

COLLEGE HILL REDEVELOPMENT OPPORTUNITY

5851 Hamilton Avenue

Former bank branch on a prime signalized corner with adaptive reuse potential for retail, medical, restaurant, office, or service users.

CINCINNATI, OHIO 45224

VISIBILITY

Signalized Hamilton Avenue corner frontage

IDENTITY

Landmark former bank architecture

POSITIONING

Walkable location in the College Hill Business District



Corner Presence in the Heart of College Hill

5851 Hamilton Avenue combines highly visible frontage, recognizable former bank architecture, and a strategic neighborhood commercial location within the College Hill Business District.

VISIBILITY

Prime signalized corner on Hamilton Avenue with strong daily exposure.

DISTRICT POSITION

Located in the core of the College Hill Business District near active neighborhood anchors.

EXISTING IDENTITY

Former bank branch with a memorable street presence and durable masonry architecture.

PARKING POTENTIAL

Potential designated off-street parking spaces may be available, subject to final approval.



STREET-FACING EXTERIOR AT HAMILTON AVENUE CORNER

Visible. Walkable. Adaptable.

EXISTING INFRASTRUCTURE

Former Bank Infrastructure Creates a Fast-Start Opportunity

The existing buildout gives future users a practical head start. Secure areas, defined rooms, and a professional customer-facing layout support financial, service, specialty retail, or other adaptive reuse concepts.



EXISTING FEATURE	MARKETING RELEVANCE
Existing Vault	Immediate appeal for financial, cash-handling, or security-oriented users.
Functional Layout	Defined rooms support office, service, and customer-facing functions.
Utilities in Place	Provides a useful starting point for repositioning and tenant improvements.
Professional Entry	Maintains a recognizable arrival experience for customer-serving businesses.

Secure. Functional. Memorable.

FORMER BANK BRANCH INFRASTRUCTURE

Flexible Reuse Supports Multiple End Users

5851 Hamilton Avenue can be marketed to a broad spectrum of commercial users seeking a visible neighborhood location with existing infrastructure already in place. Its recognizable corner presence and former bank layout create a practical foundation for customer-facing concepts, professional occupancy, and service-driven conversion.

The value proposition is not a single-user story. It is a multi-path repositioning opportunity.

Retail. Medical. Restaurant. Office.

TARGET USE	WHY THE SITE FITS
Retail	Strong frontage, signalized visibility, and walkable district presence support everyday consumer traffic and neighborhood retail branding.
Medical	Existing room divisions and customer entry sequence can translate well to reception, consult, treatment, or support functions.
Restaurant	Corner identity and district activity create an attractive basis for a destination-oriented food or beverage concept.
Office	Current enclosed and open areas offer flexibility for professional workspace, administrative operations, or service-oriented occupancy.

INTERIOR REPOSITIONING

Main Interior Spaces Show Clear Repositioning Potential

The existing interior already offers a usable framework for retail, office, medical, restaurant, or service conversion, with open public-facing areas, enclosed rooms, and support spaces that can be reworked for a range of future users.



INTERIOR STRENGTH

ADAPTIVE REUSE BENEFIT

Open Customer Area

Supports reception, waiting, showroom, or dining reconfiguration.

Partitioned Rooms

Translate well to offices, consult rooms, treatment rooms, or storage.

Support Space

Provides flexibility for operational and back-of-house functions.

Established Circulation

Helps reduce planning friction during repositioning.

Existing layout supports faster repositioning.

Vault and Support Areas Differentiate the Asset

The former bank improvements create a rare positioning advantage that most neighborhood commercial opportunities cannot replicate. In addition to the vault itself, the property's support spaces and operational areas help frame a compelling reuse story for users who value security, utility, storage, and an environment with memorable physical character.

These retained improvements transform the property from a generic shell into a distinctive commercial opportunity.

DISTINCTIVE ELEMENT	STRATEGIC VALUE
Existing Vault	Provides a rare physical feature with immediate operational and branding appeal for select users.
Back-of-House Areas	Supports storage, staff functions, and service operations that are valuable in adaptive reuse scenarios.
Utility Space	Offers functional infrastructure that may reduce repositioning friction and improve planning efficiency.
Memorable Character	Helps the offering stand apart in the market through features not commonly found in neighborhood commercial inventory.

STREET PRESENCE

Exterior Identity Delivers Everyday Exposure

The building's architecture, corner placement, and sidewalk relationship create a highly recognizable commercial identity along Hamilton Avenue and help the property stand apart from more generic neighborhood inventory.

CORNER ARCHITECTURE

Memorable facade and masonry detailing visible from multiple directions.

FRONTAGE

Strong street presence along one of College Hill's key neighborhood commercial corridors.

PEDESTRIAN RELATIONSHIP

Direct sidewalk presence supports walkability and neighborhood-serving uses.

PARKING POTENTIAL

Possible designated off-street parking may add convenience for future users, subject to final approval.



Architecture and visibility support marketability.

HAMILTON AVENUE FRONTAGE

College Hill Momentum Supports the Story

CHCURC investment activity strengthens the case for 5851 Hamilton Avenue as a visible commercial opportunity within a district adding housing, public improvements, and destination-oriented redevelopment.

\$91 Million

Invested by CHCURC over the past 8 years, with additional projects still ahead.

CEDAR AVENUE

Planned redevelopment is expected to add 10 townhomes and more residential density near the business district.

STATION III

The future phase is envisioned to add 60 mixed-income housing units and extend the long-term corridor plan.

HOLLYWOOD THEATRE

Phase Two aims to advance a cultural arts center and strengthen destination activity in College Hill.

COLLEGE HILL PLAZA

Stabilization and predevelopment efforts support current businesses while preparing the site for larger redevelopment.



COLLEGE HILL ASSETS

-  306 Residential units created or preserved by CHCURC
-  Proposed Metro BRT Stop, Route 17 on Hamilton Ave.
-  65+ businesses within 6 blocks of Business District
Explore our businesses at this link: <https://chcurc.com/support-local/>
-  **CHCURC has invested \$91 Million over the past 8 years.**



VISUAL SUMMARY OF MAJOR COMMUNITY ASSETS, PLANNED PROJECTS, AND INVESTMENT ACTIVITY WITHIN THE COLLEGE HILL BUSINESS DISTRICT

Walkable to District Anchors and Daily Demand

The property sits within a business district supported by nearby housing, active commercial nodes, and community-led reinvestment. CHCURC materials highlight 306 residential units created or preserved, more than 65 businesses within six blocks, and additional district projects still ahead.

A walkable district with housing growth, neighborhood retail, and mobility improvements supports daily relevance for future users.

DEMAND DRIVER	IMPACT
Residential Base	CHCURC highlights 306 residential units created or preserved, reinforcing a nearby customer and workforce base.
Business District Activity	More than 65 businesses within six blocks help support daily visits, cross-shopping, and street-level visibility.
Transit Access	A proposed Metro BRT stop on Hamilton Avenue would further strengthen convenience and corridor connectivity.
Civic & Development Anchors	The new library location and nearby redevelopment initiatives reinforce long-term district momentum.



Ed Mathis

VICE PRESIDENT • REPUBLIC COMMERCIAL
REAL ESTATE

DIRECT & MOBILE
(513) 549-0440

MAIN
(513) 549-0090 x104

FAX
(513) 549-0070

EMAIL
ed.mathis@republic-cre.com

WEBSITE
www.republic-cre.com

Video Overview

Use the property video overview for a fast visual introduction to the building, its corner presence, and the broader repositioning opportunity in College Hill.



CLICK THE THUMBNAIL OR BUTTON TO OPEN THE PROMOTIONAL
VIDEO OVERVIEW

[Play Video ↗](#)

Broker contact and video overview in one place.