

SYMPHONY HOTEL

201 West 14th Street, Cincinnati, OH 45202



PROPERTY DESCRIPTION

Formerly home to Vivaldi's Italian Restaurant and Bar, this property sits in one of the most desirable locations in historic Over-the-Rhine (OTR). It is positioned directly across from Cincinnati's iconic Music Hall and adjacent to FC Cincinnati's forthcoming \$332 million mixed use project. The rooftop deck offers a memorable vantage point over the district, while the lounge provides an inviting setting for cocktails and conversation. This is a great opportunity to operate a full service restaurant in a vibrant, rapidly evolving neighborhood—ideal for launching a new culinary concept or expanding an existing one in a truly distinctive setting.

PROPERTY HIGHLIGHTS

- 1,805 SF for lease (note: square footage excludes two bathrooms and basement storage areas)
- Former restaurant space available for lease in the historic Over-the-Rhine (OTR) neighborhood near Washington Park
- Current Full-Service Liquor License Available
- Fully turnkey operation

OFFERING SUMMARY

Lease Rate:	\$27 SF/yr (NNN)
Available SF:	1,805 SF
Building Size:	1,836 SF

DEMOGRAPHICS

	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,209	4,735	12,666
Total Population	2,371	8,992	24,579
Average HH Income	\$105,727	\$87,489	\$90,600

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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RETAIL FOR LEASE

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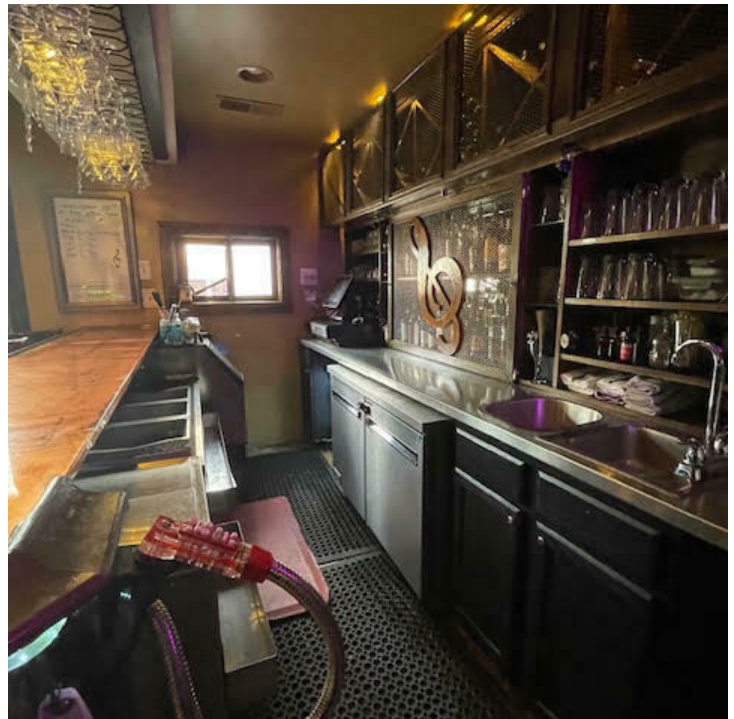
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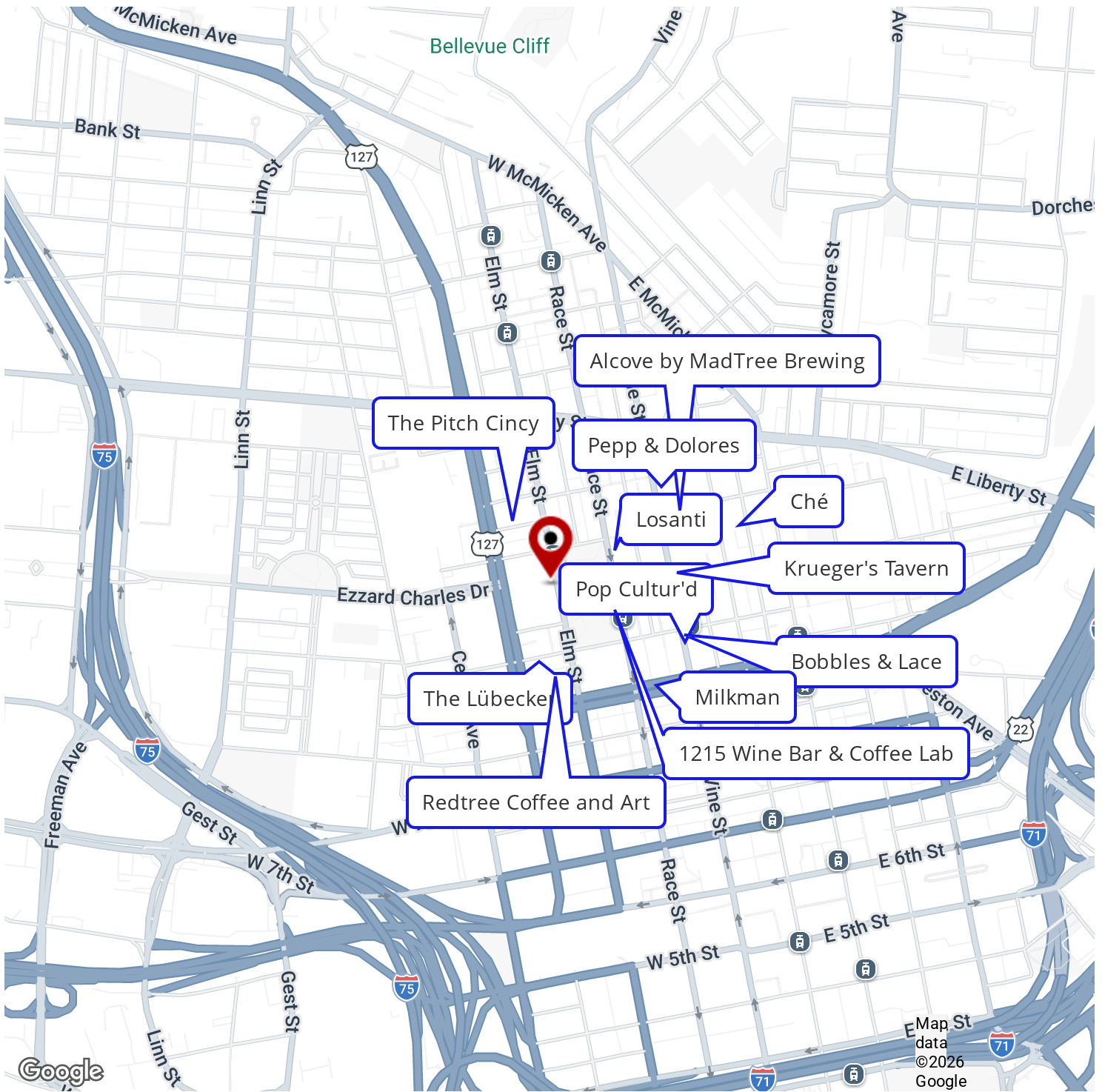
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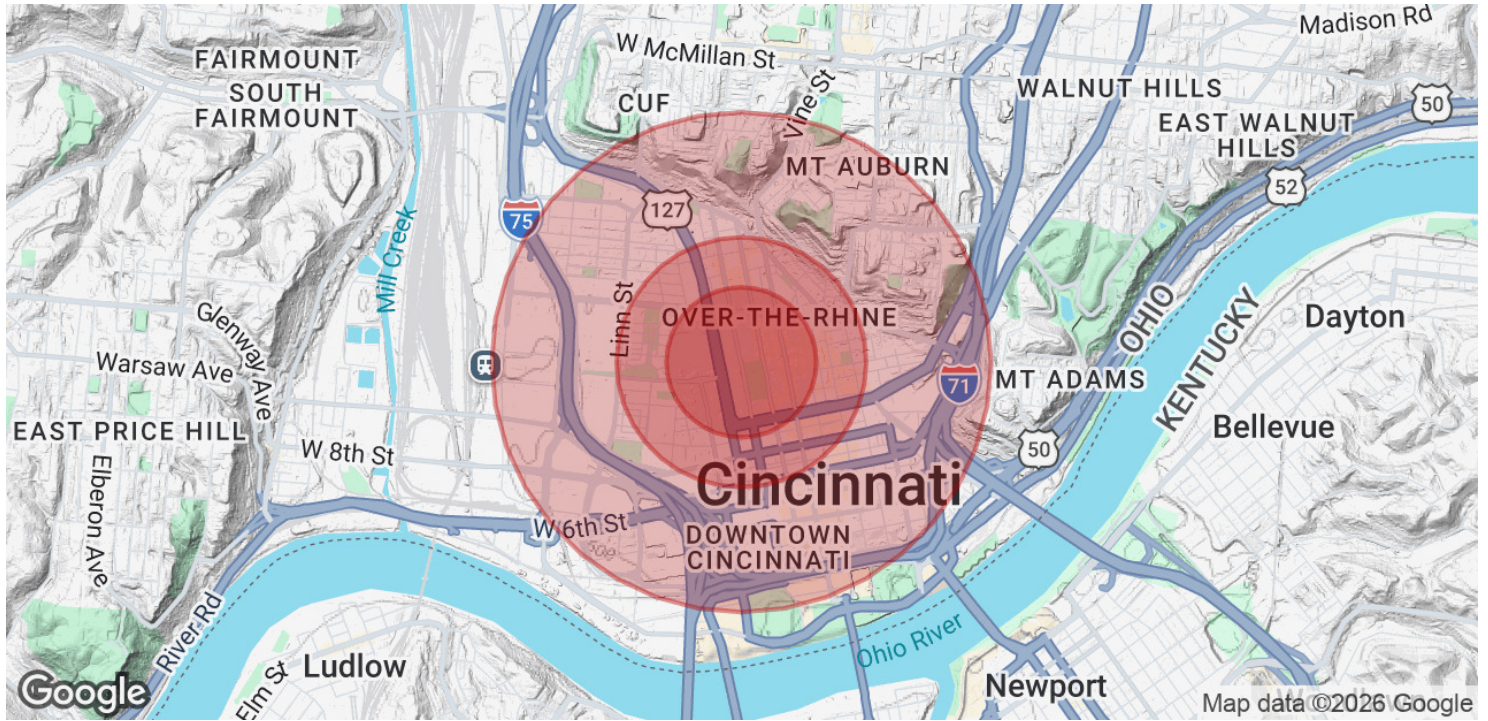
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	2,371	8,992	24,579
Average Age	38	36	36
Average Age (Male)	38	36	36
Average Age (Female)	38	36	36

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,209	4,735	12,666
# of Persons per HH	2	1.9	1.9
Average HH Income	\$105,727	\$87,489	\$90,600
Average House Value	\$571,110	\$442,615	\$438,689

2020 American Community Survey (ACS)

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