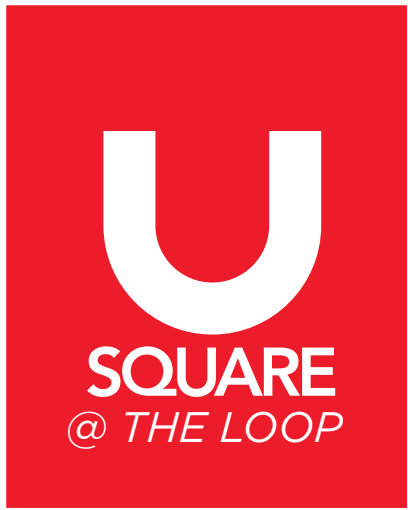




STREET-LEVEL RETAIL SPACE AVAILABLE IN A VIBRANT MIXED-USE COMMUNITY



high lights

SHAKE  SHACK
OPENING IN 2025!

- Up to 3,931 SF Available
- USquare at The Loop is a vibrant mixed-use project that opened in 2013 and is immediately adjacent to the University of Cincinnati. It includes over 75,000 SF of retail and restaurants, 161 Apartments and 2 Parking Garages totalling 750 parking spaces
- Over 53,000 Students are enrolled at University of Cincinnati
- USquare is located minutes from Over-The-Rhine and Downtown Cincinnati
- The only Amazon store and City Target in market
- USquare offers free 30 minute parking on non-event days or \$1 for first 90 minutes
- The area benefits from 8 Hospitals within a 2 mile radius

neighboring tenants

Shake Shack (Opening 2025), Pizza Twist, City Target, Amazon@ Cincinnati, Starbucks, Raising Canes, Body Alive, Spectrum Cable, Auntie Anne's Pretzels & Cinnabon, DP Dough, and more

space available

1,160 - 3,931 SF

lease rate

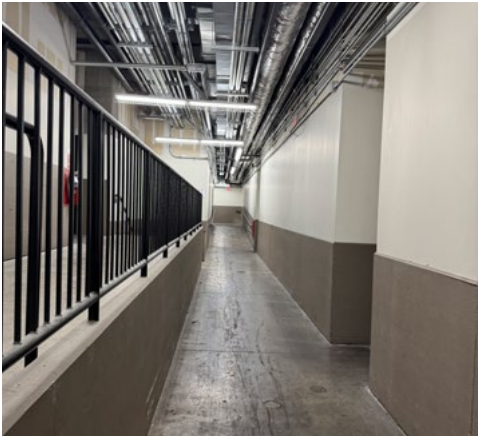
\$26.00/psf NNN



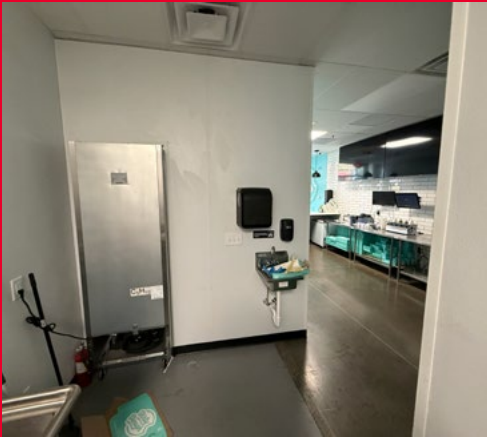
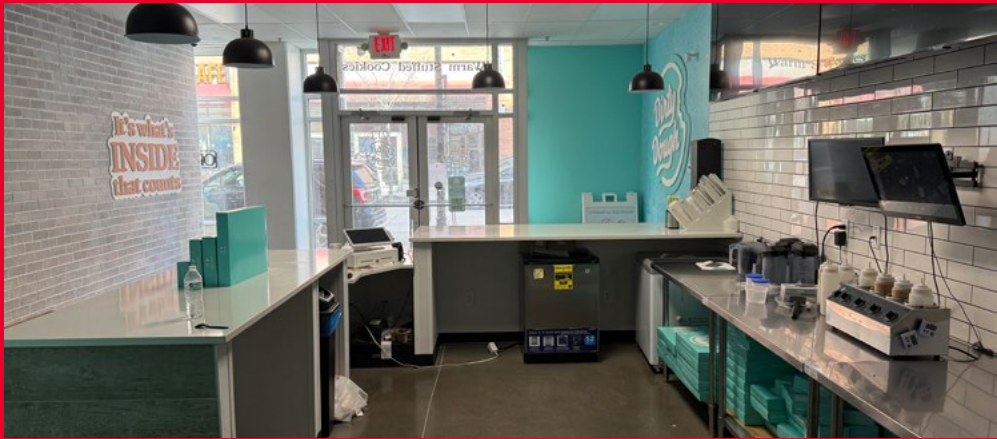
SUITE 5108 - 1,848 SF
Former European Wax Center



SUITE 5103 - 2,395 SF
Former AT&T Wireless



SUITE 4110c - 1,160 SF
Former Dirty Dough



neighborhood

UNIVERSITY OF Cincinnati

53,000 STUDENTS ENROLLED



THE VERGE APARTMENTS
178 Units

GATEWAY LOFTS
114 Units

CALHOUN STREET



Suite#	Tenant
5101a	Athletico
5101b	Auntie Anne's & Cinnabon
5102a	DiBella's Sub's
5102b	AVAILABLE
5103	AVAILABLE
5104	Hummus Republic
5105	Hop Scotch Craft Beer & Whiskey
5106a	DP Dough
5106b	Shake Shack
5106c	Leased
5107	Starbucks
5108	AVAILABLE

Suite#	Tenant
5108a	Elephant Walk
5108b	Avalanche Crepes
5109	Body Alive
5110	Victor's Tacos
5111	Gee's Caribbean
5113	Mr. Sushi
5114	Pizza Twist
5115	Raising Canes
5116	Amazon

W. MCMILLAN STREET

CALHOUN STREET

MARKET STREET

KLEINE ALLEY



Suite# Tenant

4103	City Target
4107	Spectrum Cable
4110a	Chase Bank
4110b	Smoothie King
4110c	AVAILABLE

W. MCMILLAN STREET

down
town



CLIFTON



DOWNTOWN
CINCINNATI



NEWPORT

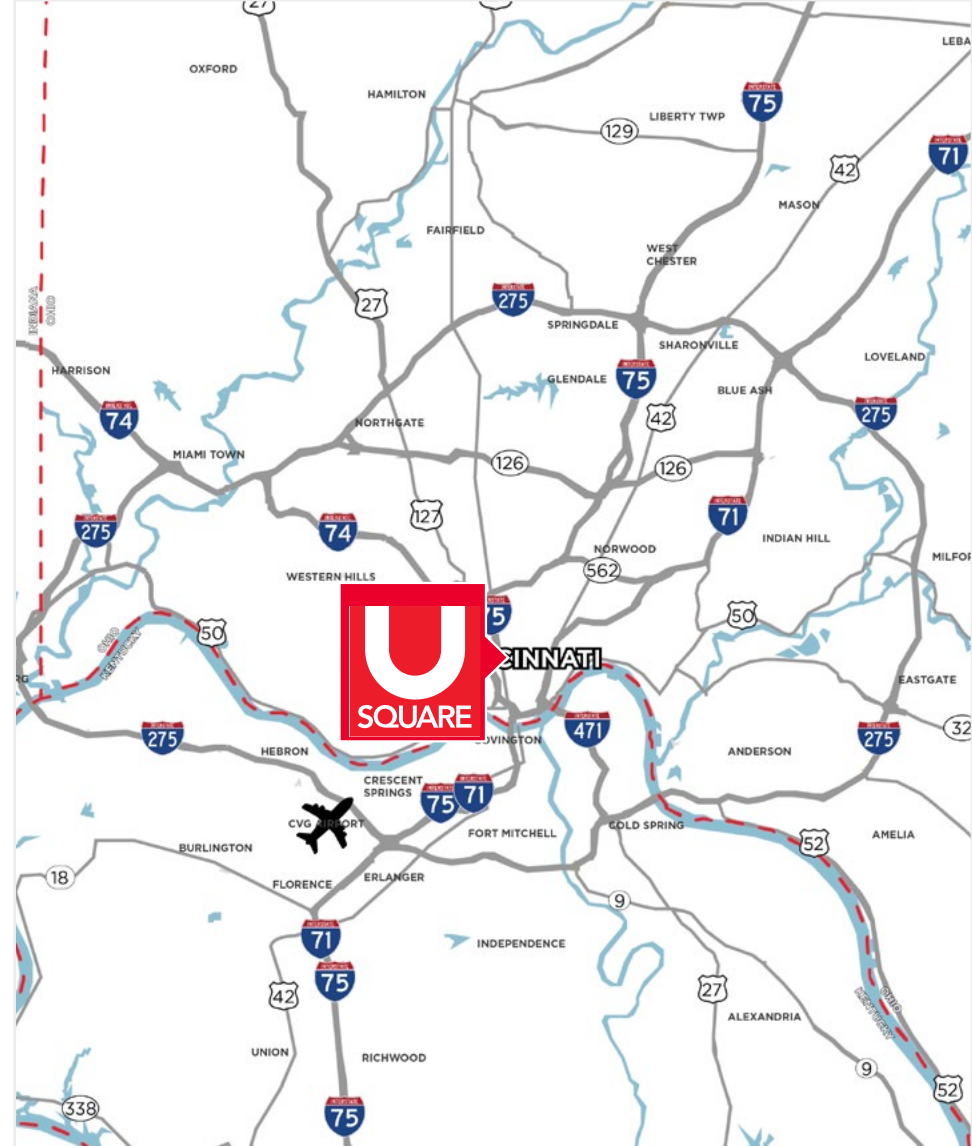


location

Clifton is located in the center of the City of Cincinnati, just 5 minutes from downtown. Residents of Clifton are a mingling of students, educators, artists, professionals, and families.

USquare at the Loop bears immediate proximity to the the University of Cincinnati, and eight (8) leading medical centers. Residents enjoy easy access to all cultural, sporting, and entertainment facilities in the area.

There are beautiful public parks and gardens in Clifton: Mt. Storm Park, Burnet Woods, and Rawson Nature Preserve.



NEIGHBORHOOD DEMOGRAPHICS



POPULATION



AVERAGE
HOUSEHOLD INCOME



DAYTIME
POPULATION

	POPULATION	AVERAGE HOUSEHOLD INCOME	DAYTIME POPULATION
1 Mile	35,202	\$61,561	33,029
3 Miles	147,693	\$89,236	177,521
5 Miles	345,267	\$91,296	296,534

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