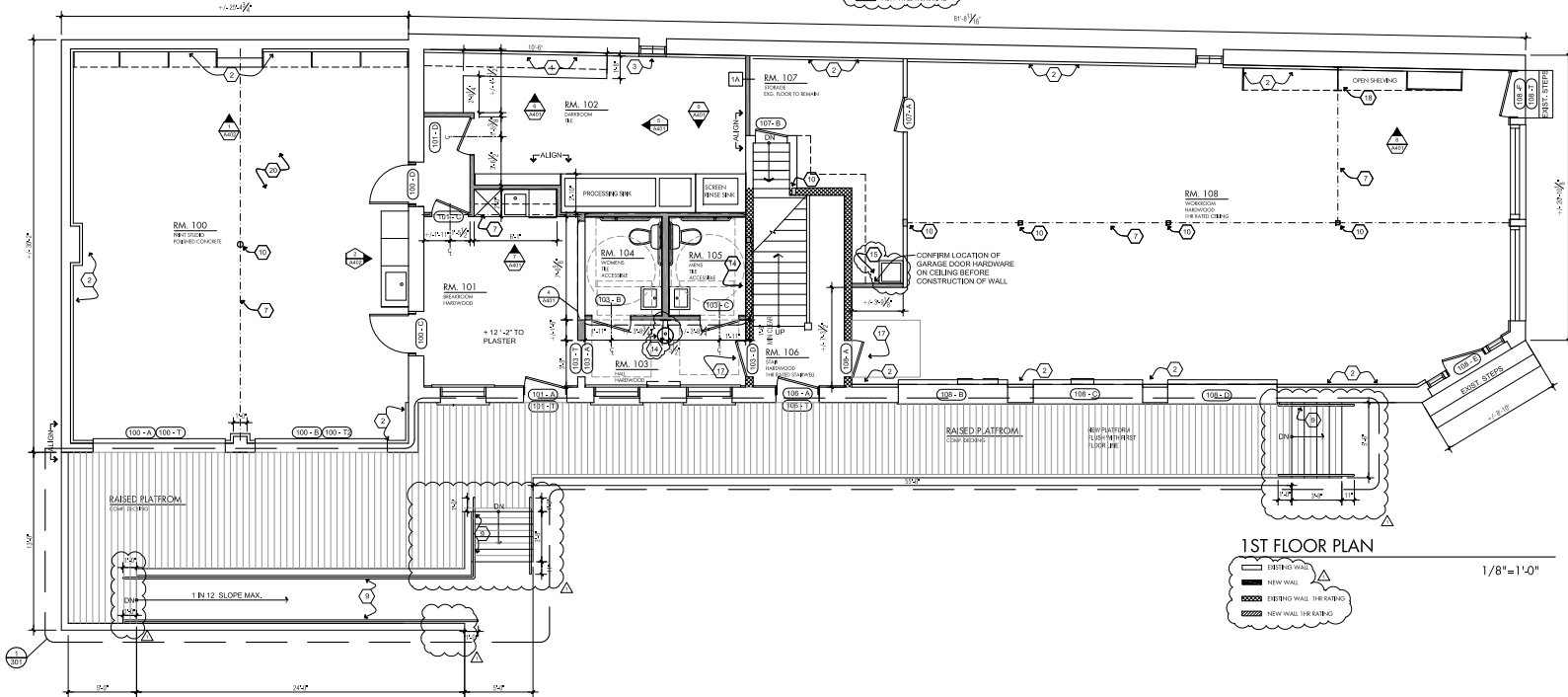


SPRING GROVE AVE.

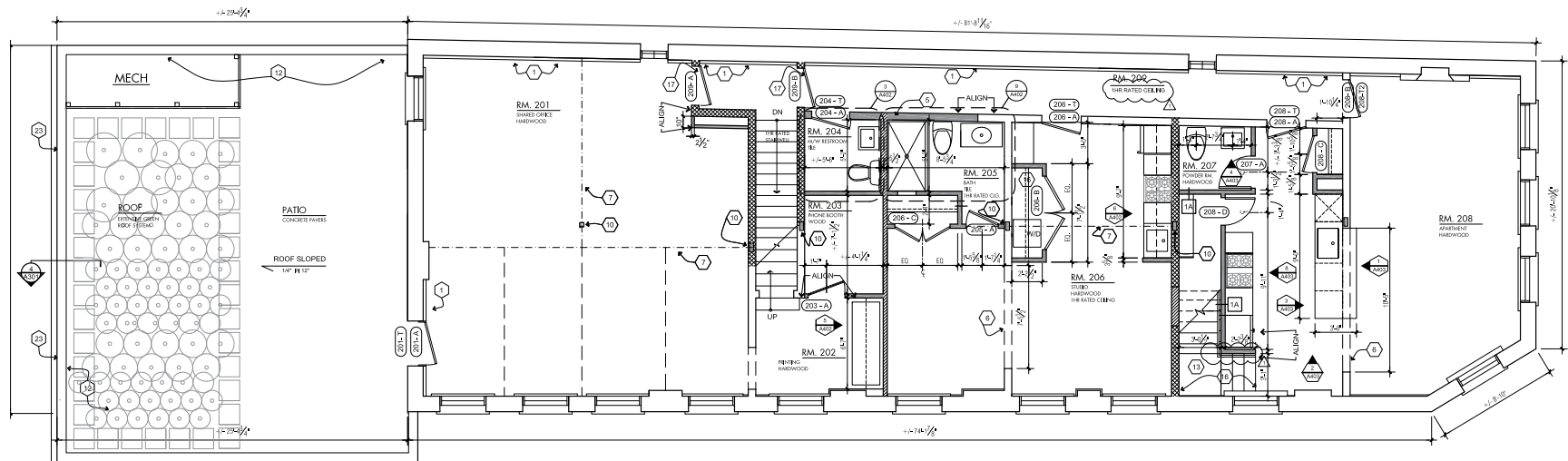
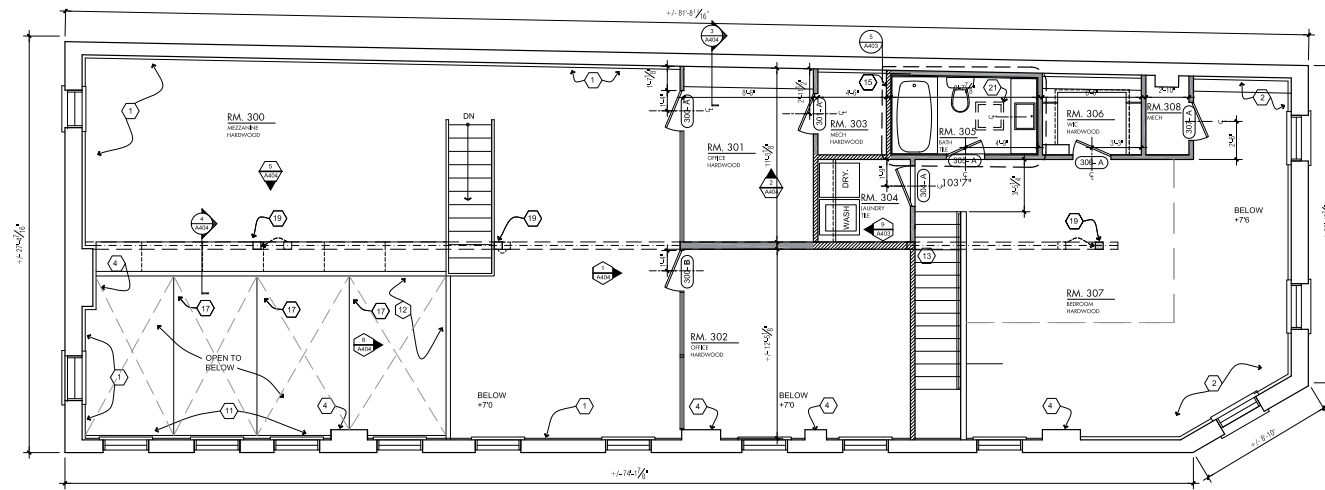




CRAWLSPACE PLAN
1/8"=1'-0"



Floor Plans



Demographics



	1 mile radius	3 mile radius	5 mile radius
Population Summary			
2000 Total Population	12,820	117,193	356,889
2010 Total Population	10,438	101,800	321,872
2020 Total Population	10,905	107,033	331,306
2025 Total Population	11,025	109,100	339,319
2025 Group Quarters	135	9,946	18,061
2030 Total Population	11,120	110,035	343,148
2000-2020 Growth Rate: Population (CAGR)	-0.8%	-0.5%	-0.4%
2010-2020 Growth Rate: Population (CAGR)	0.4%	0.5%	0.3%
2020-2025 Growth Rate: Population (CAGR)	0.2%	0.4%	0.5%
2025-2030 Growth Rate: Population (CAGR)	0.2%	0.2%	0.2%
2025 Total Daytime Population	10,185	131,951	438,023
Workers	5,149	72,880	265,968
Residents	5,036	59,071	172,055
2025 Workers % of Daytime Population	50.5%	55.2%	60.7%
2025 Residents % of Daytime Population	49.5%	44.8%	39.3%
Household Summary			
2000 Households	5,492	49,864	153,446
2010 Households	4,851	43,405	138,552
2025 Households	5,432	44,926	146,505
2025 Average Household Size	2.00	2.21	2.19
2030 Households	5,465	45,194	148,200
2000-2020 Growth Rate: Households (CAGR)	-0.1%	-0.5%	-0.3%
2010-2020 Growth Rate: Households (CAGR)	1.0%	0.3%	0.4%
2020-2025 Growth Rate: Households (CAGR)	0.3%	0.0%	0.3%
2025-2030 Growth Rate: Households (CAGR)	0.1%	0.1%	0.2%
2010 Families	2,339	20,278	70,134
2025 Families	2,410	18,975	67,426
2030 Families	2,394	18,719	66,834
2025-2030 Annual Rate	-0.13%	-0.27%	-0.18%
Housing Unit Summary			
2025 Housing Units	6,029	51,931	166,343
Owner Occupied Housing Units	46.3%	30.2%	40.7%
Renter Occupied Housing Units	53.7%	69.8%	59.3%
Vacant Housing Units	9.9%	13.5%	11.9%
Owner Occupied Median Home Value			
2025 Median Home Value	\$293,723	\$233,789	\$212,952
2030 Median Home Value	\$368,878	\$304,613	\$276,111
Income			
2025 Per Capita Income	\$45,695	\$28,602	\$35,408
2025 Median Household Income	\$60,907	\$43,939	\$54,961
2025 Average Household Income	\$92,849	\$68,837	\$81,757
Household Income Base	5,432	44,910	146,489
<\$15,000	16.8%	19.8%	14.5%
\$15,000 - \$24,999	7.2%	11.3%	9.1%
\$25,000 - \$34,999	7.2%	9.7%	8.7%
\$35,000 - \$49,999	10.1%	14.1%	13.2%
\$50,000 - \$74,999	16.8%	17.0%	18.4%
\$75,000 - \$99,999	7.3%	8.6%	10.1%
\$100,000 - \$149,999	16.5%	8.7%	12.9%
\$150,000 - \$199,999	8.3%	4.9%	5.9%
\$200,000+	9.8%	5.7%	7.1%

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