




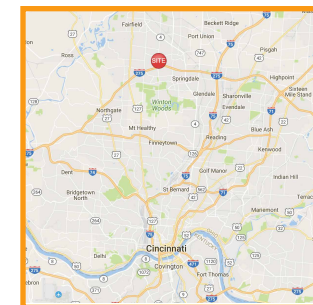
# SHOPPES OF COBBLEWOOD



**Todd Vollmer**  
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1198 Smiley Ave Ste H  
Cincinnati, OH 45240

## AVAILABILITY

1,400 Sq. Ft. For Lease • \$18 / Sq. Ft.

## TRAFFIC COUNTS

Street/Intersection	VPD
Winton Road	30,034
I-275	100,308

## DEMOGRAPHICS

Radius	1 Mile	3 Mile	5 Mile
Population	9,349	72,166	156,192
Average HH Income	\$74,482	\$74,774	\$77,105
Households	3,539	29,049	61,895
Daytime Population	11,401	82,213	170,558

## FEATURES

- Strategically located less than one mile from I-275 in Cincinnati's Northwest market with easy access and high visibility in front of a Wal-Mart
- Surrounded by an established residential density with more than 150,000 residents within five miles
- Co-tenants with Izzy's, Jade House, Chinese Touch, Bank of America, and NovaCare
- Situated in a retail district with close proximity to restaurants, hotels, and other amenities
- Signage available on the front and rear (facing Winton Road) of the building

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