WEST END
REDEVELOPMENT OPPORTUNITY

180,470 VPD

York Street

SITE

Freeman Avenue

Hulbert Avenue

Findley Street

INTERSTATE 75

Todd Vollmer ↗

📞 **Call Todd**
(513) 505-1902

✉ **Email Todd**
TVollmer@MidlandRetail.com

📇 **Download Todd's Contact Card**
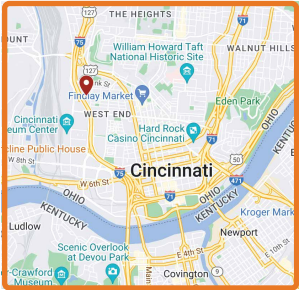
1034 Hulbert Ave
Cincinnati, OH 45214

For Sale

98,114 Sq Ft on .972 Acre

FEATURES

- Redevelopment opportunity in Cincinnati's West End neighborhood
- Great visibility from Interstate 75
- 1 dock / 2 drive-ins / 8" - 10" clear height / freight elevator
- Existing land use is Light Industrial
- Existing zoning is Manufacturing (Intermediate / Heavy)

TRAFFIC COUNTS

Street/Intersection	VPD
I-75	180,470

DEMOGRAPHICS

Radius	1 Mile	3 Mile	5 Mile
Population	15,758	136,356	322,863
Daytime Population	19,808	277,697	430,635
Households	7,261	61,606	142,412
Average HH Income	$62,080	$74,678	$80,517

MIDLAND RETAIL

🌐 *MidlandRetail.com*

in (513) 891-2526

f 697 Wilmer Ave Suite C
Cincinnati, OH 45226

TRADE AREA
WEST END REDEVELOPMENT OPPORTUNITY
98,114 Sq Ft on .972 Acre

MIDLAND RETAIL
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146

7   46

29

95   6SBR/STCO/S
13870   95   95   2-s Br
Slab
7447   102

146   75

11127

103.83'

0235   0236
0256
0235

0230   103.4229   0238   1012
0228   18191817
0227

122.68'   120'   124'   121'   100'

80.28'
125   119.12'   B:184   P:5

0280   B:184   P:4   1015

1021   0001

109   0280   1017 1011   0319
1009 1013   274   18091815
1813W

109   0280   43.22   77.79'   2.25

20.07'   0318   0005

0275   203'

SITE PLAN
WEST END REDEVELOPMENT OPPORTUNITY
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Population	1 mile	3 miles	5 miles
2023 Total Population	15,758	136,356	322,863
2028 Total Population	16,256	139,160	325,249
2022-2027 Population: Annual Growth Rate	0.62%	0.41%	0.15%
2023 Total Daytime Population	19,808	277,697	430,635
2023 Female Population	7,643	67,438	164,586
2023 Male Population	8,115	68,918	158,277
2023 Median Age	27.4	31.9	34.7

Households	1 mile	3 miles	5 miles
2023 Total Households	7,261	61,606	142,412
2028 Total Households	7,538	63,714	144,956
2022-2027 Households: Annual Growth Rate	0.75%	0.68%	0.35%
2023 Average Household Size	2.11	2.03	2.16
2023 Dominant Tapestry Segment Name	City Commons	City Commons	City Commons

Income	1 mile	3 miles	5 miles
2023 Average Household Income	$62,080	$74,678	$80,517
2028 Average Household Income	$70,327	$85,768	$92,537
2023 Median Household Income	$33,071	$41,462	$49,236
2028 Median Household Income	$38,629	$49,310	$56,690
2022-2027 Median Household Income: Annual Growth Rate	3.16%	3.53%	2.86%
2023 Per Capita Income	$28,456	$34,301	$35,917
2028 Per Capita Income	$32,399	$39,819	$41,644
2022-2027 Per Capita Income: Annual Growth Rate	2.63%	3.03%	3.00%

Home Value	1 mile	3 miles	5 miles
2023 Average Home Value	$228,318	$222,870	$204,286
2028 Average Home Value	$338,149	$341,435	$321,783
2023 Median Home Value	$228,318	$222,870	$204,286
2028 Median Home Value	$273,825	$275,947	$258,451

Race	1 mile	3 miles	5 miles
Diversity Index	62.7	66.1	61.8

Educational Attainment	1 mile	3 miles	5 miles
Less than 9th Grade	158	2,300	6,317
9-12th Grade/No Diploma	736	7,175	15,153
High School Diploma	1,799	16,314	45,394
GED/Alternative Credential	479	4,865	12,069
Some College/No Degree	1,470	12,966	32,849
Associate's Degree	496	5,970	16,795
Bachelor's Degree	1,795	20,806	48,860
Graduate/Professional Degree	1,596	14,359	32,894
Educational Attainment Base	8,529	84,755	210,331

Business Summary	1 mile	3 miles	5 miles
Total Businesses	836	8,293	12,961
Total Employees	11,479	240,411	300,538
Total (SIC01-99) Sales ($000)	$1,958,880,608	$18,840,264,443	$28,513,417,464

Total Expenditures (Consumer Spending)	1 mile	3 miles	5 miles
2023 Annual Budget Expenditures	$401,313,461	$4,061,159,799	$10,061,828,723
2028 Annual Budget Expenditures	$472,026,225	$4,824,187,534	$11,771,631,601
2023 Retail Goods	$17,168,660	$171,039,291	$416,620,982
2028 Retail Goods	$142,751,485	$1,471,437,240	$3,631,494,093