

TURNKEY RESTAURANT

Fully built-out, rare turnkey restaurant opportunity located in the high-traffic, vibrant Western Hills/Bridgetown North neighborhood, one of Cincinnati's most established and densely populated areas. Major renovations, including new kitchen equipment, were completed in 2019. This location offers immediate potential for owner-operator restaurateurs or investors ready to hit the ground running and capitalize on existing infrastructure, a convenient location, and a large customer base.

4,156 SF FOR SALE



FEATURES

- **Fully Equipped and Move-in-Ready** All new 2019 FF&E included, list of kitchen equipment estimated at \$240,000 (inventory list available upon request)
- **Prime Visibility & Access** Located on a major thoroughfare with strong vehicle traffic and excellent monument signage
- **High-Density Trade Area** Surrounded by residential neighborhoods, national retailers, and major employers
- **Recent Renovations** Clean, modern finishes reduce upfront costs for new operator
- Neighboring tenants include: Pizza Hut, Rokaru Ramen, Jimmy John's, The UPS Store, Chipotle, T Mobile, and Chick-fil-A
- 35 Parking spaces (7.7 spaces per 1,000 SF leased)

Sellers will offer lower price if buyer does not require FF&E.

TRAFFIC COUNTS

Street/Intersection	VPD
Glenway Ave	34,620
Werk Road	20,400

DEMOGRAPHICS

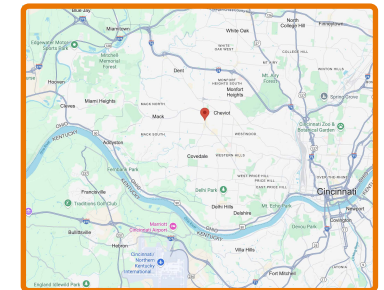
Radius	1 Mile	3 Mile	5 Mile
Population	17,420	91,197	210,912
Daytime Population	14,906	69,505	156,846
Households	7,271	37,981	85,579
Average HH Income	\$80,975	\$94,353	\$90,942

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Western Hills Plaza Redevelopment

Major area reinvestment will drive additional traffic to the area, including a modern renovation of this 240K sq. ft. open-air retail hub shopping center, which already draws an estimated 3.9M annual visits, ranking the center in the top 16% of most-visited community shopping centers in the market.

(Placer.ai 2024)



A \$398 million roadway replacement project for the Western Hills Viaduct, a critical transportation link that connects I-75 and major roads on Cincinnati's West Side to the Downtown and Uptown areas, is expected to begin by 2026 and will provide better connectivity for daily commuters and pedestrians.

TRADE AREA DEVELOPMENTS

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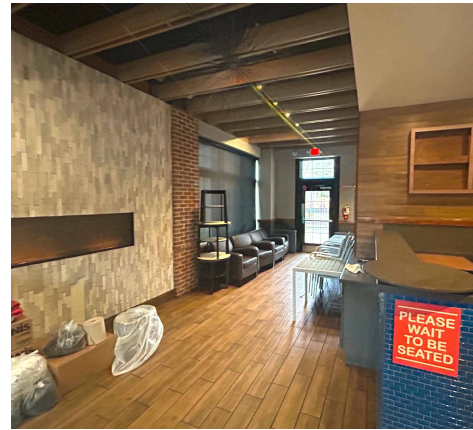
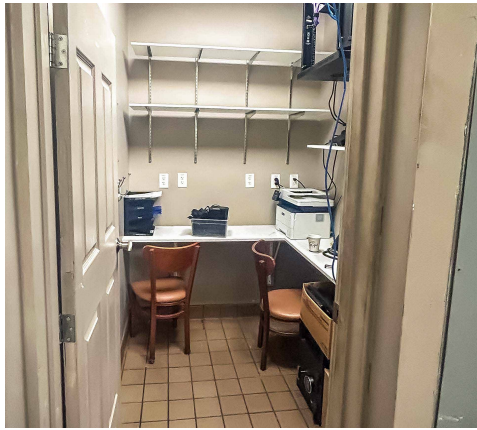
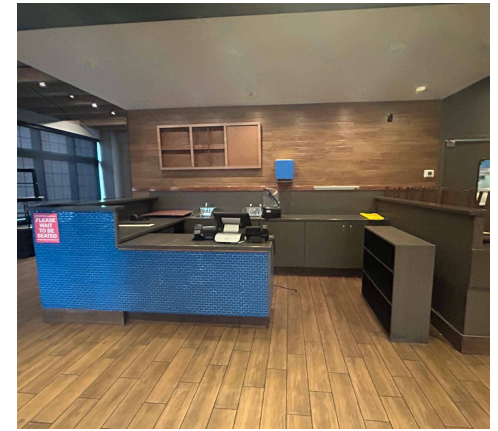
SITE PLAN
TURNKEY RESTAURANT
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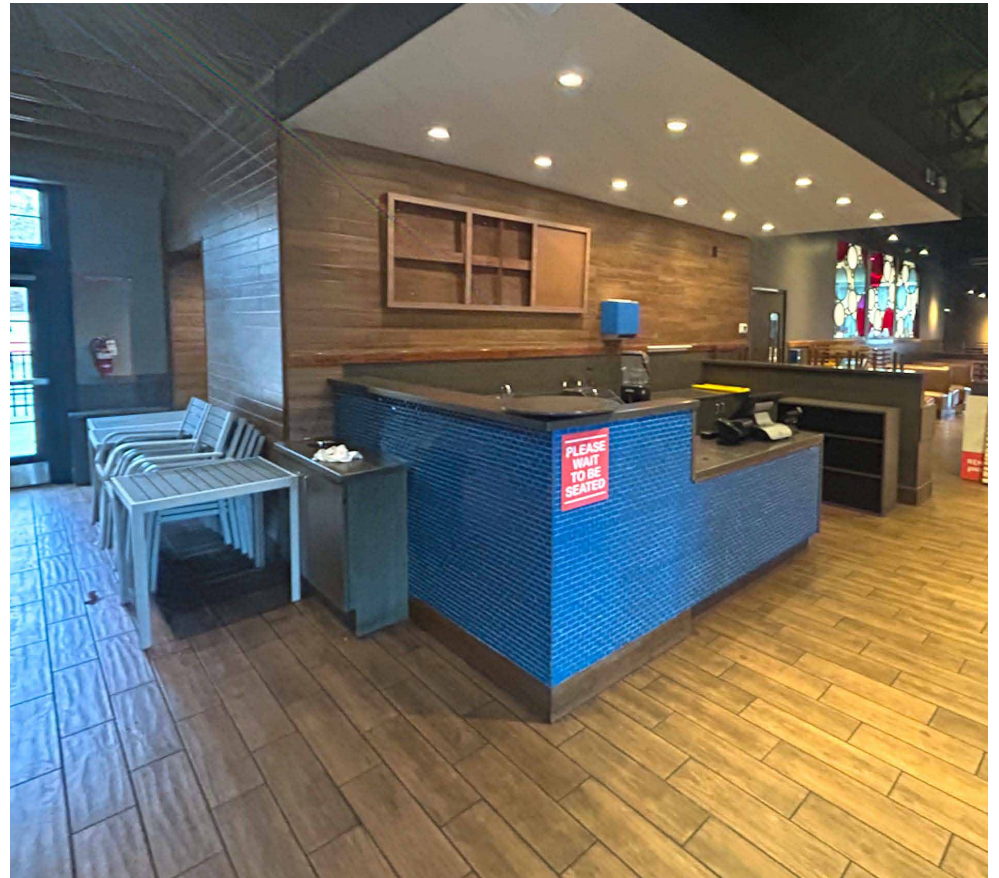
IMAGES
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2025 Demographics

6475 Glenway Ave, Cincinnati, Ohio, 45211

Rings: 1, 3, 5 mile radii

Latitude: 39.15202

Longitude: -84.62836

Population	1 mile	3 miles	5 miles
2025 Total Population	17,420	91,197	210,912
2030 Total Population	17,480	91,248	210,872
2023-2028 Population: Annual Growth Rate	0.07%	0.01%	0.00%
2025 Total Daytime Population	14,906	69,505	156,846
2025 Female Population	8,779	46,769	108,053
2025 Male Population	8,641	44,428	102,859
2025 Median Age	38.6	39.5	38.3
Households	1 mile	3 miles	5 miles
2025 Total Households	7,271	37,981	85,579
2030 Total Households	7,259	37,853	85,223
2023-2028 Households: Annual Growth Rate	-0.03%	-0.07%	-0.08%
2025 Average Household Size	2.37	2.37	2.43
Income	1 mile	3 miles	5 miles
2024 Average Household Income	\$80,975	\$94,353	\$90,942
2030 Average Household Income	\$91,416	\$107,833	\$103,917
2025 Median Household Income	\$63,251	\$67,201	\$64,618
2030 Median Household Income	\$70,242	\$75,617	\$72,739
2023-2028 Median Household Income: Annual Growth	2.12%	2.39%	2.40%
2025 Per Capita Income	\$33,697	\$39,201	\$36,995
2030 Per Capita Income	\$37,870	\$44,621	\$42,098
2023-2028 Per Capita Income: Annual Growth Rate	2.36%	2.62%	2.62%
Home Value	1 mile	3 miles	5 miles
2025 Average Home Value	\$174,850	\$222,634	\$227,327
2030 Average Home Value	\$295,473	\$362,207	\$355,307
2025 Median Home Value	\$174,850	\$222,634	\$227,327
2030 Median Home Value	\$216,614	\$289,387	\$295,017
Race	1 mile	3 miles	5 miles
Diversity Index	40.1	52.6	56.9
Educational Attainment	1 mile	3 miles	5 miles
Less than 9th Grade	148	1,295	3,303
9-12th Grade/No Diploma	680	3,363	7,958
High School Diploma	3,425	16,433	37,968
GED/Alternative Credential	476	2,966	6,252
Some College/No Degree	2,314	10,767	24,856
Associate's Degree	1,339	7,411	15,749
Bachelor's Degree	2,604	13,643	30,748
Graduate/Professional Degree	930	7,170	15,901
Educational Attainment Base	11,916	63,048	142,735
Business Summary	1 mile	3 miles	5 miles
Total Businesses	677	2,367	4,760
Total Employees	6,998	26,230	49,450
Total (SIC01-99) Sales (\$000)	\$972,283,437	\$3,409,951,351	\$7,020,859,341
Total Expenditures (Consumer Spending)	1 mile	3 miles	5 miles
2025 Annual Budget Expenditures	\$513,331,304	\$3,118,887,735	\$6,787,039,494
2030 Annual Budget Expenditures	\$578,638,594	\$3,552,507,657	\$7,722,844,723
2025 Retail Goods	\$20,692,104	\$126,604,334	\$275,558,815
2030 Retail Goods	\$191,361,076	\$1,166,031,986	\$2,538,851,063