

the
District at Clifton Heights
RETAIL @ HOTEL CELARE

310 Straight Street, Cincinnati, OH 45219



TC Bartoszek
tc@lee-associates.com
C 513.535.0563

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

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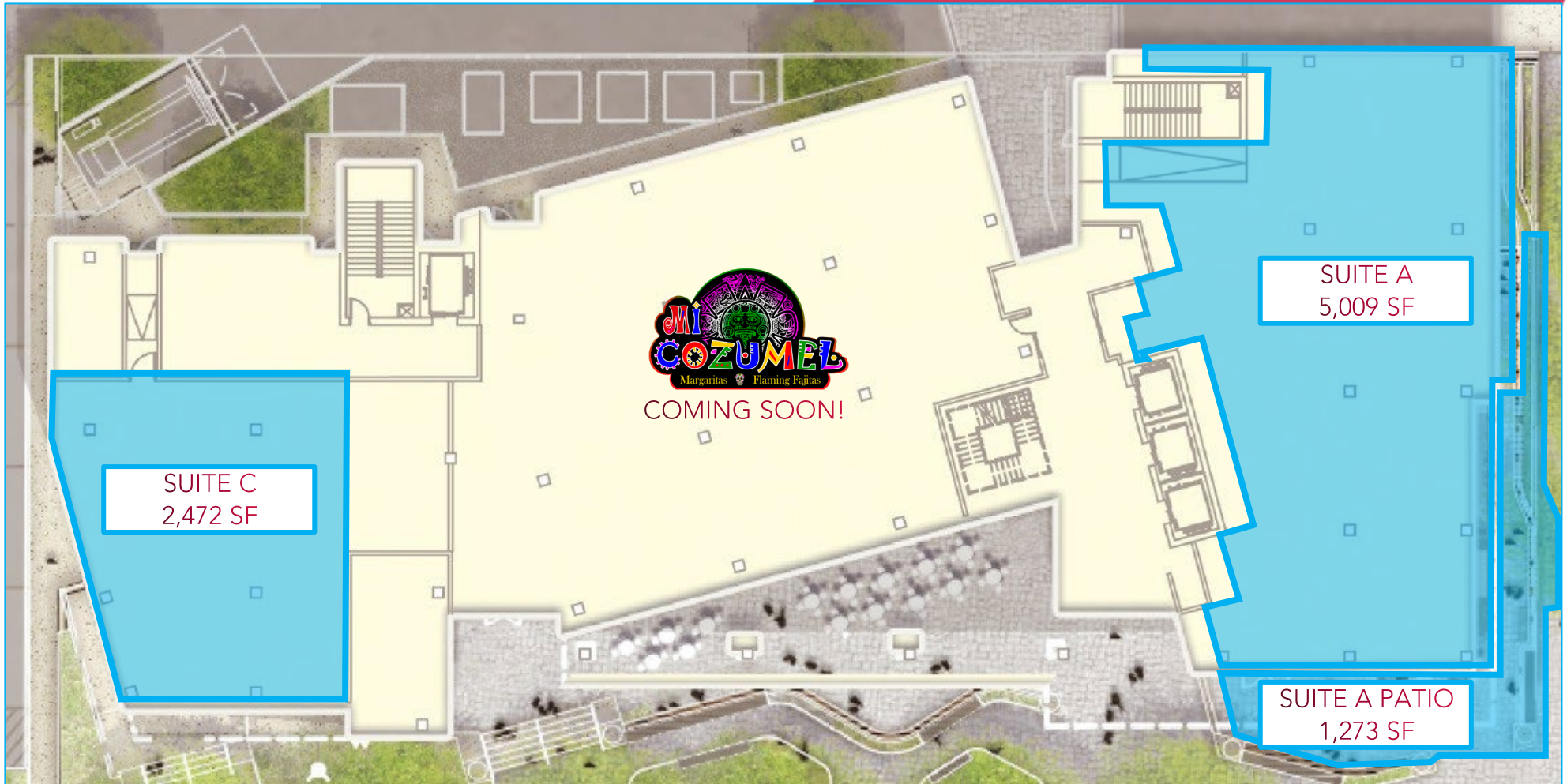
RETAIL SPACE FOR LEASE

AVAILABLE:

Suite A: 5,009 SF (Commercial Space + Patio)

Suite C: 2,472 SF (Commercial Space)

LEASE RATE: Call for Details



the District at Clifton Heights



Located at the high point of Cincinnati, The District at Clifton Heights is a transformative, mixed-use development connecting campus and community. The urban development blends the fast-growing University of Cincinnati community with Cincy locals, bringing together a diverse mix of young professionals, lifelong residents, educational faculty, healthcare professionals, students and more.

UPTOWN CONSORTIUM

The driving force behind the region's dominant core of healthcare, education and innovation with 100,000+ employees in its network.



TOTAL DEVELOPMENT

[UPON COMPLETION]

- » PARKING // 734 PUBLIC, 980 PRIVATE
- » APARTMENTS // 400 UNITS
- » STUDENT HOUSING // 2,205 BEDS
- » 5-ACRE DEVELOPMENT ALONG BOTH SIDES OF STRAIGHT STREET
- » SENIOR HOUSING // 190 UNITS
- » COMMERCIAL // 66,300 SF
- » HOTEL // 171 KEYS

NEIGHBORHOOD

- » RESIDENTS // 6,000+
- » BUSINESSES // 100+
- » UNIVERSITY OF CINCINNATI STUDENTS // 51,000+
- » UNIVERSITY OF CINCINNATI STAFF // 15,000



the District at Clifton Heights



HOTEL CELARE

Hotel Celare is Crawford Hoying's first development within The District at Clifton Heights, bringing a 171-key Tribute Portfolio hotel to this growing urban hub. Backed by Marriott's global network, the hotel drives consistent guest traffic while its lobby, event spaces, and rooftop amenities create a built-in flow of activity for the ground floor retail.

BUILT-IN HOSPITALITY DEMAND

- » 171-key Tribute Portfolio Hotel (Marriott)
- » Direct Adjacency to Hotel Lobby
- » On-Site Meeting & Event Space Traffic
- » Rooftop Bar and Amenity Activation
- » Day-to-Night Guest and Visitor Flow

AERIAL



HOTEL
CELARE

yugo
CINCINNATI DESIGN
1,059 BEDS

HUB
CINCINNATI
1,112 BEDS

Hotel Celare
171-key

District at Clifton Heights

Straight St

W Clifton Avenue

U
SQUARE
161 Units

VERGE
500 BEDS

The Majestic
45 UNITS

target

W McMillan Street

Calhoun Street

65 West Apartments
129 UNITS

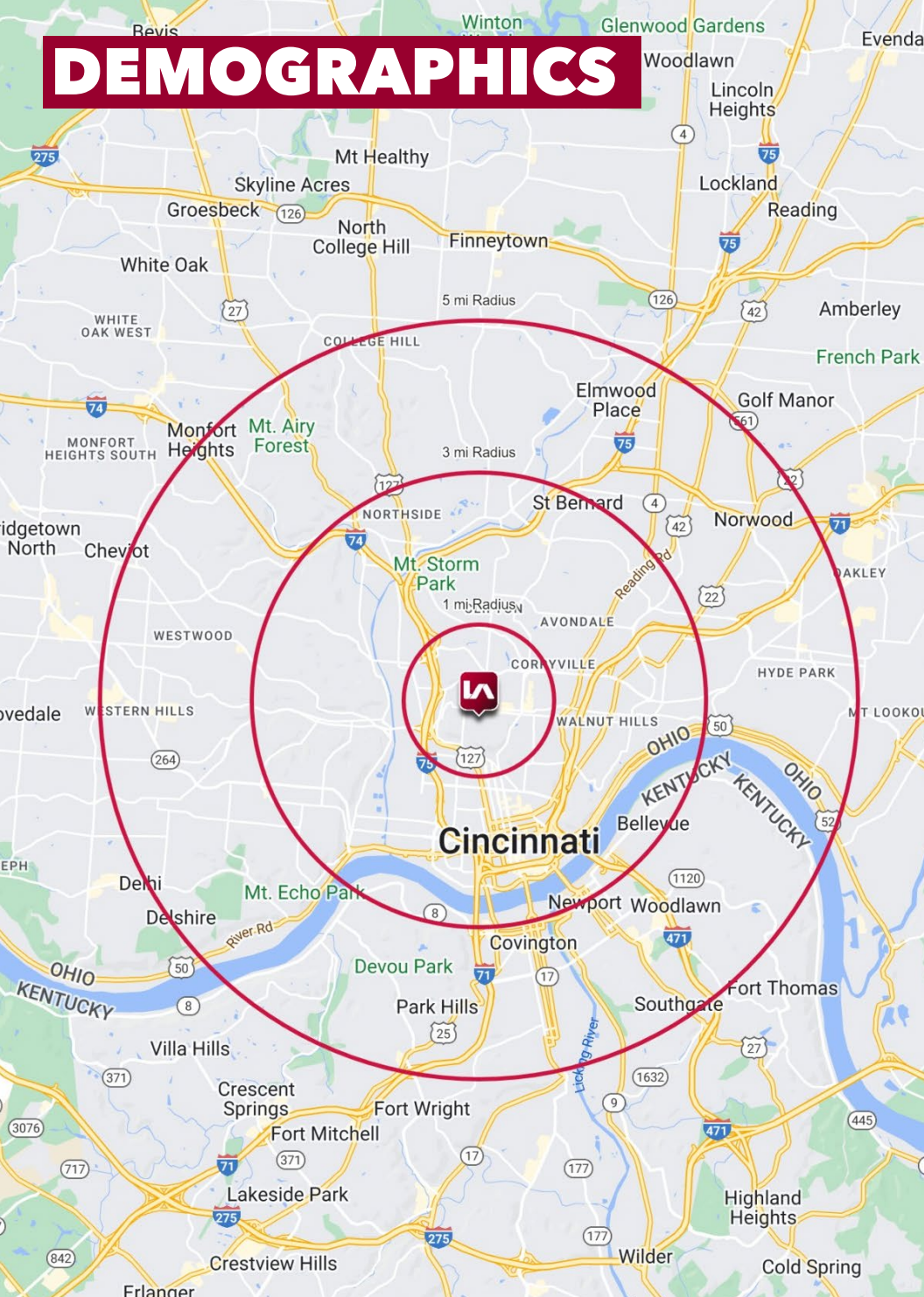
Project: \$326 m
+/-1,310 beds
Expected: Fall 2027

UNIVERSITY OF
Cincinnati
53,682 Students
RECORD-BREAKING
ENROLLMENT



the
District at Clifton Heights

DEMOGRAPHICS



	1 MI RADIUS	3 MI RADIUS	5 MI RADIUS
POPULATION			
2026 Estimated Population	35,479	153,156	354,521
2031 Projected Population	37,062	159,968	359,313
2020 Census Population	30,934	133,730	329,897
2010 Census Population	26,785	132,563	324,644
Projected Annual Growth 2026 to 2031	0.9%	0.9%	0.3%
Historical Annual Growth 2010 to 2026	2.0%	1.0%	0.6%
HOUSEHOLDS			
2026 Estimated Households	13,777	70,925	160,714
2031 Projected Households	14,605	74,784	163,588
2020 Census Households	11,900	59,323	145,903
2010 Census Households	10,869	57,546	140,573
Projected Annual Growth 2026 to 2031	1.2%	1.1%	0.4%
Historical Annual Growth 2010 to 2026	1.7%	1.5%	0.9%
AGE			
2026 Est. Population Under 10 Years	7.2%	10.9%	12.1%
2026 Est. Population 10 to 19 Years	16.9%	13.4%	12.7%
2026 Est. Population 20 to 29 Years	44.8%	24.6%	19.4%
2026 Est. Population 30 to 44 Years	14.4%	21.2%	22.1%
2026 Est. Population 45 to 59 Years	7.8%	13.7%	15.0%
2026 Est. Population 60 to 74 Years	6.8%	12.5%	13.9%
2026 Est. Population 75 Years or Over	2.1%	3.7%	4.8%
2026 Est. Median Age	24.9	31.7	33.7
MARITAL STATUS & GENDER			
2026 Est. Male Population	63.9%	54.7%	51.6%
2026 Est. Female Population	36.1%	45.3%	48.4%
2026 Est. Never Married	81.7%	61.2%	52.1%
2026 Est. Now Married	9.6%	22.4%	29.3%
2026 Est. Separated or Divorced	6.8%	13.2%	14.4%
2026 Est. Widowed	2.0%	3.2%	4.2%
INCOME			
2026 Est. HH Income \$200,000 or More	3.3%	9.6%	10.1%
2026 Est. HH Income \$150,000 to \$199,999	3.5%	6.1%	6.8%
2026 Est. HH Income \$100,000 to \$149,999	9.8%	12.9%	13.7%
2026 Est. HH Income \$75,000 to \$99,999	10.7%	10.7%	11.2%
2026 Est. HH Income \$50,000 to \$74,999	13.1%	12.9%	14.6%
2026 Est. HH Income \$35,000 to \$49,999	15.0%	11.7%	11.7%
2026 Est. HH Income \$25,000 to \$34,999	11.8%	8.3%	8.6%
2026 Est. HH Income \$15,000 to \$24,999	11.7%	8.9%	7.8%
2026 Est. HH Income Under \$15,000	21.0%	19.0%	15.6%
2026 Est. Average Household Income	\$60,046	\$90,287	\$96,310
2026 Est. Median Household Income	\$44,323	\$63,580	\$67,981
2026 Est. Per Capita Income	\$24,759	\$42,424	\$44,036
2026 Est. Total Businesses	1,024	8,256	14,567
2026 Est. Total Employees	59,149	172,900	252,931