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FORMER FAMILY DOLLAR



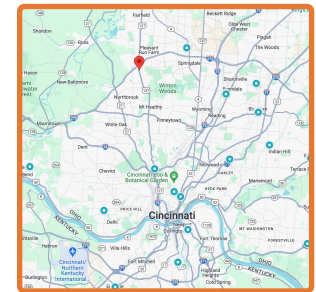
Todd Vollmer



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(513) 505-1902

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[Download Todd's Contact Card](#)



2299 Waycross Road
Cincinnati, OH 45240

For Lease
8,304 Sq. Ft. on 1.16 Acre

FEATURES

- Former Family Dollar freestanding building
- Ideally situated at a lighted hard corner with excellent visibility
- Located half a mile off I-275
- Pylon sign located on Hamilton Avenue

TRAFFIC COUNTS

Street/Intersection	VPD
I-275	86,910
Hamilton Avenue	26,920

DEMOGRAPHICS

Radius	1 Mile	3 Mile	5 Mile
Population	8,221	62,997	171,923
Daytime Population	9,921	52,584	159,973
Households	2,939	24,252	69,516
Average HH Income	\$65,964	\$87,456	\$87,715

**MIDLAND
RETAIL**



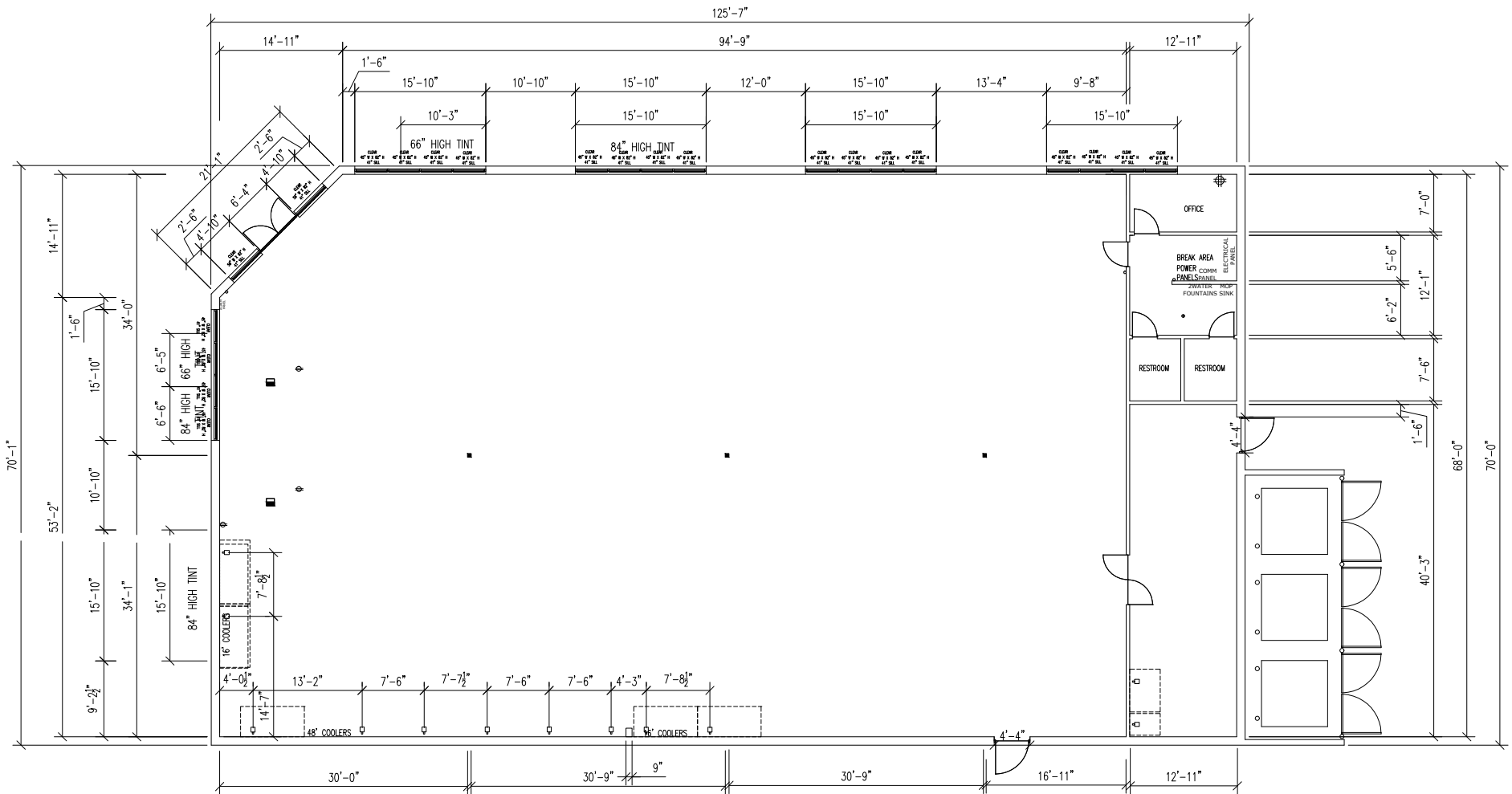
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(513) 891-2526



697 Wilmer Ave Suite C
Cincinnati, OH 45226



SITE PLAN
FORMER FAMILY DOLLAR
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86,910 VPD

26,920 VPD

North Central Public Library

UHR
 Lease It. Love It. Own It.
 El Aguilá Grocery Store
 CHINA ISLAND
 REPAIR PLUS
 NEPALI SPICY BAZAAR
 Express Latino Services

BIDFTA
 online auctions

Ollie's Outlet
 Buy it Right
 GOOD STUFF CLEAR

SITE

TRADE AREA
FORMER FAMILY DOLLAR
 8,304 Sq. Ft. For Lease



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2023 Demographics

2299 Waycross Rd, Cincinnati, Ohio, 45240

Rings: 1, 3, 5 mile radii

Latitude: 39.27930

Longitude: -84.56327

Population	1 mile	3 miles	5 miles
2023 Total Population	8,221	62,997	171,923
2028 Total Population	8,016	62,082	170,334
2022-2027 Population: Annual Growth Rate	-0.50%	-0.29%	-0.19%
2023 Total Daytime Population	9,921	52,584	159,973
2023 Female Population	4,426	33,101	89,899
2023 Male Population	3,795	29,896	82,024
2023 Median Age	36.4	39.6	40.5
Households	1 mile	3 miles	5 miles
2023 Total Households	2,939	24,252	69,516
2028 Total Households	2,894	24,099	69,501
2022-2027 Households: Annual Growth Rate	-0.31%	-0.13%	0.00%
2023 Average Household Size	2.74	2.56	2.44
2023 Dominant Tapestry Segment Name	Traditional Living	Rustbelt Traditions	Rustbelt Traditions
Income	1 mile	3 miles	5 miles
2023 Average Household Income	\$65,964	\$87,456	\$87,715
2028 Average Household Income	\$78,039	\$102,227	\$102,263
2023 Median Household Income	\$47,695	\$64,825	\$64,697
2028 Median Household Income	\$55,152	\$76,427	\$76,636
2022-2027 Median Household Income: Annual Growth Rate	2.95%	3.35%	3.45%
2023 Per Capita Income	\$24,762	\$33,696	\$35,407
2028 Per Capita Income	\$29,567	\$39,700	\$41,650
2022-2027 Per Capita Income: Annual Growth Rate	3.61%	3.33%	3.30%
Home Value	1 mile	3 miles	5 miles
2023 Average Home Value	\$139,767	\$173,187	\$175,571
2028 Average Home Value	\$249,280	\$265,259	\$256,494
2023 Median Home Value	\$139,767	\$173,187	\$175,571
2028 Median Home Value	\$176,628	\$209,358	\$209,460
Race	1 mile	3 miles	5 miles
Diversity Index	69.9	67.2	66.9
Educational Attainment	1 mile	3 miles	5 miles
Less than 9th Grade	317	1,185	3,263
9-12th Grade/No Diploma	440	2,016	5,513
High School Diploma	1,646	13,446	36,205
GED/Alternative Credential	145	1,499	4,555
Some College/No Degree	1,113	8,077	23,341
Associate's Degree	781	5,093	12,515
Bachelor's Degree	789	8,897	26,060
Graduate/Professional Degree	167	3,426	9,895
Educational Attainment Base	5,398	43,639	121,347
Business Summary	1 mile	3 miles	5 miles
Total Businesses	257	1,244	4,967
Total Employees	6,646	21,447	82,269
Total (SIC01-99) Sales (\$000)	\$1,203,528,197	\$2,808,798,000	\$13,944,228,148
Total Expenditures (Consumer Spending)	1 mile	3 miles	5 miles
2023 Annual Budget Expenditures	\$168,802,489	\$1,836,018,626	\$5,282,697,536
2028 Annual Budget Expenditures	\$196,713,250	\$2,132,450,085	\$6,157,324,450
2023 Retail Goods	\$6,812,632	\$73,695,076	\$212,482,080
2028 Retail Goods	\$61,820,140	\$673,403,409	\$1,935,244,054