

# GLENWOOD CROSSING

CINCINNATI, OH



## SIZE

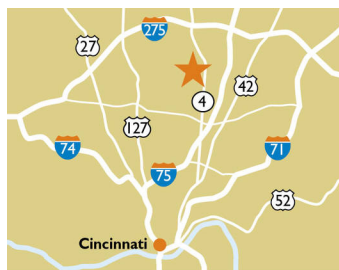
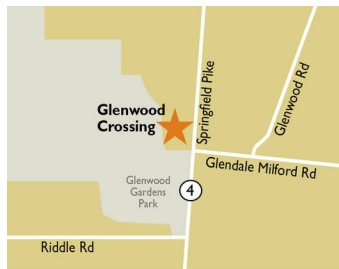
101,021 square feet

## DEMOGRAPHICS

| 1 mile                       | 3 mile | 5 mile  |
|------------------------------|--------|---------|
| <b>Population</b>            |        |         |
| 4,951                        | 54,832 | 166,605 |
| <b>Households</b>            |        |         |
| 2,243                        | 22,178 | 68,597  |
| <b>Median HH Income (\$)</b> |        |         |
| 68,277                       | 72,411 | 66,124  |

## MAJOR TENANT(S)

Kroger  
Dollar Tree  
Ashley Stewart



## LOCATION

10575 Springfield Pike | Cincinnati, OH 45215

## PROPERTY HIGHLIGHTS

- Anchored by Kroger, the number one grocer in the Cincinnati area
- Additional tenants include Ashley Stewart, Dollar Tree, GNC, Advance America, Pizza Hut and Metro PCS
- Population exceeds 54,800 in a three-mile radius with an average household income greater than \$99,700
- The center is located at the high-traffic intersection of Springfield Pike and Glendale Milford Road, which benefits from more than 22,700 vehicles per day

## LEASING CONTACT

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## MORE INFO

www.phillipsedison.com



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| SPACE         | TENANT              | SQ. FT.   |
|---------------|---------------------|-----------|
| 100           | Kroger              | 62,541 SF |
| 400           | McDonald's          | 3,586 SF  |
| 1000          | Ashley Stewart      | 3,598 SF  |
| 1010          | Pizza Hut           | 1,796 SF  |
| 1020          | Metro by T-Mobile   | 1,800 SF  |
| 1030          | Advance America     | 1,800 SF  |
| 1040          | Fine Eyebrows       | 1,800 SF  |
| 1050          | Accurate Personnel  | 1,800 SF  |
| 1060          | El Sabor Del Pueblo | 1,800 SF  |
| 1080          | Dollar Tree         | 10,000 SF |
| 1090A         | Fusabowl            | 2,070 SF  |
| 1090B         | Euphoria Smoke      | 2,430 SF  |
| 2000          | WellNow Urgent Care | 3,200 SF  |
| 2010          | VIP Discount        | 1,520 SF  |
| 2020          | Cincy Nails         | 1,280 SF  |
| TOTAL SQ. FT. |                     | 101,021   |

## SITE LEGEND

|                                                                                                                                                     |                                                                                                                                          |
|-----------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------|
| <span style="background-color: orange; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Available                | <span style="background-color: lightblue; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Occupied   |
| <span style="background-color: lightblue; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Leased (not occupied) | <span style="background-color: gray; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Owned by Others |
| <span style="border: 2px dashed blue; display: inline-block; width: 15px; height: 10px;"></span> Site Boundary                                      |                                                                                                                                          |



DISCLAIMER - This site plan is for general information purposes only and is not intended to constitute representations and warranties by Landlord as to the ownership of the real property depicted herein or the identity or nature of any occupants thereof.

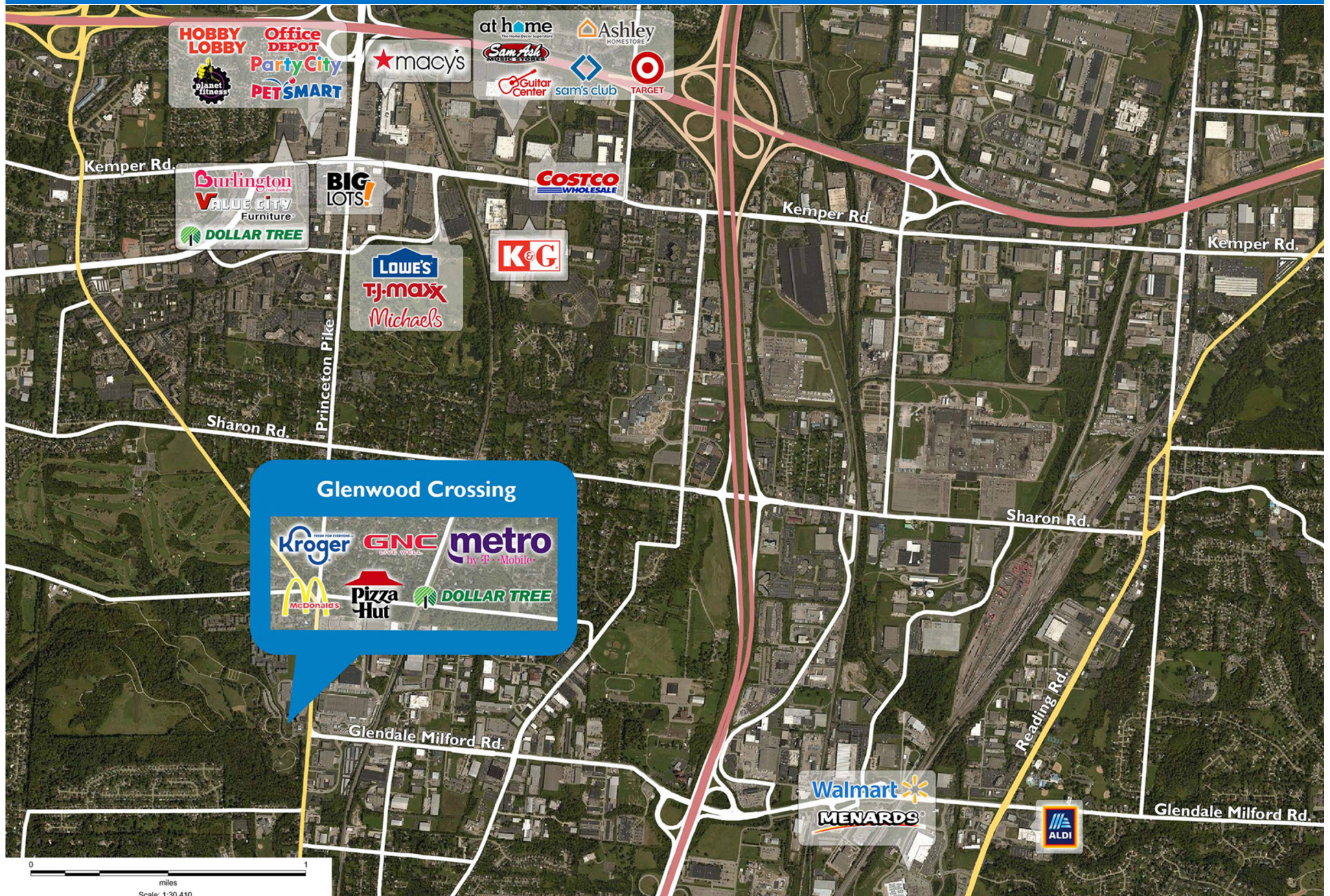
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# Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections

Calculated using TAS Retrieval Retrieval

Apr 17, 2024



Latitude: 39.259575

Longitude: -84.471349

| Glenwood Crossing<br>Cincinnati, OH |                                       | 1.00 Mile Radius | 3.00 Mile Radius | 5.00 Mile Radius |
|-------------------------------------|---------------------------------------|------------------|------------------|------------------|
| Population                          | Q4 2023 Estimated Population          | 4,951            | 54,832           | 166,605          |
|                                     | 2028 Projected Population             | 4,887            | 54,036           | 165,197          |
|                                     | 2010 Census Population                | 4,418            | 53,210           | 160,398          |
|                                     | 2000 Census Population                | 3,807            | 54,145           | 164,761          |
|                                     | 1990 Census Population                | 3,728            | 56,616           | 166,533          |
|                                     | Historical Annual Growth 1990 to 2000 | 0.21%            | -0.45%           | -0.11%           |
|                                     | Historical Annual Growth 2000 to 2010 | 1.50%            | -0.17%           | -0.27%           |
|                                     | Estimated Annual Growth 2010 to 2023  | 0.83%            | 0.22%            | 0.28%            |
|                                     | Projected Annual Growth 2023 to 2028  | -0.26%           | -0.29%           | -0.17%           |
|                                     | Median Age                            | 39.1             | 40.4             | 40.1             |
| Households                          | Q4 2023 Estimated Households          | 2,243            | 22,178           | 68,597           |
|                                     | 2028 Projected Households             | 2,213            | 21,865           | 68,006           |
|                                     | 2010 Census Households                | 1,995            | 21,725           | 66,619           |
|                                     | 2000 Census Households                | 1,653            | 21,815           | 67,748           |
|                                     | 1990 Census Households                | 1,353            | 21,732           | 65,130           |
|                                     | Historical Annual Growth 1990 to 2000 | 2.02%            | 0.04%            | 0.39%            |
|                                     | Historical Annual Growth 2000 to 2010 | 1.90%            | -0.04%           | -0.17%           |
|                                     | Estimated Annual Growth 2010 to 2023  | 0.86%            | 0.15%            | 0.21%            |
|                                     | Projected Annual Growth 2023 to 2028  | -0.27%           | -0.28%           | -0.17%           |
|                                     | Population per Household              | 2.16             | 2.45             | 2.39             |
| Population by Race                  | White                                 | 38.8%            | 51.8%            | 50.0%            |
|                                     | Black or African American             | 50.2%            | 32.6%            | 34.5%            |
|                                     | Asian & Pacific Islander              | 2.3%             | 3.1%             | 3.9%             |
|                                     | Other Races                           | 4.7%             | 5.6%             | 5.1%             |
|                                     | Hispanic Population                   | 4.0%             | 6.9%             | 6.6%             |
| Income                              | Average Household Income              | \$86,378         | \$99,748         | \$89,710         |
|                                     | Median Household Income               | \$68,277         | \$72,411         | \$66,124         |
|                                     | Per Capita Income                     | \$39,723         | \$40,686         | \$37,347         |
| Education (Age 25+)                 | Elementary                            | 0.7%             | 3.9%             | 2.9%             |
|                                     | Some High School                      | 6.2%             | 4.6%             | 5.8%             |
|                                     | High School Graduate                  | 23.2%            | 29.3%            | 29.4%            |
|                                     | Some College                          | 23.4%            | 19.4%            | 19.9%            |
|                                     | Associates Degree Only                | 5.5%             | 7.2%             | 8.3%             |
|                                     | Bachelors Degree Only                 | 23.9%            | 20.4%            | 20.7%            |
|                                     | Graduate Degree                       | 17.0%            | 15.3%            | 13.0%            |
| Business                            | Number of Businesses                  | 198              | 2,063            | 5,957            |
|                                     | Total Number of Employees             | 3,107            | 32,361           | 95,423           |
|                                     | Employees per Business                | 15.71            | 15.69            | 16.02            |
|                                     | Residential Population per Business   | 25.04            | 26.58            | 27.97            |

This report was produced using data from private and government sources deemed to be reliable and is herein provided without representation or warranty.