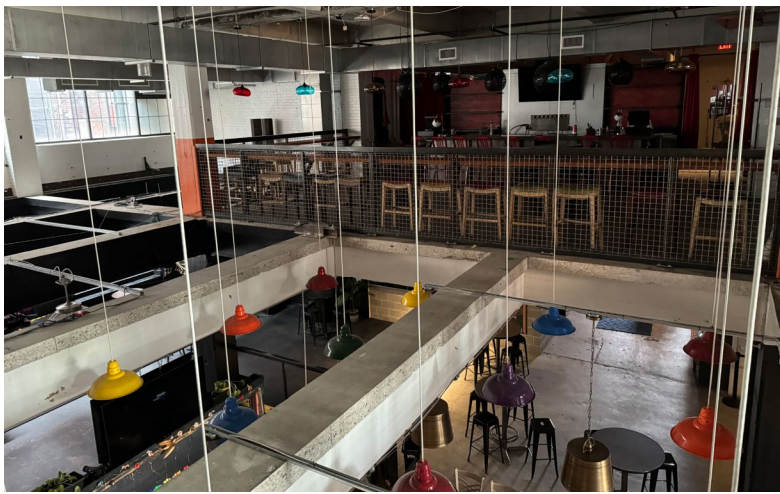


412
CENTRAL
AVENUE



14,500 SF Former Bar in downtown Cincinnati!

 **CUSHMAN &
WAKEFIELD**



Property HIGHLIGHTS

- **Perfect use for bar, event center, entertainment or creative office**
- 14,500 SF (Up to 18,800 SF Available) on 3 floors + basement
- Former bar/entertainment venue with outdoor seating in Alley
- Street level and mezzanine are ADA compliant
- Non ADA Freight elevator to 4 stories
- Located in the historic West Fourth Area
- Short walking distance to the Duke Energy Convention Center
- Within a block of multiple apartments and hotels
- Two blocks to Paul Brown Stadium (Bengal's)

NEIGHBORING TENANTS

Duke Energy Convention Center, Deeper Roots Coffee, Better Blends, Plum Street Bar & Cafe, The Spot on West Fifth, Caffe Barista & Deli and many more.

BUILDING SF

14,500 SF Building

LEASE

Call Broker For Details

NEIGHBORHOOD DEMOGRAPHICS



POPULATION



AVERAGE
HOUSEHOLD INCOME

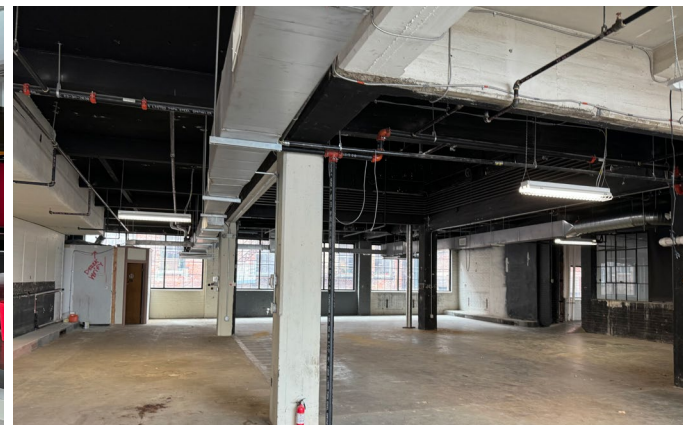


AVG DAYTIME
POPULATION

1 Mile	14,791	\$95,671	71,167
3 Miles	134,882	\$71,376	198,803
5 Miles	301,632	\$78,529	304,958



Third Floor



Third Floor



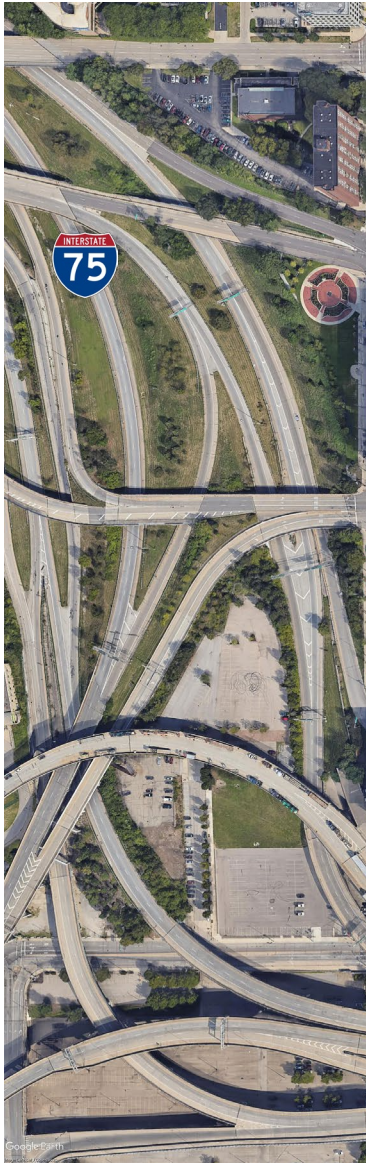
Roll-Up Door with direct access to freight elevator



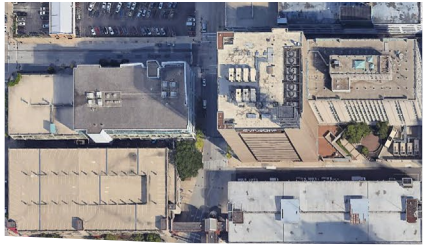
Second Level Mezz.



In The NEIGHBORHOOD



CENTRAL AVE

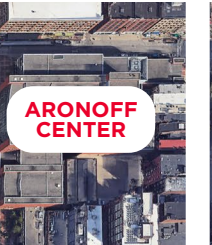


KINLEY

 HOMEWOOD SUITES BY HILTON
 THE CINCINNATI HOTEL



21c
 MUSEUM HOTEL
 CAC
 Contemporary Arts Center



Duke Energy Convention Center
 CINCINNATI

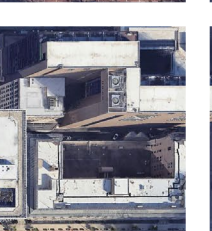
34.51°

 AMERICANO BURGER BAR

6th STREET
 5i FIVE IRON GOLF

 Vintage DAVIDSON

FOUNTAIN SQUARE



DEEPER ROOTS
 • Plum Street Bar & Cafe
 • The Soapbox Salon
 • Sole Food
 • The Galss Monkey

P

5th STREET
 HYATT REGENCY
 264 Apt. Units

Hilton
 MORTON'S THE STEAKHOUSE

WESTIN HOTELS & RESORTS
 MCCORMICK & SCHMICK'S SEAFOOD RESTAURANT

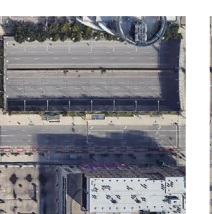
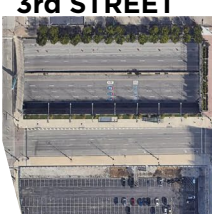
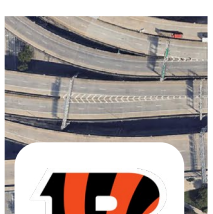


BETTER BLEND

4th & Plum Apartments
 192 Units



O'MALLEY'S
 THE VIEW
 Shires GARDEN



Yard House
 RUTH'S CHRIS STEAK HOUSE

Nearby AMENITIES



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**CUSHMAN &
WAKEFIELD**