



4413 Glenway Ave.
Cincinnati, OH 45205

EPIQUE
REALTY

Property Features:

- Prime West Side Retail Corridor Location
- High Visibility on Glenway Ave
- Strong Traffic Counts with Excellent Exposure
- Surrounded by Dense Residential Neighborhoods
- Close Proximity to National & Local Retailers
- Minutes to Downtown Cincinnati
- Strong Daytime & Rooftop Demographics
- Ideal for Owner-User or Investment



Chris Swain
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chris@swa.in

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Prospective purchasers are advised to conduct their own independent investigation and verification of all information, including but not limited to property condition, zoning, environmental matters, and any hazards that may exist. The broker and seller make no representations or warranties regarding the condition of the property or its suitability for any particular use.

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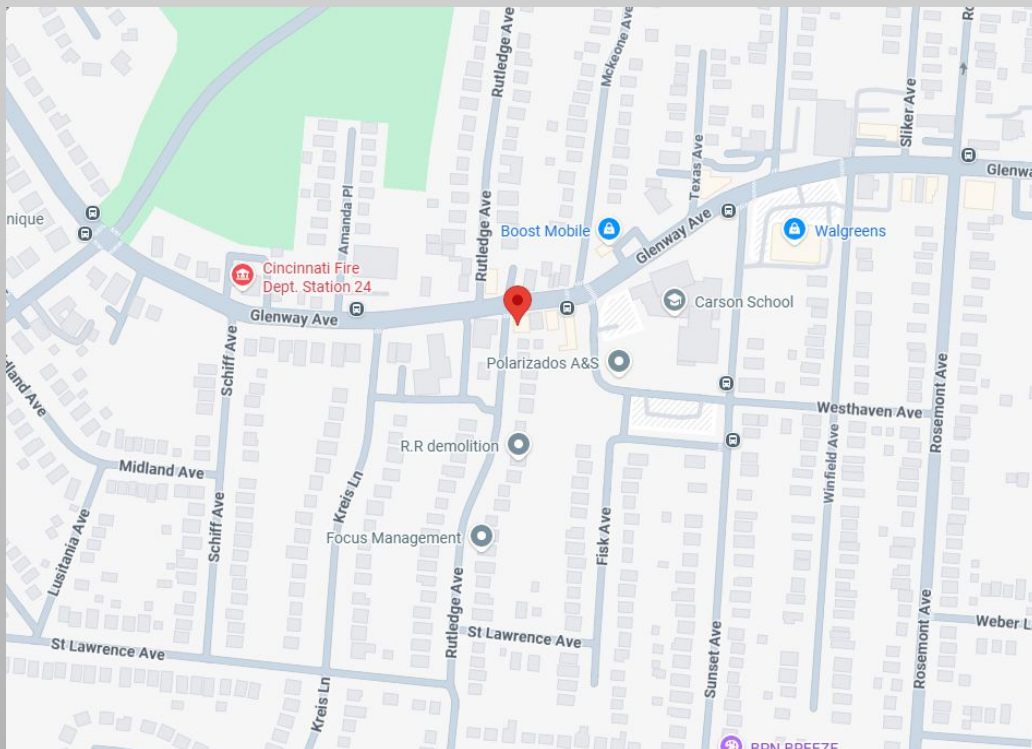
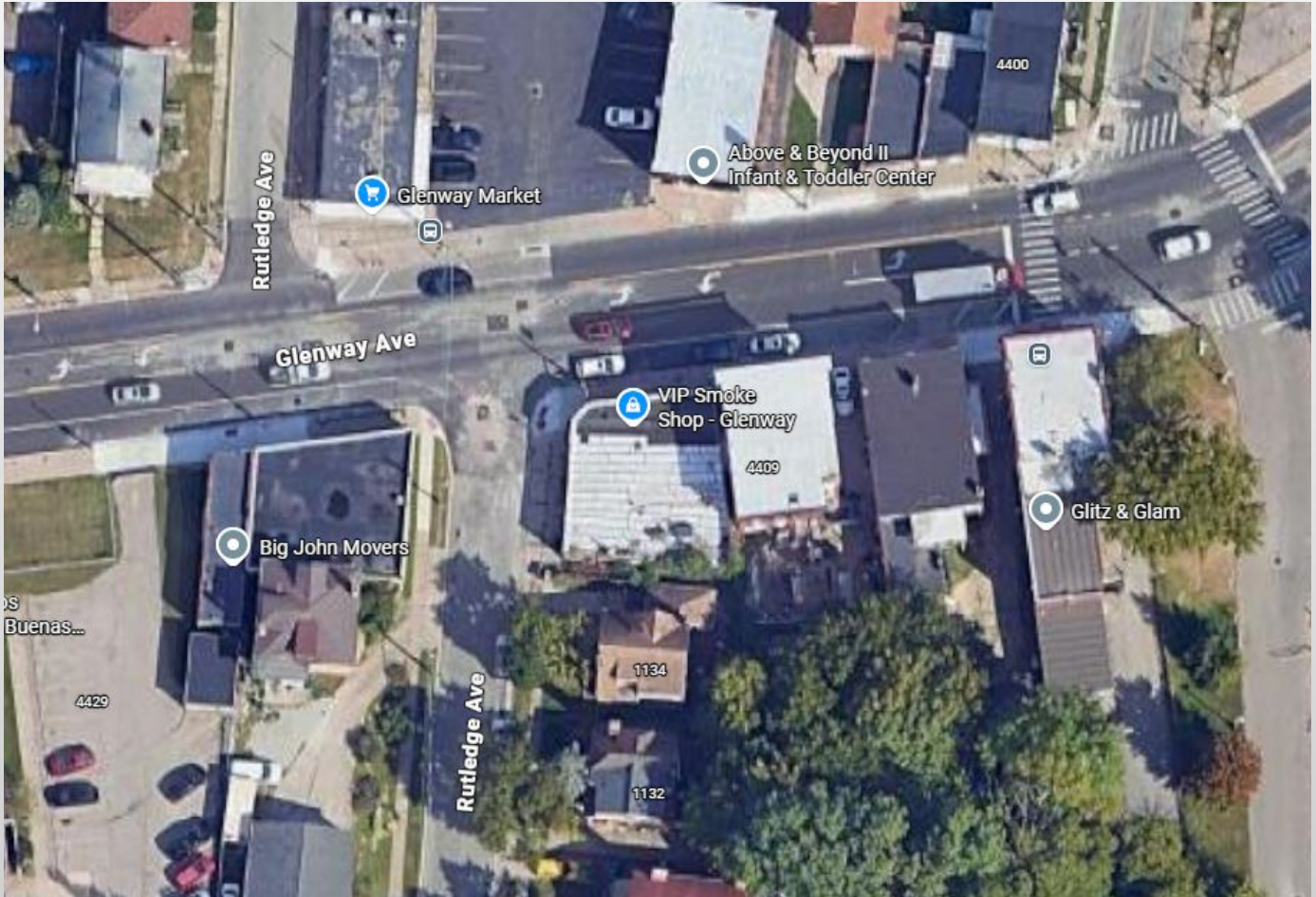
Property Photos



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Aerial View



4413 Glenway Ave.

Traffic Counts / Demographics

Traffic Count

4413 Glenway Ave • Cincinnati, OH

~22,000
Vehicles Per Day
Glenway Ave Corridor

Primary Corridor

Glenway Ave

Regional Access

I-75 / Downtown

Source: ODOT Traffic Count Estimates & Local Corridor Data

Area Household Income

4413 Glenway Ave • Cincinnati, OH

\$41,282
Median HH Income (1-Mile)

3-Mile Income

\$43,305

5-Mile Income

\$51,764

Source: U.S. Census Bureau – American Community Survey

Meet

Chris Swain

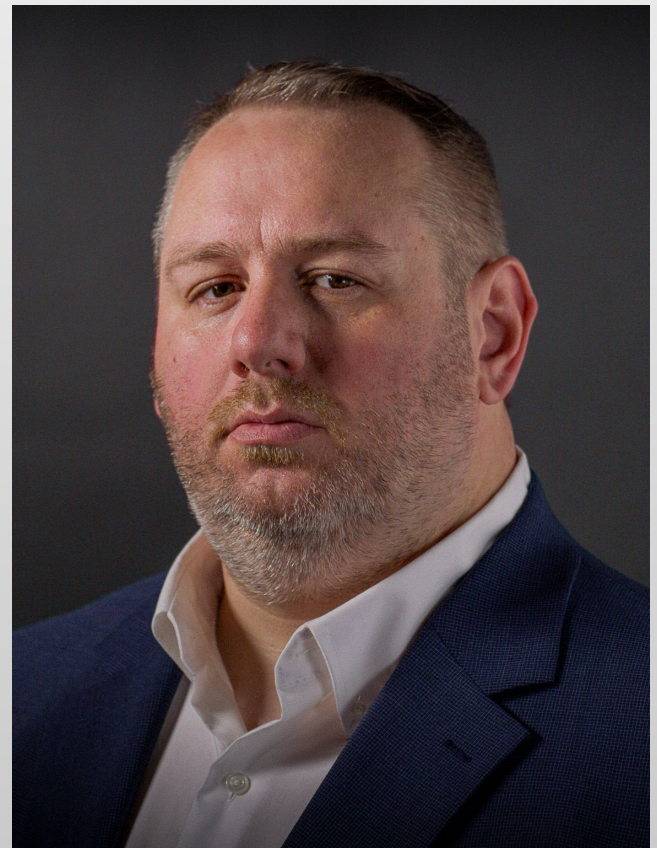
Ohio Licensed Commercial Agent

Chris Swain joins Epique as a licensed agent in Ohio.

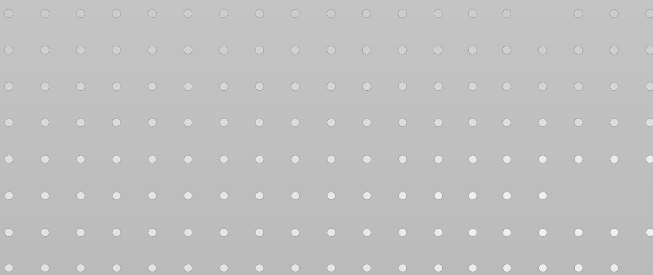
He works closely with investors to analyze acquisition opportunities, evaluate deal structure, and execute transactions that align with both short and long term investment objectives.

Chris brings over 10 years of experience working with office, multifamily and other commercial investors.

His background allows him to combine market insight, financial analysis, and investor-focused strategy to deliver thoughtful guidance and reliable execution across a wide range of commercial transactions.



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Meet

Brian Bell

OH/IN/KY Licensed Broker

Brian Bell is a seasoned and highly experienced state broker for Ohio and Kentucky at Epique Realty.

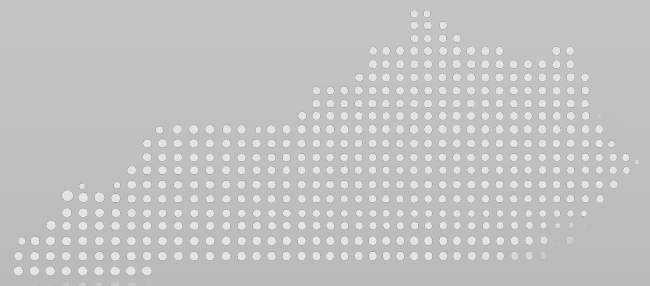
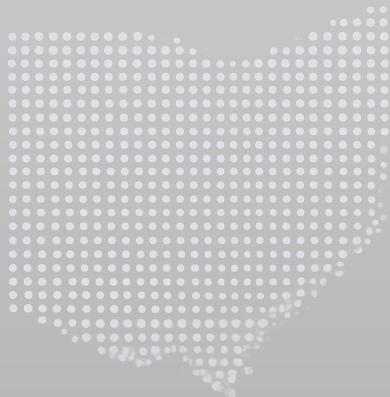
With over 20 years of experience in the real estate industry, Brian Bell has established himself as a knowledgeable and trusted professional in the field.

Brian Bell is a key figure at Epique Realty, driving the team towards success and fostering a culture of excellence.

His proactive approach, strategic vision, and business acumen set him apart as a motivated business leader who is dedicated to delivering exceptional results.



502-552-8001
ohbroker@epiquerealty.com





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R E A L T Y

Chris Swain

Epique Agent

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