

# FOR LEASE

PENDLETON DISTRICT | 1,573 SF - 5,601 SF

331 E 13TH STREET, CINCINNATI, OH 45202



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**PESOLA**  
ADVISORS GROUP



**COLDWELL BANKER**  
**COMMERCIAL**

## THE OFFERING

Pesola Advisors is excited to offer for lease an exceptional commercial space at 331 E 13th Street, prominently located on a high-visibility corner in the heart of Cincinnati's dynamic Pendleton District. The property is well-equipped and adaptable, making it an excellent opportunity for a bar concept, retail storefront, or creative office user seeking a distinctive, character-rich environment. The space includes additional restrooms and generous basement storage, allowing for flexible buildout and operational needs.

Located in one of downtown Cincinnati's most walkable and culturally driven neighborhoods, the property benefits from strong foot traffic, excellent visibility, and immediate access to the Pendleton Art Center, Ziegler Park, and the Cincinnati Streetcar. Surrounded by popular local bars, restaurants, galleries, and creative businesses, this location offers an ideal setting for tenants looking to establish a presence in a vibrant and fast-growing urban district.

## PROPERTY HIGHLIGHTS

### All Spaces Can be Combined (5,601 SqFt)

- **Space B (1,786 SqFt) - \$26.00 (MG)**
- **Space C (1,573 SqFt) - \$26.00 (MG)**
- **Space D (2,242 SqFt) - \$26.00 (MG)**
- Fully Built-Out Spaces
- Additional square footage includes a large basement with ample storage, an office, and restrooms
- Convenient access to nearby street and paid lot parking
- Located in the Pendleton District of Downtown Cincinnati



**SPACE B**

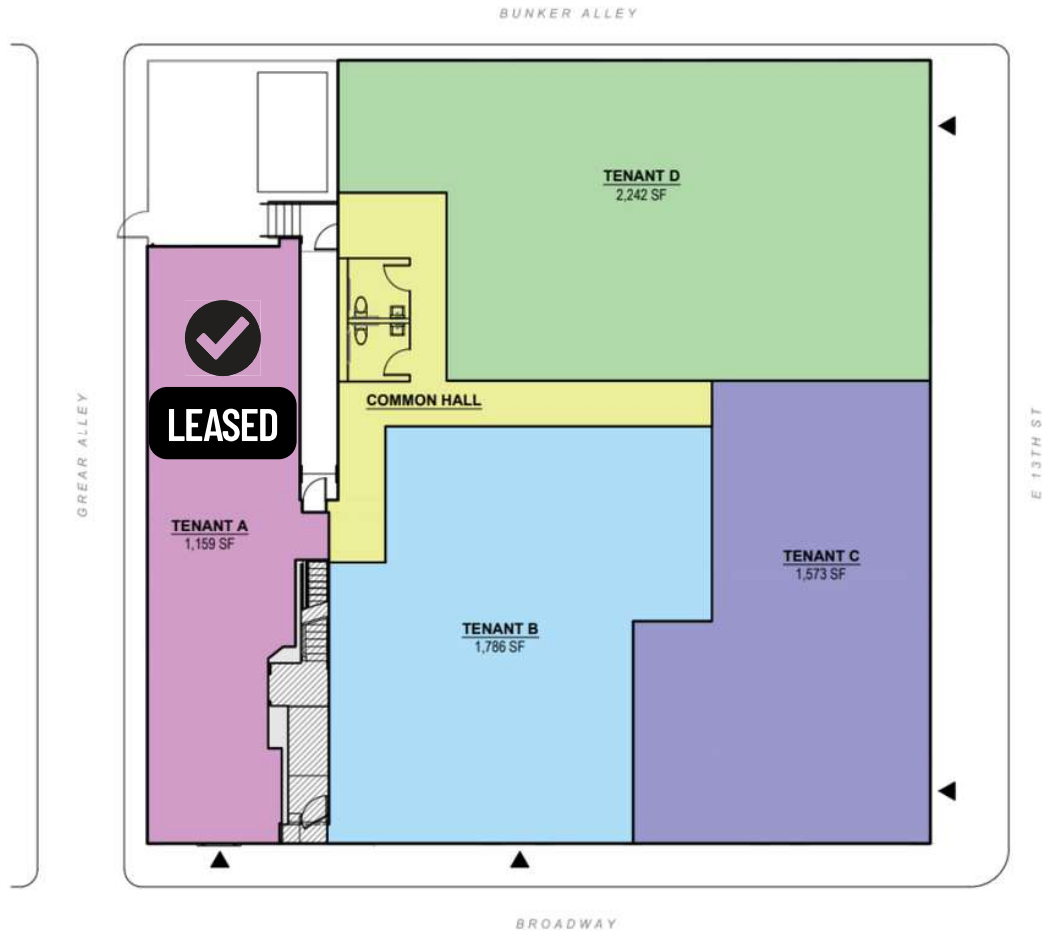
Asking Rate: \$26.00 Sf/Yr (MG)  
Total Square Footage - 1,786 Sq. Ft.

**SPACE C**

Asking Rate: \$26.00 Sf/Yr (MG)  
Total Square Footage - 1,573 Sq. Ft.

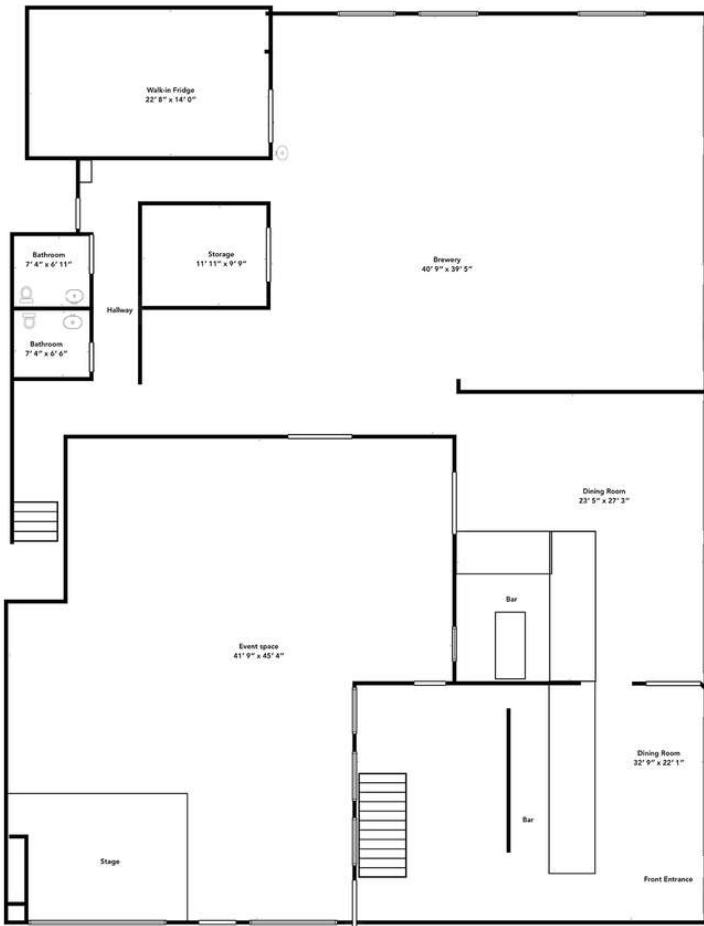
**SPACE D**

Asking Rate: \$26.00 Sf/Yr (MG)  
Total Square Footage - 2,242 Sq. Ft.



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Current Layout



# DOWNTOWN CINCINNATI



**HARDROCK CASINO**  
CASINO

**URBANA CAFE**  
COFFEE SHOP

**CROWN CANINA**  
MEXICAN RESTAURANT

**H&C**  
HART & CRU  
WINE SHOP

**The Parlor**  
PENDLETON PARLOR  
ICE CREAM SHOP

**LUCIUS Q**  
BARBECUE RESTAURANT

**INDUSTRY CINCINNATI**  
MULTIFAMILY COMPLEX

**ALUMNI LOFTS**  
MULTIFAMILY COMPLEX

**P** **A&D GARAGE**  
Public Garage- 690 Spaces

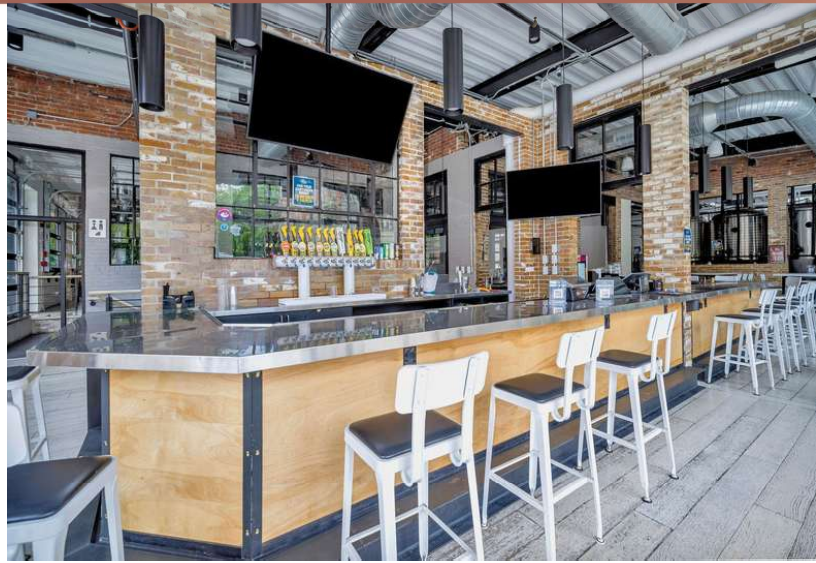
**P** **PUBLIC PARKING**  
Paid Lot

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Paid Lot

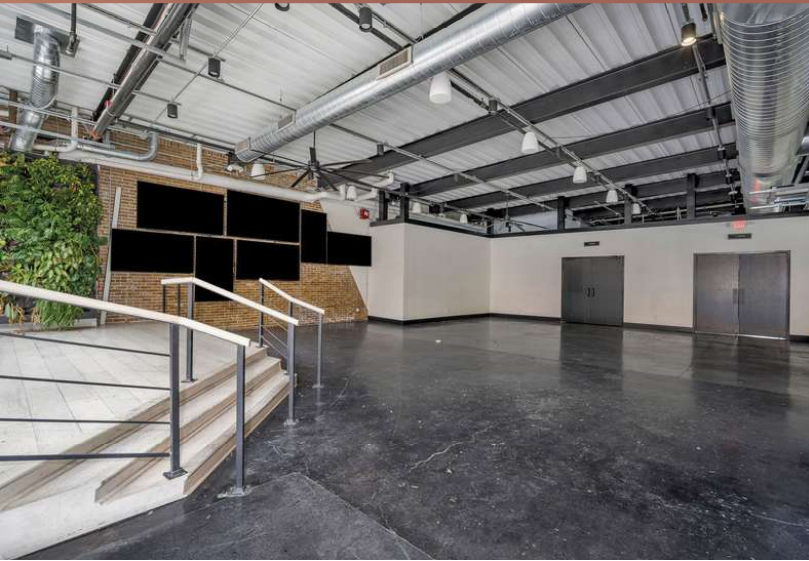
**SUBJECT SITE**

**P** **ZIEGLER GARAGE**  
Public Garage- 400 Spaces

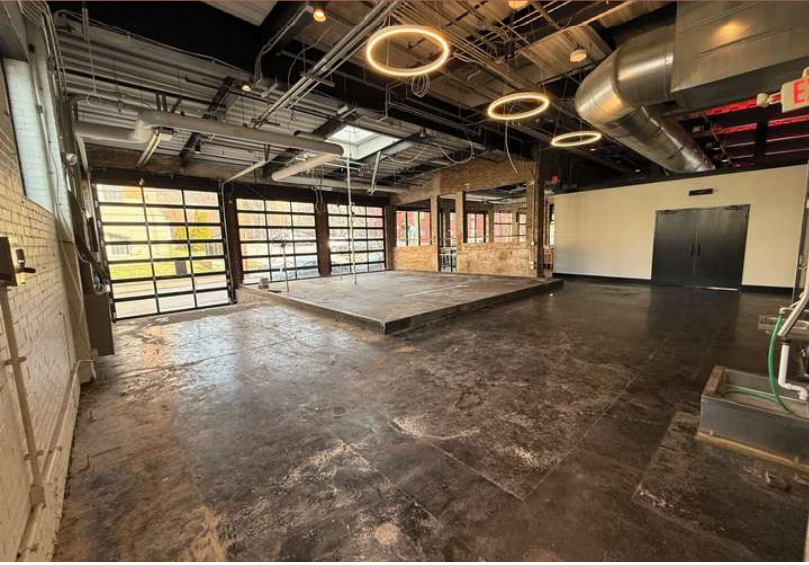
**PROPERTY INTERIORS**



**331 E 13TH STREET | FOR LEASE**



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**PROPERTY EXTERIORS**



331 E 13TH STREET | FOR LEASE

	1 MILE	3 MILE	5 MILE
POPULATION	28,088	161,977	332,851
AVERAGE HOUSEHOLD INCOME	\$101,506	\$77,965	\$79,644
NUMBER OF HOUSEHOLDS	15,149	73,891	147,183
MEDIAN AGE	35.5	34.2	35.1
TOTAL BUSINESSES	5,379	18,814	25,882
TOTAL EMPLOYEES	131,533	251,221	315,543

# CINCINNATI DEVELOPMENT

CINCINNATI IS POISED FOR SUBSTANTIAL GROWTH IN 2025, WITH NUMEROUS DEVELOPMENT PROJECTS SPANNING VARIOUS SECTORS.

Cincinnati's development landscape is experiencing significant growth, driven by ambitious projects and revitalization efforts. This progress highlights the city's dedication to enhancing its urban core, attracting new businesses, and elevating the quality of life for its residents. Expansion spans various sectors, including residential, commercial, and public spaces, contributing to Cincinnati's evolving and dynamic character.

## CLICK ON PROJECT FOR MORE INFORMATION



Convention Center Renovation  
Full Office Renovation



FC Cincinnati Mixed-Use District  
Mixed-Use Development



Reid Flats  
Affordable Housing Project



Carew Tower Transformation  
Mixed-Use Development



Moxy of Cincinnati  
New 112-Unit Hotel



Public Library Renovation  
Major Renovation of Public Library



Sky Central Apartment  
Conversion from Office to Residential



\$61M OTR Project  
Findlay Community Center & Crossroads Health

# Cincinnati

OHIO



## METRO AREA STATISTICS

**2.3 MM**  
POPULATION

**75K**  
HOUSEHOLD  
INCOME

**3.1%**  
UNEMPLOYMENT

## FORTUNE 500

NO. 24 - *KROGER*

NO. 51 - *PROCTER & GAMBLE*

NO. 314 - *WESTERN & SOUTHERN*

NO. 411 - *FIFTH THIRD*

NO. 473 - *CINTAS*

## CINCINNATI ACCOLADES

**Best City for Young Professionals**  
Ranked #8 - Forbes (2023)

**Top 20 Best Places to Live in the U.S.**  
Ranked #18 - U.S. News & World Report (2023)

**Best Mid-Size City for Job Growth**  
Ranked #3 - National League of Cities (2023)

**Rated (A-) Overall Grade | Niche**  
- Niche (2024)

**Cincinnati Children's ranked #1  
Children's Hospital**  
- US News & World Report



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Pesola Advisors is a commercial real estate team with Coldwell Banker Commercial, specializing in strategic advisory, leasing, and investment sales. The group focuses on delivering tailored solutions to landlords, tenants, and investors by combining market expertise with a hands-on, deal-driven approach. Pesola Advisors is committed to maximizing value for clients through thoughtful execution, strong relationships, and a deep understanding of local market dynamics.

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