

# 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.

## 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)

## 4,156 SF FOR SALE

### TRAFFIC COUNTS

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

### DEMOGRAPHICS

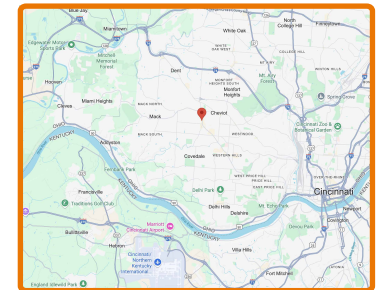
Radius	1 Mile	3 Mile	5 Mile
Population	17,420	91,197	210,912
Daytime Population	14,906	69,505	156,846
Households	7,271	37,981	85,579
Average HH Income	\$80,975	\$94,353	\$90,942

 **Todd Vollmer**

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 Contact Card



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# TRADE AREA DEVELOPMENTS

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# SITE PLAN

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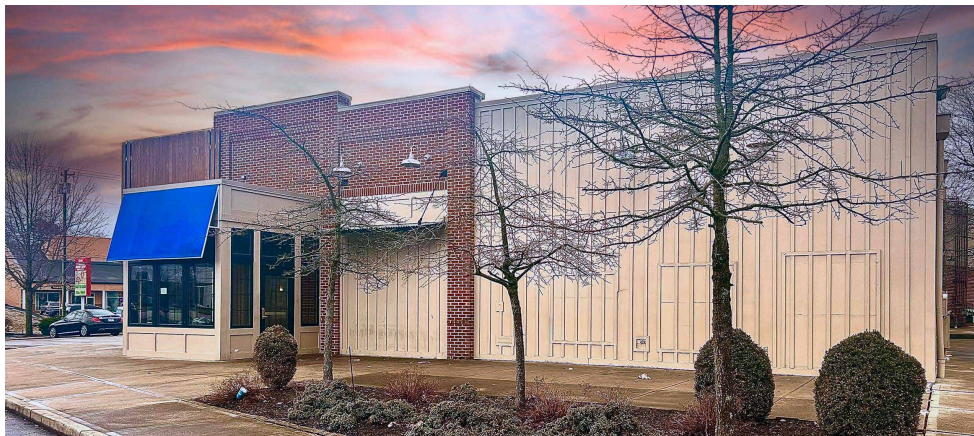
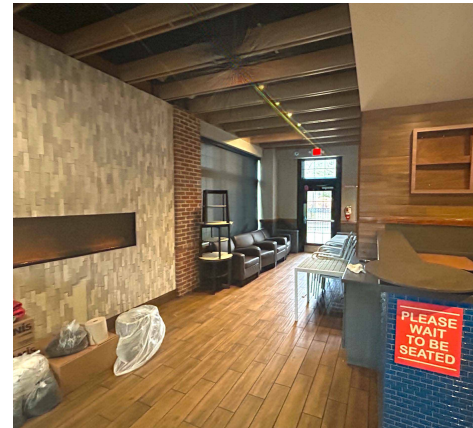
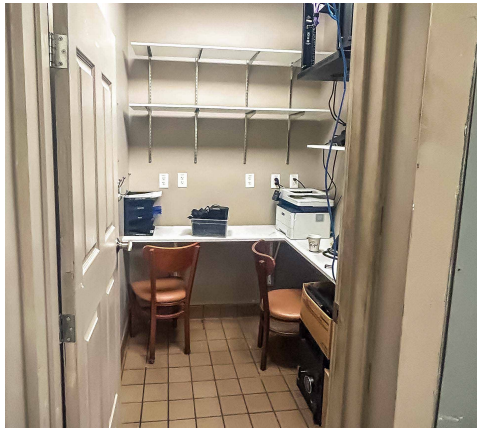
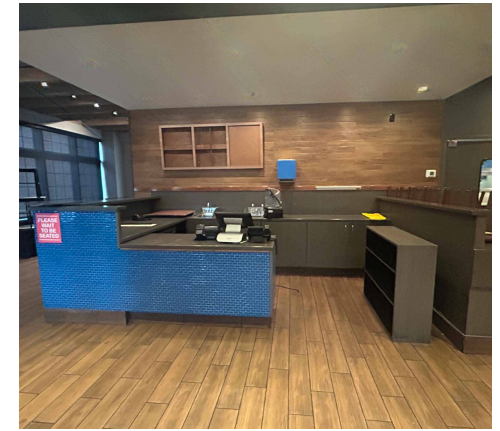


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**IMAGES**  
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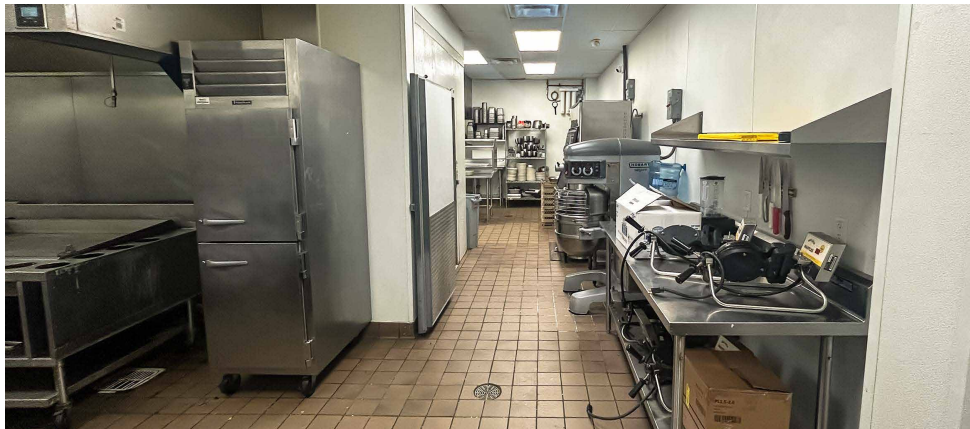
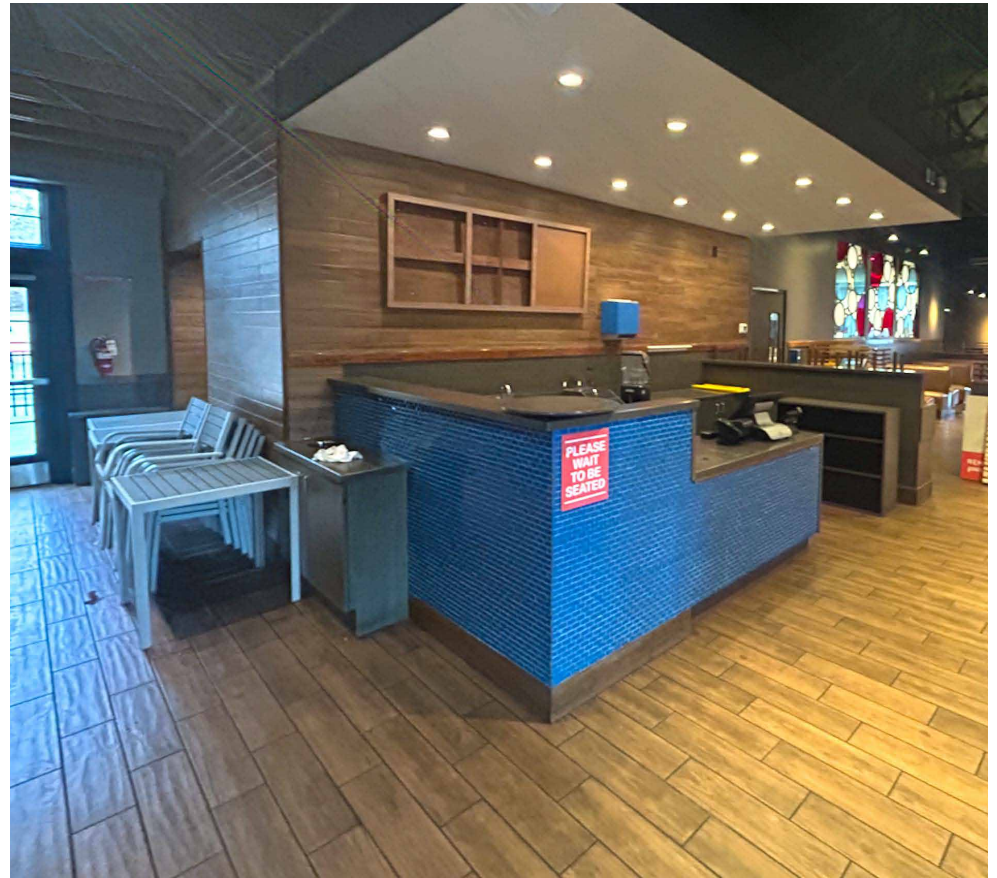


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## 2025 Demographics

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