



4000 COLERAIN AVENUE, CINCINNATI, OH 45223

**RETAIL SPACE | CITY OF CINCINNATI**

***For Lease | 2,440 SqFt***

## PROPERTY OVERVIEW

3CRE is excited to present the opportunity of the Historic Farmer's Hotel in Northside! This mixed-use space comprises over 2,440 square feet of street-level retail space and six fully modernized apartments above. This space is a perfect mix of new construction while maintaining historic elements. The former hotel's commercial space offers a unique and exciting opportunity for various businesses, including retail stores, cocktail bars, and restaurants.

This historic property was built in 1859 and is the oldest standing commercial building in Northside and the only remaining former hotel that housed farmers and their livestock during the 19th-century heyday of Porkopolis. Following the City Historic Landmark designation, the Hamilton County Landbank saved this structure from demolition and stabilized it for future redevelopment in 2014.

## PROPERTY FEATURES

- 2,440 SF Retail Space Available
- Zoning- CC-M - Commercial Community- Mixed
- Hamilton Township
- Retail in Northside, Cincinnati, offers a unique and diverse shopping experience. This neighborhood is home to an array of independent boutiques, vintage stores, and locally-owned businesses. The community's emphasis on supporting local businesses adds charm, making it a fantastic destination for those exploring and shopping.

## KEY STATISTICS

**I-75:** 63,978 cars/day

**I-74:** 50,644 cars/day

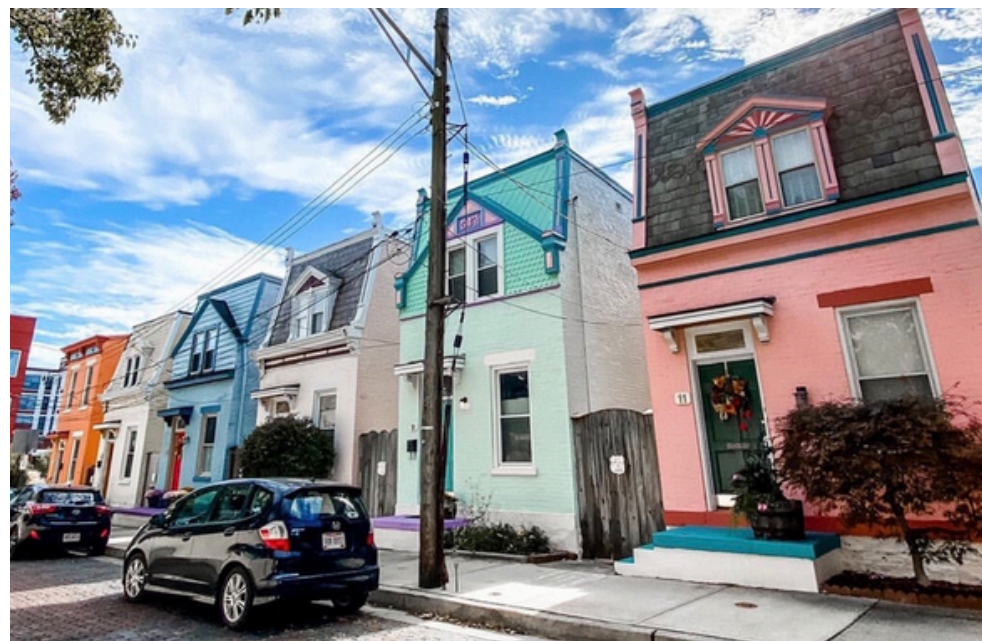
**University of Cincinnati :** 7 Minutes | 3.1 Miles

**Downtown Cincinnati :** 11 Minutes | 5.6 Miles

## MARKET OVERVIEW

*Northside Cincinnati Is a diverse and vibrant neighborhood known for its artistic community, historic architecture, and unique local businesses.*

- **Artistic and Cultural Scene:** Northside is known for its thriving artistic community. The neighborhood features numerous art galleries, live music venues, and theaters, making it a hub for local artists and creatives.
- **Local Businesses:** The area boasts a variety of locally-owned businesses, including eclectic shops, restaurants, and bars. The emphasis on supporting local businesses contributes to a strong sense of community.
- **Green Spaces:** Northside has several parks and green spaces, including Hoffner Park, which hosts community events and gatherings. Access to green areas adds to the neighborhood's appeal and walkability.
- **Public Transportation:** The neighborhood has good access to public transportation, with bus routes connecting it to downtown Cincinnati and other parts of the city.
- **Community Involvement:** Northside is active and engaged, with numerous neighborhood associations and community groups continuously working to enhance the area.
- **Development:** Northside is actively attracting multifamily residences, retailers, and various other developments to revitalize its urban landscape and promote economic growth.





## TAX INCENTIVE PROGRAMS | CINCINNATI *INCREASING DEVELOPMENT*

Cincinnati has implemented tax incentives to stimulate development and investment within its borders. These incentives, ranging from tax abatements to historic preservation and job creation credits, are designed to encourage businesses and developers to invest in the city's infrastructure and communities. By offering these tax benefits, Cincinnati aims to foster economic growth, attract new businesses, and revitalize neighborhoods, ultimately creating a more vibrant and prosperous city for its residents and visitors.

## NEW DEVELOPMENT | NORTHSIDE

### Residential & Mixed-Use Projects

- Renovations of older buildings along Colerain into apartments + ground-floor retail
- Examples nearby include rehabs at 2011–2025 Colerain Ave
- Focus is on preservation + modernization, not teardown

### Larger Planned Development

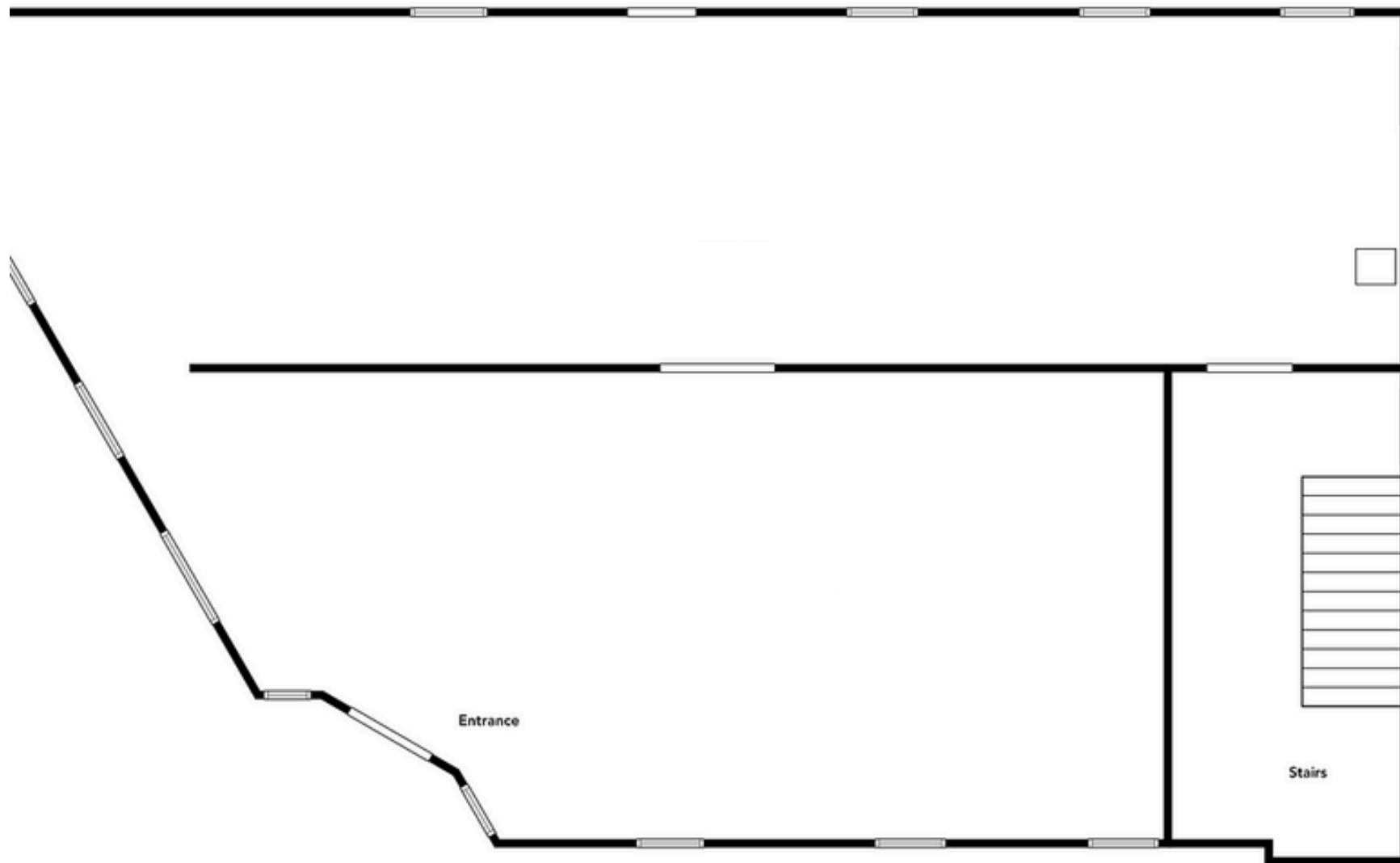
- Northside Gateway project (near Spring Grove Ave)
- ~50–70 affordable housing units
- Redevelopment of a vacant commercial site
- Designed as a neighborhood entry point

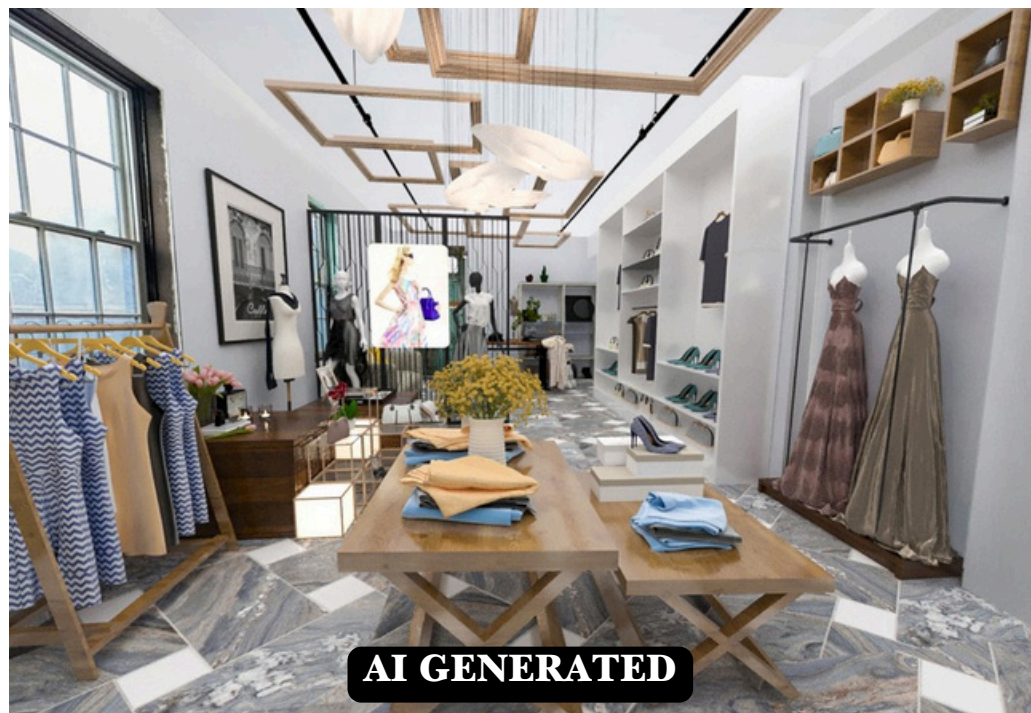
### Streetscape & Infrastructure Improvements

- City-led efforts include:
- Better sidewalks, lighting, and walkability
- Traffic calming along Colerain
- Improved bike/ped connections to Mill Creek Greenway

### Key Redevelopment Sites Nearby

- Former White Castle site (Knowlton's Corner)
- Potential mixed-use or community-focused redevelopment
- Colerain & Virginia intersection
- Identified for future housing and corridor improvements







  
**DENSE  
RESIDENTIAL  
AREA**

  
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RESIDENTIAL  
AREA**



4000 Colerain Ave

**HOFFNER PARK**



  
**SUBJECT SITE**



**UNIVERSITY OF CINCINNATI**

**DOWNTOWN CINCINNATI**

**INTERSTATE-75**  
63,978 Cars/Day

**INTERSTATE-74**  
50,644 Cars/Day

**SUBJECT SITE**

<b>Distance</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
<b>Total Households</b>	6,076	52,828	162,315
<b>Total Population</b>	11,140	107,434	321,773
<b>Average Household Income</b>	\$51,223	\$44,311	\$53,335
<b>Average House Value</b>	\$149,884	\$126,899	\$126,899
<b>Average Age</b>	31.1	30.8	35.3





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