

FOR LEASE

2800 WOODBURN AVENUE, CINCINNATI, OH 45206



PESOLA
ADVISORS GROUP



COLDWELL BANKER
COMMERCIAL



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➤ THE OFFERING

Pesola Advisors Group is pleased to present the exceptional commercial space available for lease at 2800 Woodburn Avenue, ideally situated on a high-visibility street in East Walnut Hills. Formerly operating as a bar and restaurant, this establishment is in turn-key condition and ready for immediate use. The property also features a fully-built out kitchen, restrooms and ample parking lots nearby, providing enhanced operational flexibility to accommodate a wide range of business types.

Located in the heart of East Walnut Hills, 2800 Woodburn Avenue sits within the historic DeSales Corner district, an architecturally rich and walkable area known for its vibrant mix of boutiques, restaurants, and cultural attractions. Just minutes from downtown Cincinnati, the property offers excellent visibility, access to major transit routes, and potential historic tax incentives, making it ideal for commercial or mixed-use development.

➤ PROPERTY HIGHLIGHTS

Offered at: \$22.00 + \$6.20 (SqFt/Year) NNN

Total SqFt: 4,196 Sq. Ft.

- Situated in the East Walnut Hills submarket
- Fully built-out restaurant and bar space
- Complete kitchen with 9-foot hood system On-site walk-in cooler
- Easy access to nearby street and paid lot parking
- Potential to lease adjacent patio space and additional storage space with large walk-in cooler





LEASABLE PATIO SPACE

WOODBURN AVENUE



HYDE PARK

TEQUILA
RESTAURANT/BAR

ANJOU
COCKTAIL BAR

MADISON AVENUE

MOCHIKO
RESTAURANT

6 'N THE MORNIN'
BREAKFAST RESTAURANT

SUBJECT SITE

HEYDAY
RESTAURANT

PUBLIC PARKING
Paid Lot

TWENTIES
UPSCALE BAR

RUSK KITCHEN & BAR
UPSCALE BAR/RESTAURANT

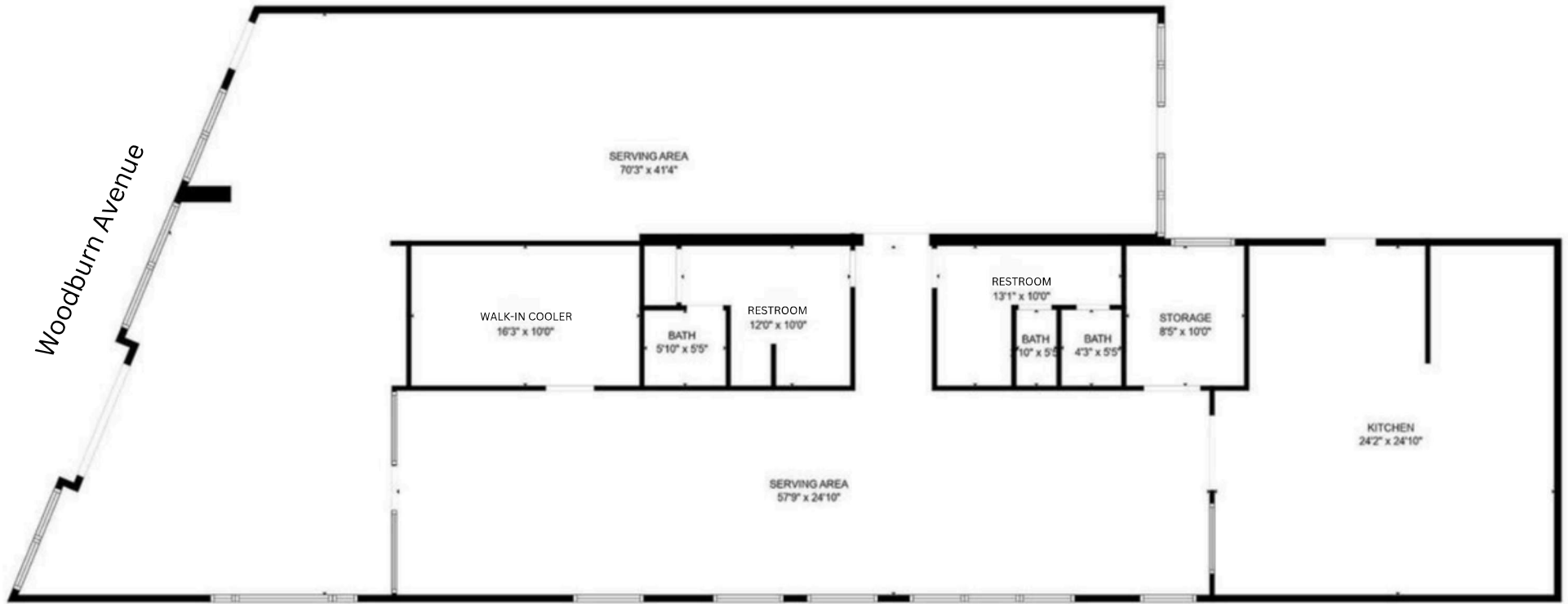
URBANA CAFE
COFFEE SHOP

WOODBURN AVENUE

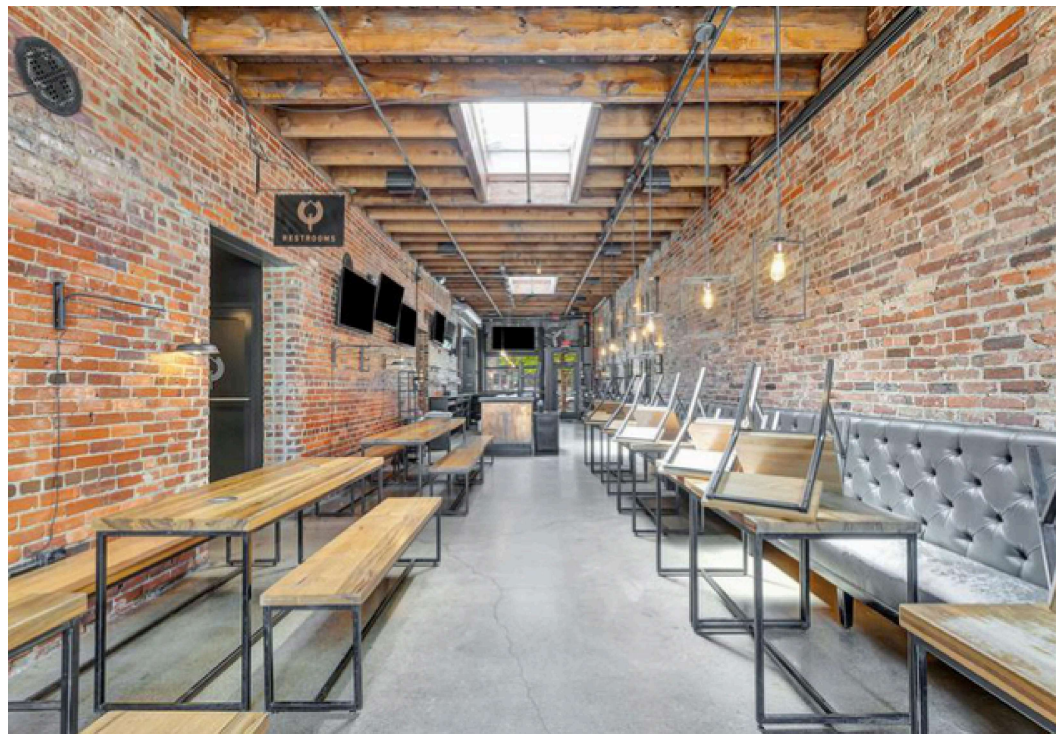
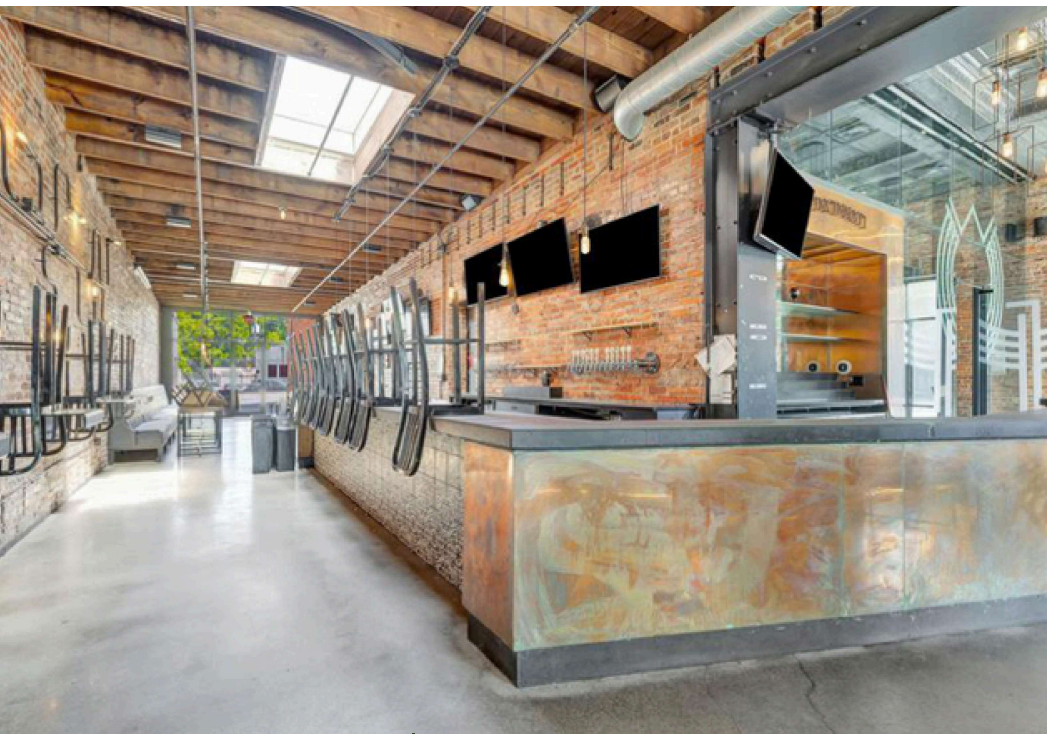
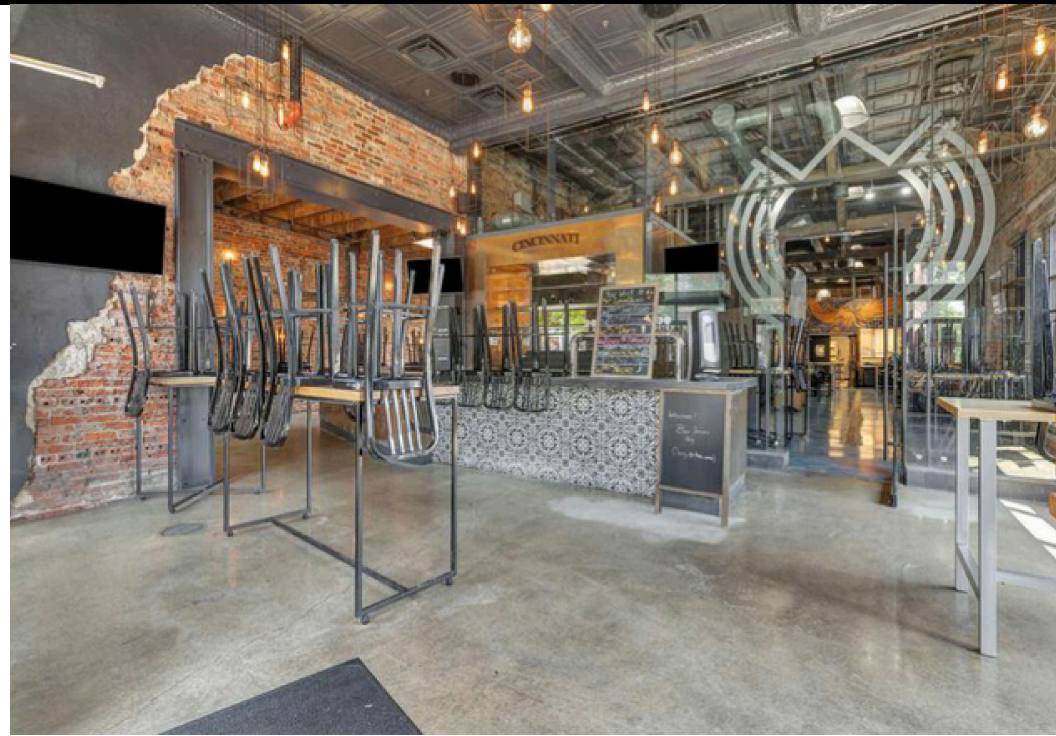
WALNUT HILLS

2800 WOODBURN AVENUE

4,196 Square Feet









	1 MILE	3 MILE	5 MILE
POPULATION	16,415	164,548	314,371
AVERAGE HOUSEHOLD INCOME	\$78,597	\$90,436	\$83,231
NUMBER OF HOUSEHOLDS	8,486	74,481	143,230
MEDIAN AGE	37.5	32.8	34.5
TOTAL BUSINESSES	1,039	18,140	26,163
TOTAL EMPLOYEES	7,570	238,920	332,802

EAST WALNUT HILLS

LOCATION OVERVIEW

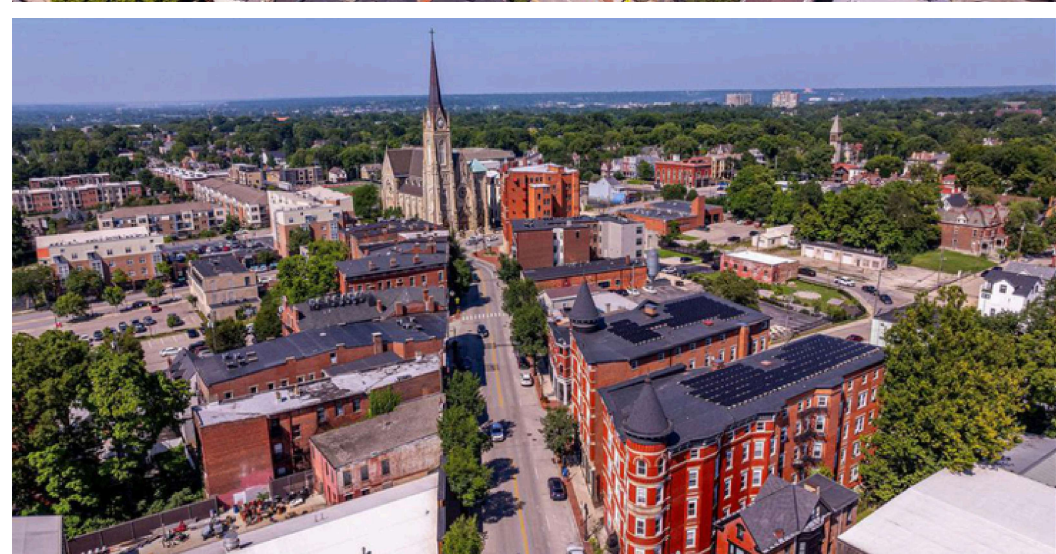
- Location: Just east of downtown Cincinnati; bordered by Walnut Hills, Evanston, and Hyde Park.
- Character: Historic, walkable neighborhood known for its preserved architecture, affluent residential base, and vibrant mixed-use corridors.

COMMERCIAL DEVELOPMENTS

- *Peebles Apartments & Paramount Launch* - 94 Units
- *Kemper Lane Apartments* - 48 Units
- *Park Avenue Square* - 244 Units
- *Kingsley + Co. Affordable Housing Proposal* - 180 Units
- *Woodburn Exchange (Phase One)* - Mixed-Use Development

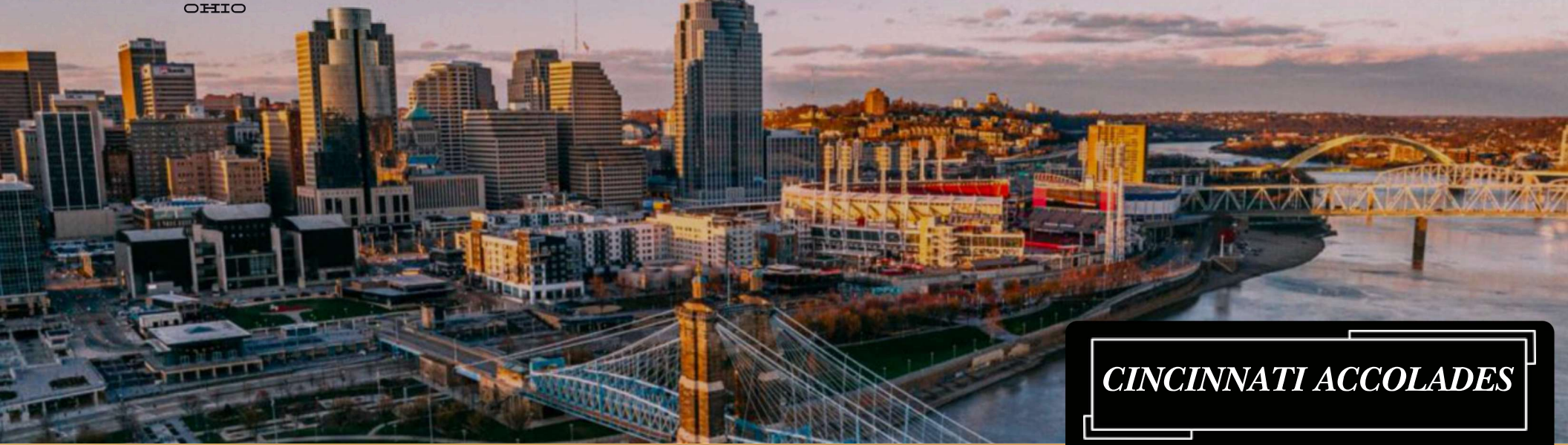
LOCAL ECONOMY & BUSINESS ENVIRONMENT

- Local nodes like DeSales Corner and Woodburn Ave Historic District serve as business and social hubs with restaurants, cafés, bars, and annual street events.
- The commercial corridors of East Walnut Hills feature a vibrant and eclectic mix of small, independent businesses spanning food and drink, specialty retail, wellness, and professional services.



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. 56 - *GENERAL ELECTRIC*

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&WorldReport(2023)

Best Mid-Size City for Job Growth
Ranked#3 - NationalLeagueofCities(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.