

»» FOR LEASE

PENDLETON DISTRICT | 5,661 SF | \$18/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.

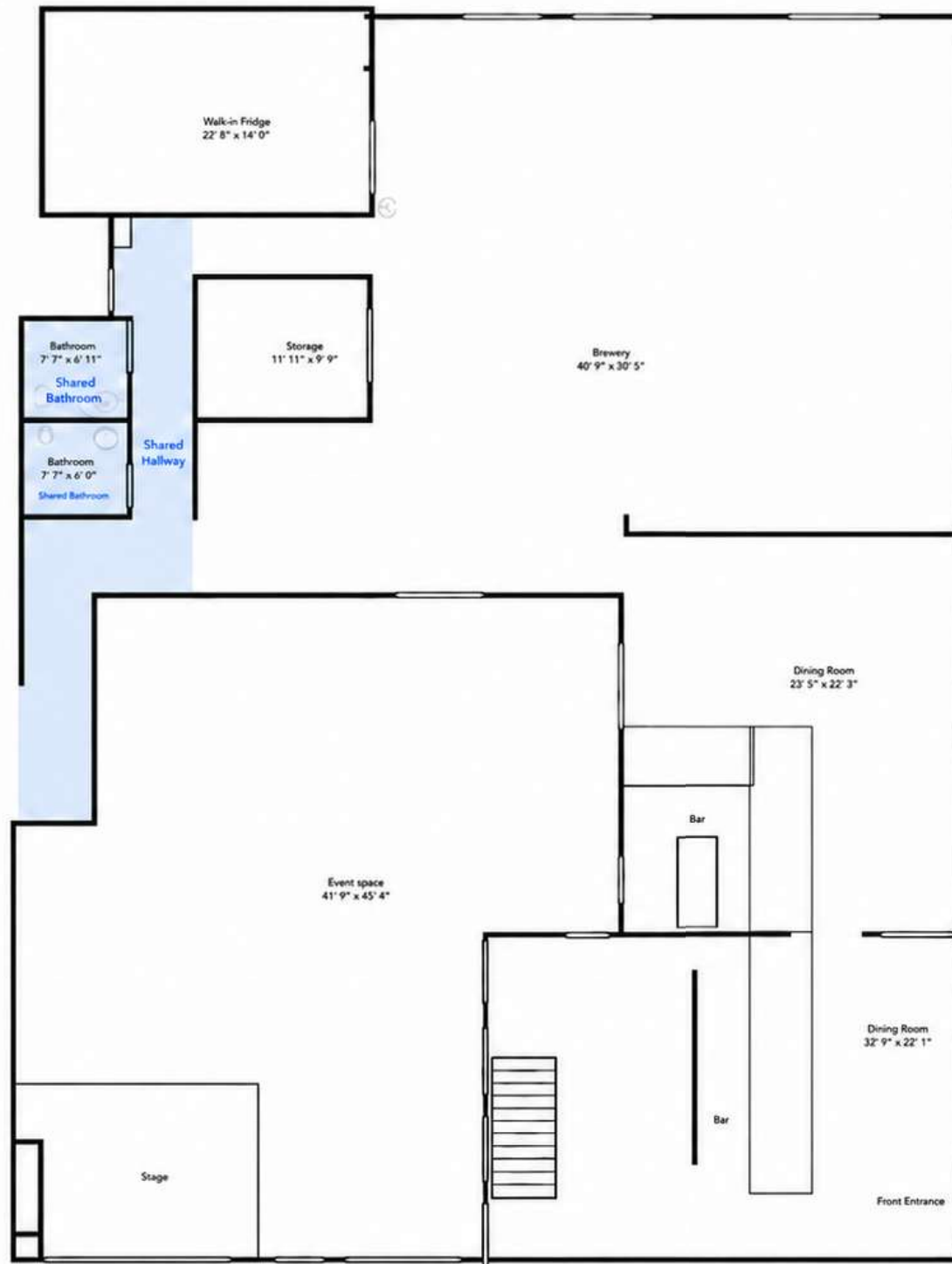
Located in one of downtown Cincinnati's most walkable and culturally driven neighborhoods, the property benefits from strong foot traffic, excellent visibility, and immediate access to the Pendleton Art Center, Ziegler Park, and the Cincinnati Streetcar. Surrounded by popular local bars, restaurants, 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

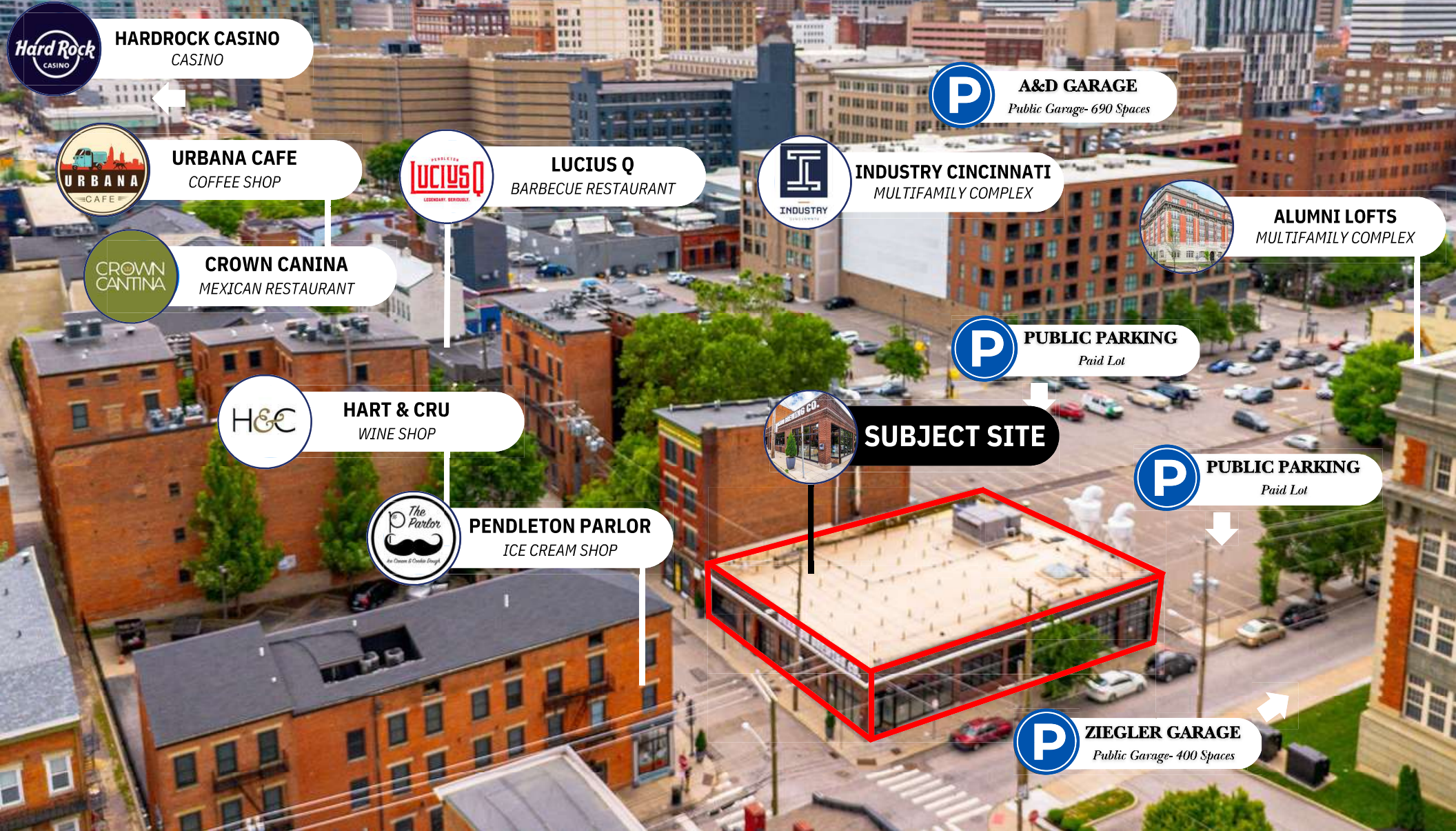
Square Feet: 5,661 | \$18/SF - Modified Gross

- Fully built out
- 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



Current Layout

DOWNTOWN CINCINNATI



Hard Rock
CASINO

HARD ROCK CASINO
CASINO

URBANA
CAFE

URBANA CAFE
COFFEE SHOP

CROWN
CANTINA

CROWN CANTINA
MEXICAN RESTAURANT

H&C

HART & CRU
WINE SHOP

The
Parlor
Ice Cream & Cones

PENDLETON PARLOR
ICE CREAM SHOP

LUCIUS Q
BARBECUE RESTAURANT

LUCIUS Q
BARBECUE RESTAURANT

INDUSTRY
CINCINNATI

INDUSTRY CINCINNATI
MULTIFAMILY COMPLEX

ALUMNI LOFTS
MULTIFAMILY COMPLEX

ALUMNI LOFTS
MULTIFAMILY COMPLEX

P

PUBLIC PARKING
Paid Lot

INDUSTRY CO.

SUBJECT SITE

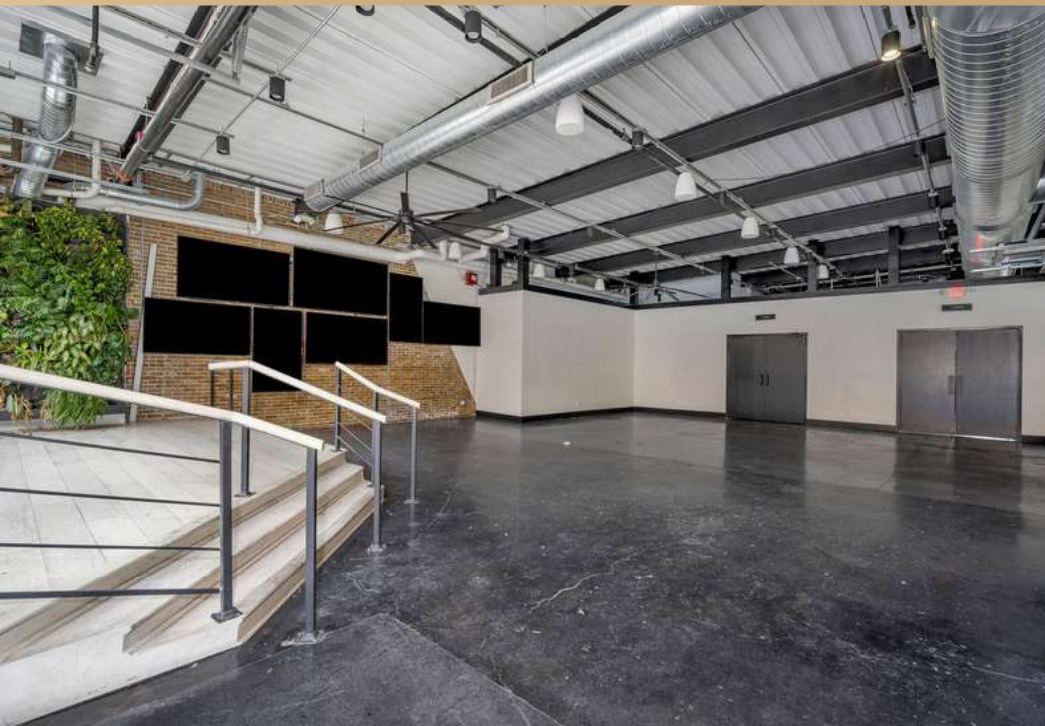
P

PUBLIC PARKING
Paid Lot

P

ZIEGLER GARAGE
Public Garage- 400 Spaces









	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



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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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