

WINTON PLACE RETAIL

For Lease

10,000 Sq. Ft.



FEATURES

- Former Family Dollar in a 3-tenant retail center shadowing Kroger
- Located directly off I-75 with freeway visibility and a pylon sign
- Next to Clifton and the University of Cincinnati
- Less than a mile from Proctor & Gamble's home office and manufacturing
- Traffic is driven by retail, multiple auto sales outlets, and heavy manufacturing
- Very little retail available in the market
- Near a McDonald's, Gold Star Chili, Rally's, and Taft's Brewpourium

TRAFFIC COUNTS

Street/Intersection	VPD
I-75	159,200
W Mitchell Ave	39,400
Spring Grove Ave	33,000

DEMOGRAPHICS

	Radius	1 Mile	3 Mile	5 Mile
Population		7,381	119,297	328,384
Daytime Population		8,846	150,383	436,355
Households		3,373	49,361	144,496
Average HH Income		\$104,843	\$67,272	\$84,660

[View Listing](#)

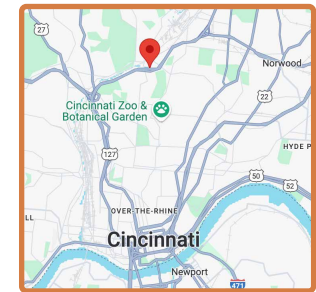
Todd Vollmer



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**MIDLAND
RETAIL**



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TRADE AREA
WINTON PLACE RETAIL
 10,000 Sq Ft For Lease



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INTERSTATE 75 159,200 VPD

PYLON SIGN
WINTON PLACE RETAIL
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2024 Demographics

Former Family Dollar - Winton Place
 4770 Kenard Ave, Cincinnati, Ohio, 45232
 Rings: 1, 3, 5 mile radii

Latitude: 39.16321
 Longitude: -84.51348

Population	1 mile	3 miles	5 miles
2024 Total Population	7,381	119,297	328,384
2029 Total Population	7,319	120,811	332,685
2023-2028 Population: Annual Growth Rate	-0.17%	0.25%	0.26%
2024 Total Daytime Population	8,846	150,383	436,355
2024 Female Population	3,789	60,081	166,660
2024 Male Population	3,592	59,216	161,724
2024 Median Age	40.1	29.2	33.6
Households	1 mile	3 miles	5 miles
2024 Total Households	3,373	49,361	144,496
2029 Total Households	3,350	49,730	145,985
2023-2028 Households: Annual Growth Rate	-0.14%	0.15%	0.21%
2024 Average Household Size	2.12	2.17	2.15
2024 Dominant Tapestry Segment Name	Rustbelt Traditions	City Commons	City Commons
Income	1 mile	3 miles	5 miles
2024 Average Household Income	\$104,843	\$67,272	\$84,660
2029 Average Household Income	\$124,699	\$79,127	\$99,136
2024 Median Household Income	\$64,965	\$40,996	\$52,916
2029 Median Household Income	\$80,148	\$47,469	\$61,977
2023-2028 Median Household Income: Annual Growth	4.29%	2.98%	3.21%
2024 Per Capita Income	\$48,669	\$28,490	\$37,678
2029 Per Capita Income	\$57,918	\$33,217	\$43,914
2023-2028 Per Capita Income: Annual Growth Rate	3.54%	3.12%	3.11%
Home Value	1 mile	3 miles	5 miles
2024 Average Home Value	\$291,429	\$234,203	\$234,214
2029 Average Home Value	\$395,487	\$360,956	\$374,731
2024 Median Home Value	\$291,429	\$234,203	\$234,214
2029 Median Home Value	\$362,220	\$320,647	\$308,605
Race	1 mile	3 miles	5 miles
Diversity Index	63.8	64.8	64.6
Educational Attainment	1 mile	3 miles	5 miles
Less than 9th Grade	99	1,795	5,320
9-12th Grade/No Diploma	267	5,459	14,243
High School Diploma	1,003	14,810	44,902
GED/Alternative Credential	195	3,624	9,997
Some College/No Degree	922	11,290	34,966
Associate's Degree	409	4,981	16,742
Bachelor's Degree	1,268	13,576	50,832
Graduate/Professional Degree	1,148	12,554	37,869
Educational Attainment Base	5,311	68,089	214,871
Business Summary	1 mile	3 miles	5 miles
Total Businesses	312	4,057	14,019
Total Employees	6,043	107,093	327,658
Total (SIC01-99) Sales (\$000)	\$946,367,917	\$9,778,282,195	\$33,169,763,221
Total Expenditures (Consumer Spending)	1 mile	3 miles	5 miles
2024 Annual Budget Expenditures	\$314,051,794	\$2,976,116,002	\$10,874,415,298
2029 Annual Budget Expenditures	\$370,833,079	\$3,527,107,861	\$12,866,155,303
2024 Retail Goods	\$12,681,265	\$123,189,114	\$446,870,633
2029 Retail Goods	\$119,871,028	\$1,131,993,612	\$4,136,999,774