

350 W FOURTH STREET

CINCINNATI, OH 45202



For Lease / Street-Level Retail/Restaurant/Bar

**WHAT'S
NEXT**
IN RETAIL



350 E FOURTH STREET

CINCINNATI, OH 45202

RETAIL SPACE

2,500 SF

LEASE RATE

\$26.00/psf

COMMENTS

- Located at the corner of 4th & Central in the historic West Fourth area
- Delivery: warm vanilla shell
- Seeking neighborhood bar/restaurant
- Large, copper bar in place
- Outside sidewalk/patio seating available
- 109 apartment units located over 4 buildings on the same side of the street and an additional 192 units over at Fourth & Plum
- 2 blocks to Paul Brown Stadium (Bengals) and 1 block to the Duke Energy Convention Center
- Great exposure at the I-75 North on ramp

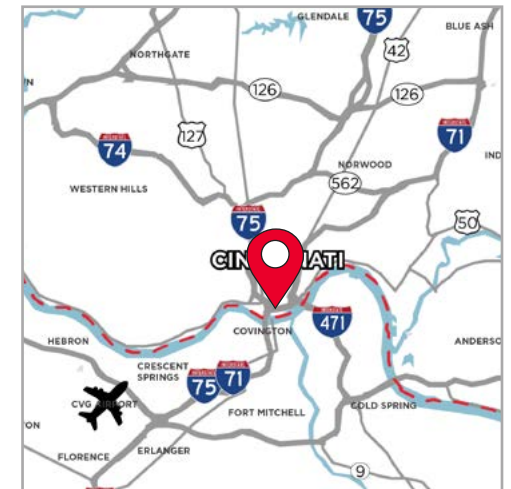
Duke Energy
Convention Center



NEIGHBORHOOD DEMOGRAPHICS



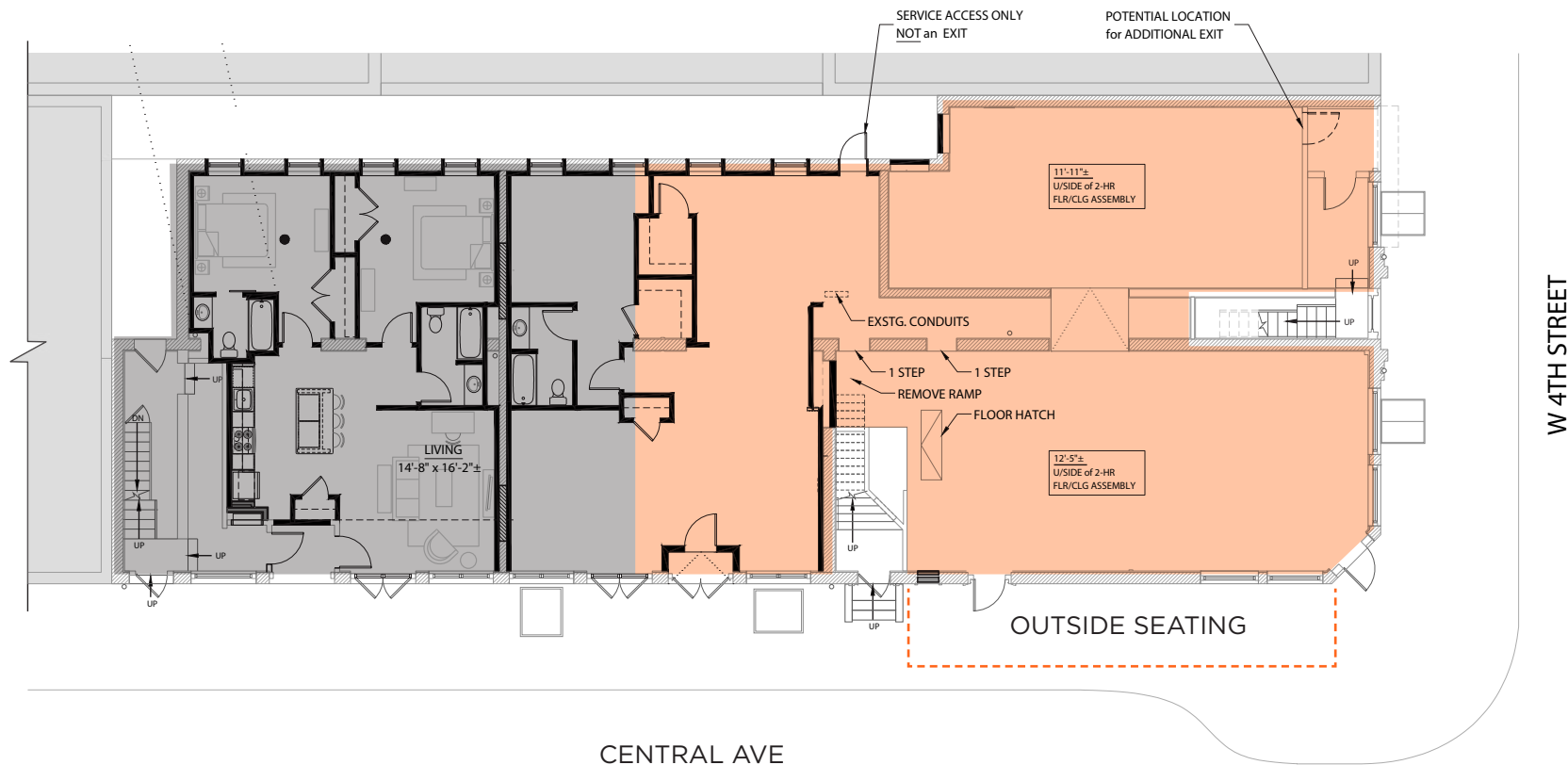
	POPULATION	AVERAGE HOUSEHOLD INCOME	DAYTIME POPULATION
1 Mile	17,783	\$89,022	65,686
3 Miles	142,294	\$66,988	118,396
5 Miles	312,200	\$74,255	253,021



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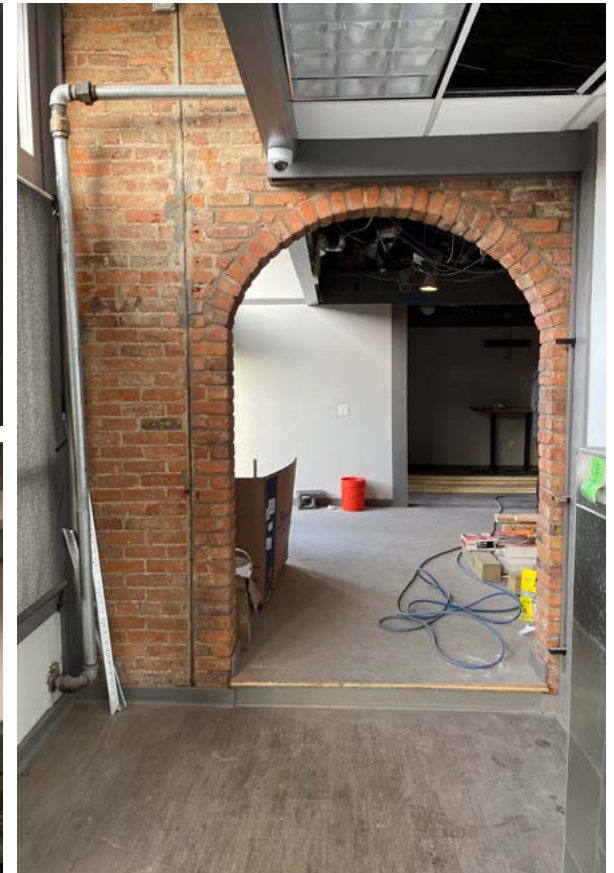
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2,500 SF AVAILABLE



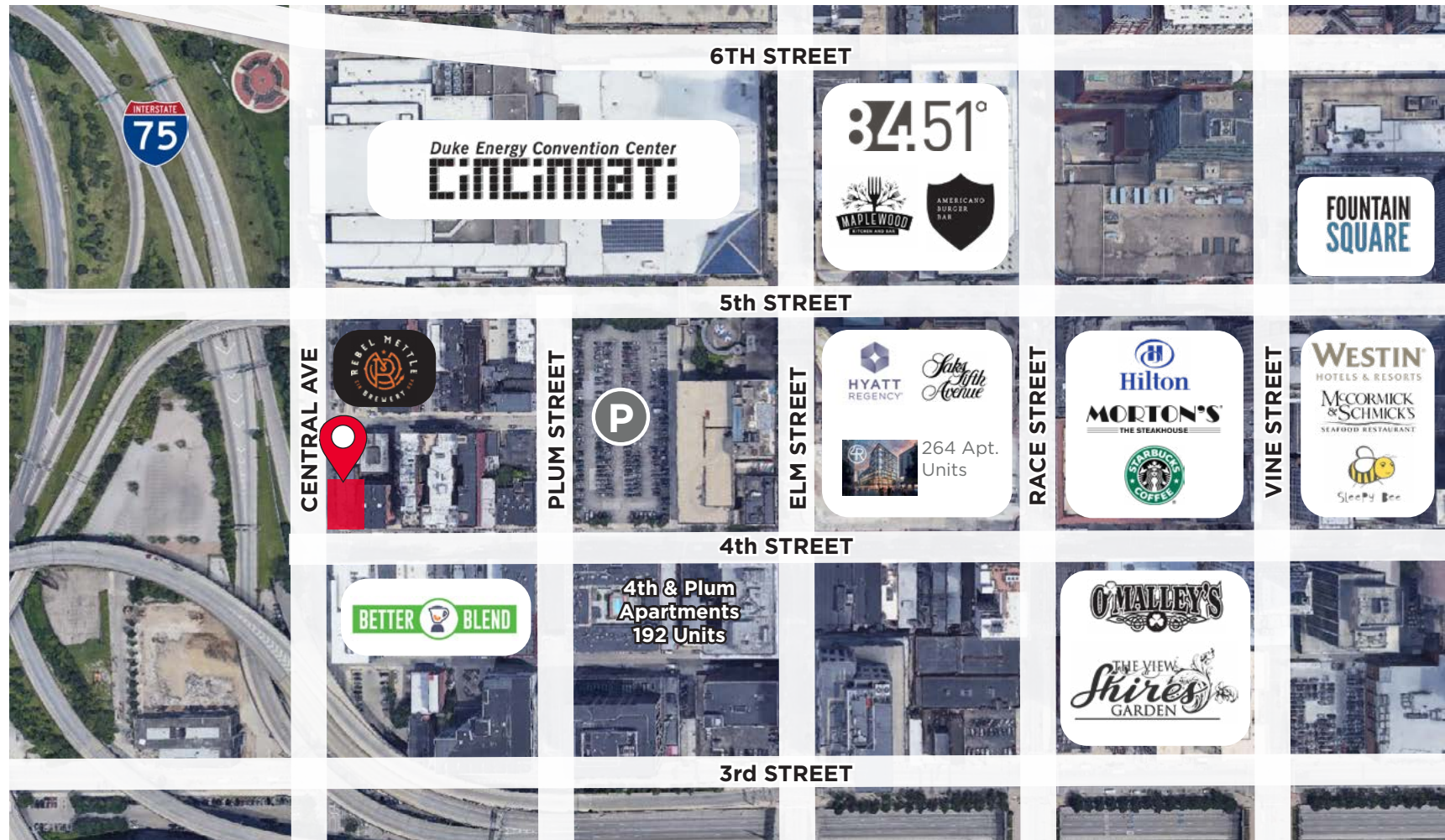
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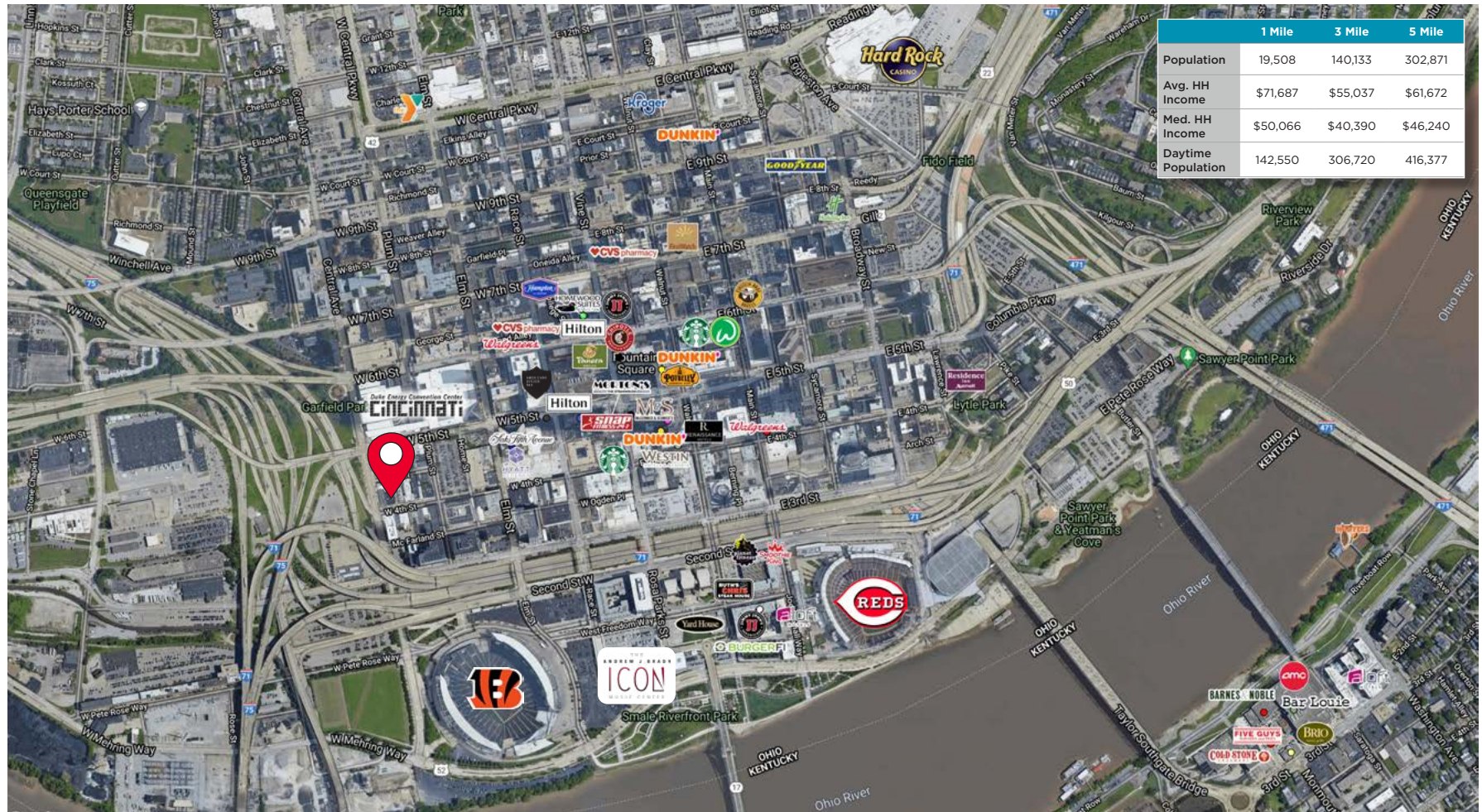
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