

SHOPPES OF COBBLEWOOD

For Lease \$18/Sq. Ft.

1,400 Sq. Ft.

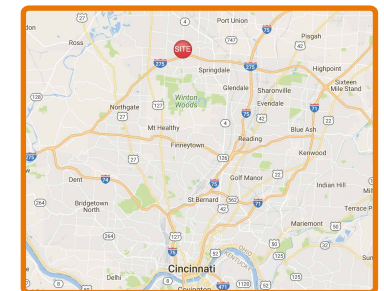


[View Listing](#) **Todd Vollmer**

(513) 505-1902

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Contact Card



1198 Smiley Avenue
Cincinnati, OH 45240

FEATURES

- Strategically located directly off I-275 in Cincinnati's Northwest market with easy access and high visibility
- 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

TRAFFIC COUNTS

Street/Intersection	VPD
I-275	108,560
Winston Road	32,543

DEMOGRAPHICS

Radius	1 Mile	3 Mile	5 Mile
Population	10,160	74,456	157,917
Daytime Population	12,706	85,172	185,280
Households	3,926	29,822	62,746
Average HH Income	\$84,592	\$89,310	\$90,102

**MIDLAND
RETAIL**

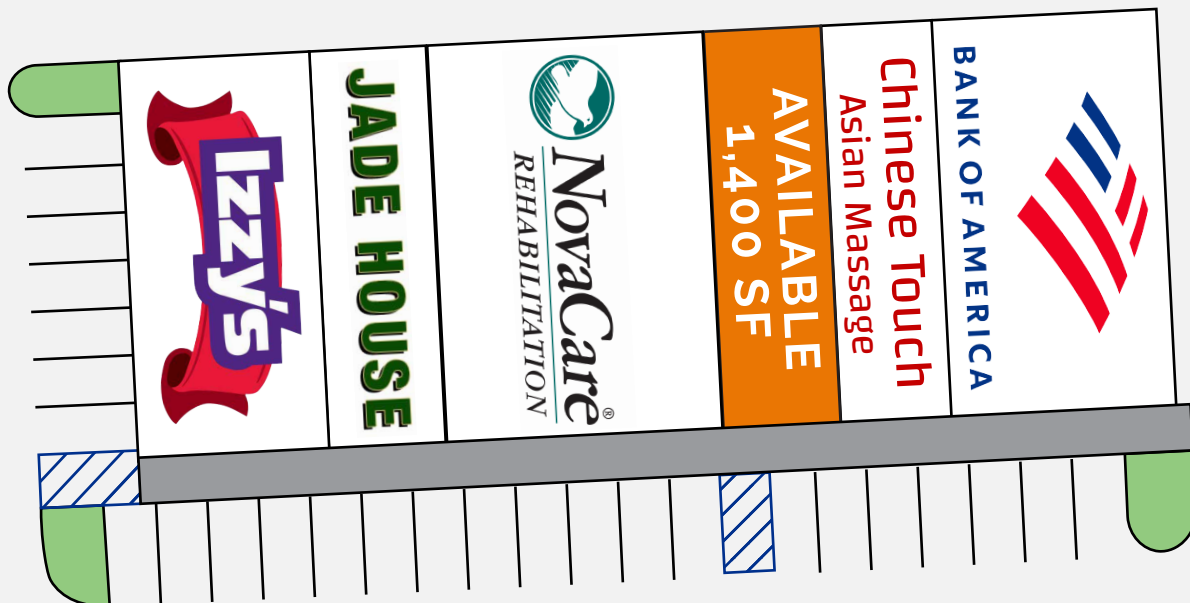
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(513) 891-2526

697 Wilmer Ave Ste C
Cincinnati, OH 45226

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WINTON ROAD 32,543 VPD



SITE PLAN

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TRADE AREA

SHOPPES OF COBBLEWOOD

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2023 Demographics

Shoppes of Cobblewood

1198 Smiley Ave, Cincinnati, Ohio, 45240

Rings: 1, 3, 5 mile radii

Latitude: 39.29645

Longitude: -84.52355

Population	1 mile	3 miles	5 miles
2023 Total Population	10,160	74,456	157,917
2028 Total Population	10,033	74,323	157,137
2022-2027 Population: Annual Growth Rate	-0.25%	-0.04%	-0.10%
2023 Total Daytime Population	12,706	85,172	185,280
2023 Female Population	5,387	39,288	82,467
2023 Male Population	4,773	35,168	75,450
2023 Median Age	38.8	39.5	39.7
Households	1 mile	3 miles	5 miles
2023 Total Households	3,926	29,822	62,746
2028 Total Households	3,908	30,053	62,957
2022-2027 Households: Annual Growth Rate	-0.09%	0.15%	0.07%
2023 Average Household Size	2.56	2.46	2.49
2023 Dominant Tapestry Segment Name	Family Foundations	Rustbelt Traditions	Rustbelt Traditions
Income	1 mile	3 miles	5 miles
2023 Average Household Income	\$84,592	\$89,310	\$90,102
2028 Average Household Income	\$98,734	\$104,322	\$104,320
2023 Median Household Income	\$63,176	\$65,837	\$65,190
2028 Median Household Income	\$73,164	\$77,233	\$76,512
2022-2027 Median Household Income: Annual Growth Rate	2.98%	3.24%	3.25%
2023 Per Capita Income	\$33,525	\$35,955	\$35,949
2028 Per Capita Income	\$39,413	\$42,344	\$41,992
2022-2027 Per Capita Income: Annual Growth Rate	3.29%	3.33%	3.16%
Home Value	1 mile	3 miles	5 miles
2023 Average Home Value	\$171,770	\$179,248	\$178,465
2028 Average Home Value	\$265,650	\$246,765	\$261,000
2023 Median Home Value	\$171,770	\$179,248	\$178,465
2028 Median Home Value	\$194,457	\$207,908	\$216,793
Race	1 mile	3 miles	5 miles
Diversity Index	69.7	72.4	70.1
Educational Attainment	1 mile	3 miles	5 miles
Less than 9th Grade	113	1,596	3,481
9-12th Grade/No Diploma	355	2,373	4,807
High School Diploma	1,938	15,066	32,617
GED/Alternative Credential	228	1,562	3,794
Some College/No Degree	1,448	9,379	19,894
Associate's Degree	624	5,158	10,860
Bachelor's Degree	1,569	12,048	24,139
Graduate/Professional Degree	771	5,138	10,453
Educational Attainment Base	7,046	52,320	110,045
Business Summary	1 mile	3 miles	5 miles
Total Businesses	295	2,643	6,243
Total Employees	7,665	58,408	117,822
Total (SIC01-99) Sales (\$000)	\$611,631,051	\$10,757,709,385	\$23,506,313,246
Total Expenditures (Consumer Spending)	1 mile	3 miles	5 miles
2023 Annual Budget Expenditures	\$288,811,063	\$2,307,537,653	\$4,898,039,117
2028 Annual Budget Expenditures	\$335,532,706	\$2,714,045,689	\$5,690,474,767
2023 Retail Goods	\$11,813,185	\$94,018,155	\$198,569,154
2028 Retail Goods	\$104,682,339	\$847,619,044	\$1,780,236,708