



6001 Wooster Pike, Cincinnati, OH 45227

PROPERTY HIGHLIGHTS

-  .46 AC Available
-  Conveniently Located at the Gateway to Mariemont
-  Within 1 Mile of Red Bank Expwy. & Charming Mariemont Square
-  Nestled Between Madisonville, Fairfax & Mariemont
-  Existing Curb Cut on Wooster Pike and Spring Street
-  E Business Mixed-Use District
-  Traffic Count - 17,297 Wooster Pike

DEMOGRAPHICS

<u>Year 2025</u>	<u>One Mile</u>	<u>Three Mile</u>	<u>Five Mile</u>
Estimated Population	8,294	63,909	197,687
Median Income	\$93,540	\$108,244	\$97,710
Average HH Income	\$138,779	\$160,748	\$140,946
Daytime Population	6,767	35,857	103,385



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OnSite
Retail Group

LOWE'S HomeBuys
F ALDI McDonald's



OAKLEY STATION / CENTER OF CINCINNATI

Kroger Marketplace at home meijer
TARGET Chick-fil'd Cane's
ESPORT FITNESS URBAN AMP

ROOKWOOD COMMONS AND PAVILION

WHOLE FOODS Scrumptious
Agave & Rye CAPITAL DONATOS
BUSH REI FirstWatch rack
JB FORDS DSW LANDS' END

MEDPACE

WAL-MART SUPERCENTER
Chick-fil'd Wendy's
Freddy's STEAKBURGERS
Cincinnati Sports Club

MILFORD PARKWAY

WAL-MART SUPERCENTER Starbucks TACO BELL
HOMEWOOD SUITES QUAKER STEAK & LUBE BEST WESTERN
Health verizon tru
STAYBRIDGE SUITES Most JACET
United Dairy Farmers PIZZA NAPOLI

EASTGATE MALL

jcpenney AMERICAN EAGLE OUTFITTERS
Sears Bath & Body Works
PLACE Dillard's

32 EAST SHOPPING CENTER

JUNGLE JIM'S five BELOW
Michaels HomeGoods ULTA
carter's TORRID
Burlington tropical CAFE



The Children's Theatre
OF CINCINNATI

SAVE THE ANIMALS FOUNDATION

KFC

TACO BELL

Freddy's STEAKBURGERS

AAA

WAL-MART SUPERCENTERS

Wendy's

Chick-fil-A

MEDVET

Cincinnati Sports Club

Public Storage

Jeep RAM

Duck Creek

Murray Rd

Southern Ave

DUNKIN'

Wooster Pike

MARONDA Homes
37 Brand New Townhomes

MARIEMONT SQUARE

24,647 ADT '25

853 ADT '25

17,297 ADT '25

17,238 ADT '25

17,238 ADT '25

3,981 ADT '25

DOWNTOWN CINCINNATI
8.5 Miles

Kellogg's

Pease Doors
The Door Store

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17,297 ADT '25

.46 AC

GOLDEN HANDS BAKERY

MIDAS

The ENGLISH CONTRACTOR
Remodeling Services

INDUSTRIOUS

ADVANCE DENTISTRY

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Wooster Pk

Spring St

1,500SF
DRIVE-THRU
QSR

DRIVE-THRU LANE

10 AUTO PARKING

DUMPSTER
AREA



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Summary Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 39.1423/-84.3897

6001 Wooster Pike	1 mi	3 mi	5 mi
Cincinnati, OH 45227	radius	radius	radius
Population			
2025 Estimated Population	8,294	63,909	197,687
2030 Projected Population	8,047	64,378	195,483
2020 Census Population	8,663	62,497	197,324
2010 Census Population	8,295	57,987	188,690
Projected Annual Growth 2025 to 2030	-0.6%	0.1%	-0.2%
Historical Annual Growth 2010 to 2025	-	0.7%	0.3%
2025 Median Age	36.9	36.6	37.3
Households			
2025 Estimated Households	3,663	30,180	87,625
2030 Projected Households	3,559	30,718	87,365
2020 Census Households	3,811	29,508	87,088
2010 Census Households	3,670	27,568	83,338
Projected Annual Growth 2025 to 2030	-0.6%	0.4%	-
Historical Annual Growth 2010 to 2025	-	0.6%	0.3%
Race and Ethnicity			
2025 Estimated White	75.6%	74.5%	71.8%
2025 Estimated Black or African American	17.9%	16.8%	19.8%
2025 Estimated Asian or Pacific Islander	1.7%	3.4%	2.8%
2025 Estimated American Indian or Native Alaskan	-	0.1%	0.1%
2025 Estimated Other Races	4.8%	5.2%	5.5%
2025 Estimated Hispanic	3.7%	4.4%	4.5%
Income			
2025 Estimated Average Household Income	\$138,779	\$160,748	\$140,946
2025 Estimated Median Household Income	\$93,540	\$108,244	\$97,710
2025 Estimated Per Capita Income	\$61,326	\$76,058	\$62,669
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	1.1%	1.0%	1.5%
2025 Estimated Some High School (Grade Level 9 to 11)	4.8%	2.7%	3.3%
2025 Estimated High School Graduate	15.8%	12.4%	17.9%
2025 Estimated Some College	13.8%	11.2%	13.5%
2025 Estimated Associates Degree Only	7.6%	6.3%	7.5%
2025 Estimated Bachelors Degree Only	31.5%	35.6%	30.8%
2025 Estimated Graduate Degree	25.5%	30.8%	25.5%
Business			
2025 Estimated Total Businesses	499	3,075	8,317
2025 Estimated Total Employees	6,767	35,857	103,385
2025 Estimated Employee Population per Business	13.5	11.7	12.4
2025 Estimated Residential Population per Business	16.6	20.8	23.8