

# RED BANK VILLAGE

4000 Red Bank Road  
Cincinnati, OH 45227

# Anchor

ASSOCIATES

## LEASE PENDING - 1.13 AC

### HIGHLIGHTS

- 176,167 SF mixed-use retail center anchored by Super Walmart
- Centrally located on Red Bank Rd thoroughfare connecting US 50 and I-71
- Surrounded by affluent neighborhoods of Hyde Park, Mariemont and Oakley
- Population of 79,931 within a three mile radius with an average household income of \$142,175
- Retailers in the center include Walmart, Serenity Nails & Spa, Mathnasium, Phenix Salon Suites and Bob Sumerel Tire Co
- Restaurants in the area include Jimmy John's, New Shaan Indian Restaurant, Zundo Ramen, El Jinete Mexican Restaurant, Wendy's, Freddy's, KFC & Taco Bell



### TRAFFIC COUNTS

- 20,995 VPD on Erie Ave (west of shopping center)
- 33,859 VPD on Red Bank Rd. (north of shopping center)

### DEMOGRAPHICS

2024 Estimates	1 mile	3 miles	5 miles
Population	12,090	79,931	211,251
Households	6,319	38,771	96,756
Average HH Income	\$120,357	\$142,175	\$127,317
Daytime Employees	9,926	42,909	107,180



### CONTACT

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## ANCHOR ASSOCIATES

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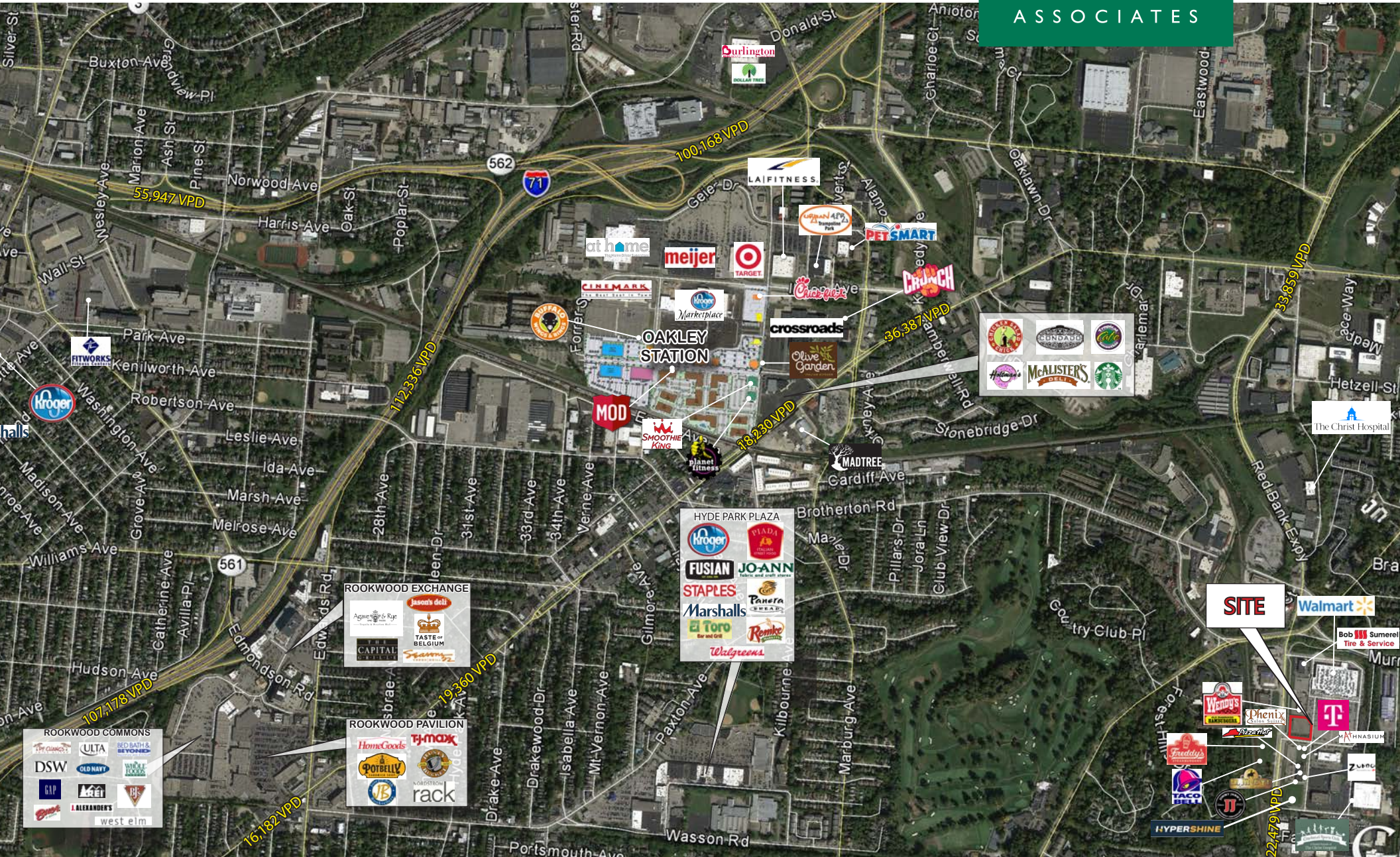
513-784-1106

[www.anchor-associates.com](http://www.anchor-associates.com)

A MEMBER OF  
**CHAINLINKS**  
RETAIL ADVISORS

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Walmart\*

Bob Sumerel  
Tire & Service

1.13 AC

Wendy's

SPINACCI EXPRESS  
SALAD BAR ONLY

MATNASIUM

ZUNDO  
Ramen & Donburi

JOHN J.  
SPORT JOURNAL

HYPERSHINE

Phenix  
SALON SUITES

Pizza Hut

KFC

TACO BELL

Freddy's  
STEAKBURGERS

22,479VPD

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SPACE	TENANT	SF
		1.35 AC
500	BANK OF AMERICA - ATM	1,342
505	JIMMY JOHN'S	1,401
510	NEW SHAAN INDIAN RESTAURANT	1,401
515	SERENITY NAILS & SPA	1,261
520	ZUNDO RAMEN	1,891
525	PIZZA HUT	1,051
535	EL JINETE MEXICAN RESTAURANT	4,203
1000	WAL-MART	151,765
1200	WENDY'S	1
<b>1300</b>	<b>AVAILABLE</b>	<b>1.13 AC</b>
600	RED BANK FINE WINE & SPIRITS	3,093
620	MATHNASIUM	1,401
630	PHENIX SALON SUITES	5,604
670	HIBACHI EXPRESS	1,751

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