

For Lease

1500 RACE STREET CINCINNATI, OH 45202



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THE OFFERING

Pesola Advisors Group is pleased to present an exceptional 2nd generation restaurant space available for lease at 1500 Race Street. Situated on a corner with solid visibility from multiple directions, the property benefits from strong neighborhood foot traffic, convenient parking options nearby, and a thriving surrounding streetscape of historic architecture and established businesses. Located in the heart of one of Cincinnati's most sought-after urban corridors, this is a great opportunity to plant your flag in a space that truly makes a statement.

The space comes fully equipped with all furniture, fixtures, and equipment included, allowing an incoming operator to open with minimal upfront investment. A D5/D6 liquor license is available for purchase. Additional highlights include a walk-up window adjacent to city-approved W. 15th Street outdoor dining space for up to 11 four-top tables, a private rear patio, and a convenient streetcar station less than a block away.

PROPERTY HIGHLIGHTS

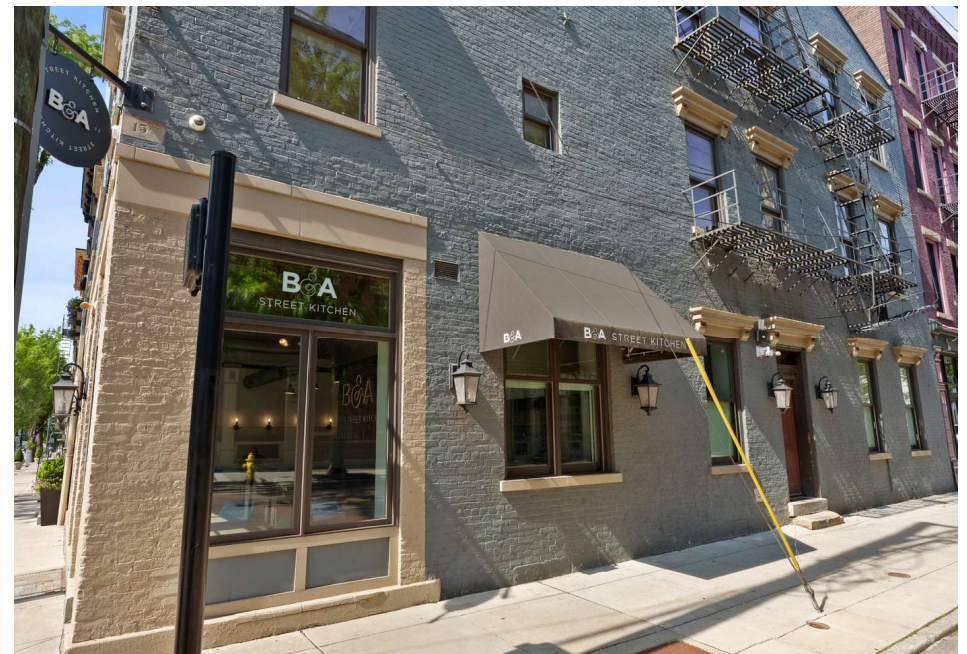
OFFERED AT: \$5,000/MONTH (modified gross lease)

FIRST FLOOR: 1,661 SF

BOTTOM FLOOR: 1,649 SF

TOTAL SF = 3,310 SF

- Situated in the Over-the-Rhine district
- Private rear patio ideal for outdoor dining
- Walk-up window for grab-and-go service
- City-approved W. 15th Street outdoor dining
- All FF&E Included
- Strong surrounding demographics
- Convenient street & garage parking
- Streetcar station nearby



OVER-THE-RHINE

LOCATION OVERVIEW

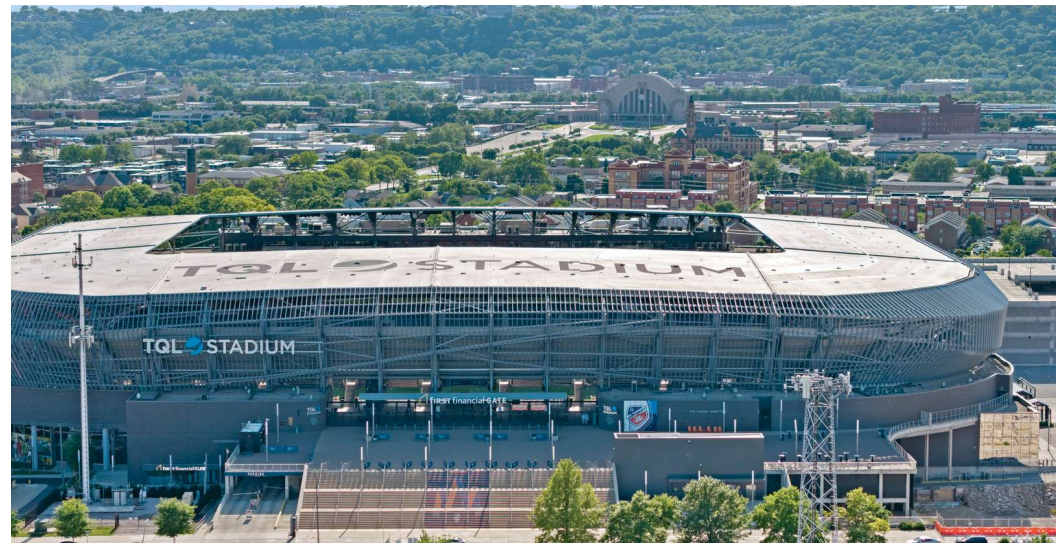
- Located in the OTR neighborhood of Cincinnati, just North of the central business district.
 - Surrounded by a vibrant restaurant and bar scene.
- Walkable neighborhood with historic character, known for its preserved architecture, and strong residential base.

NEARBY ATTRACTIONS & AMENITIES

- Washington Park
- Theaters: Music Hall, Memorial Hall, Shakespeare Theater, Cincinnati Ensemble Theater and more!
- TQL Stadium
- Findlay Market & Surrounding District

LOCAL ECONOMY & BUSINESS ENVIRONMENT

- The area surrounding 1500 Race St. is supported by a diverse urban economy driven by hospitality, entertainment, healthcare, professional services, and tourism.
- The Local business environment is highly walkable and densely activated, featuring a strong concentration of restaurants, bars, boutique retail, creative office users, and strong pedestrian activity.







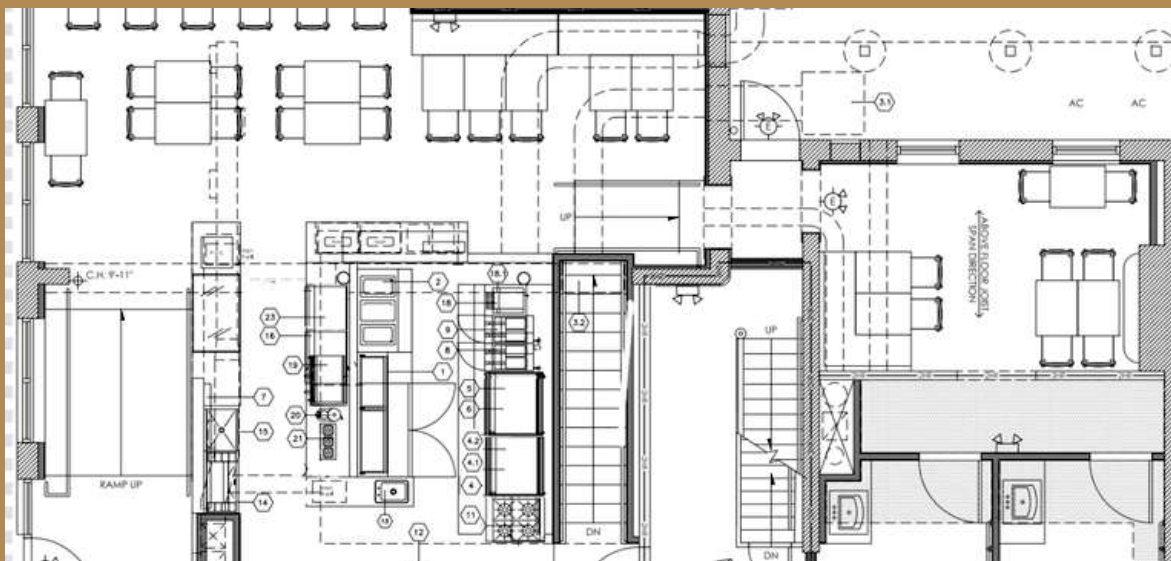


FLOORPLAN

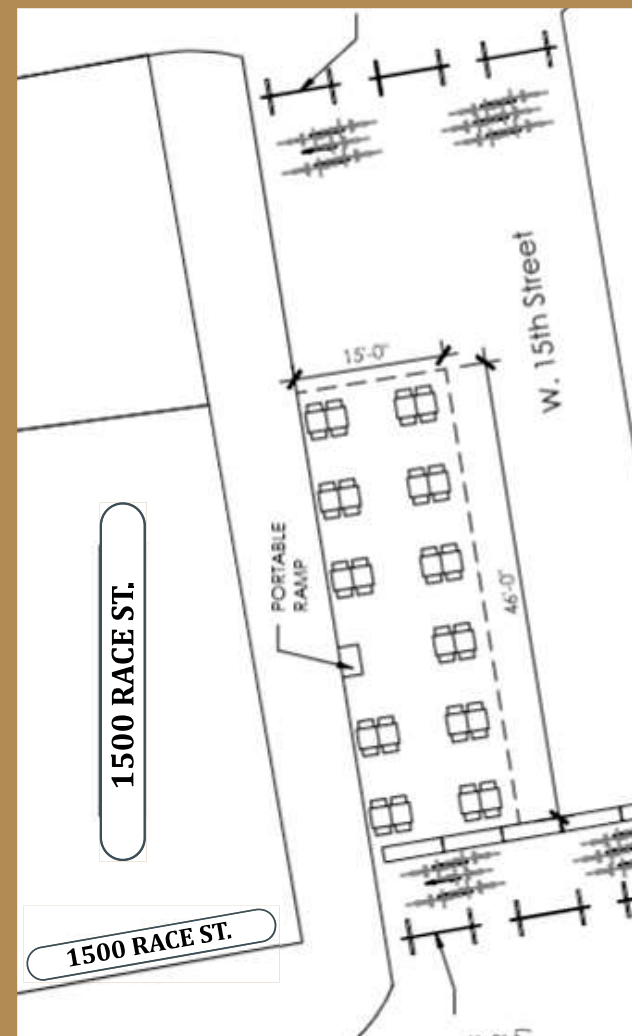
1500 Race Street, Cincinnati, OH

3,310 TOTAL SQUARE FEET

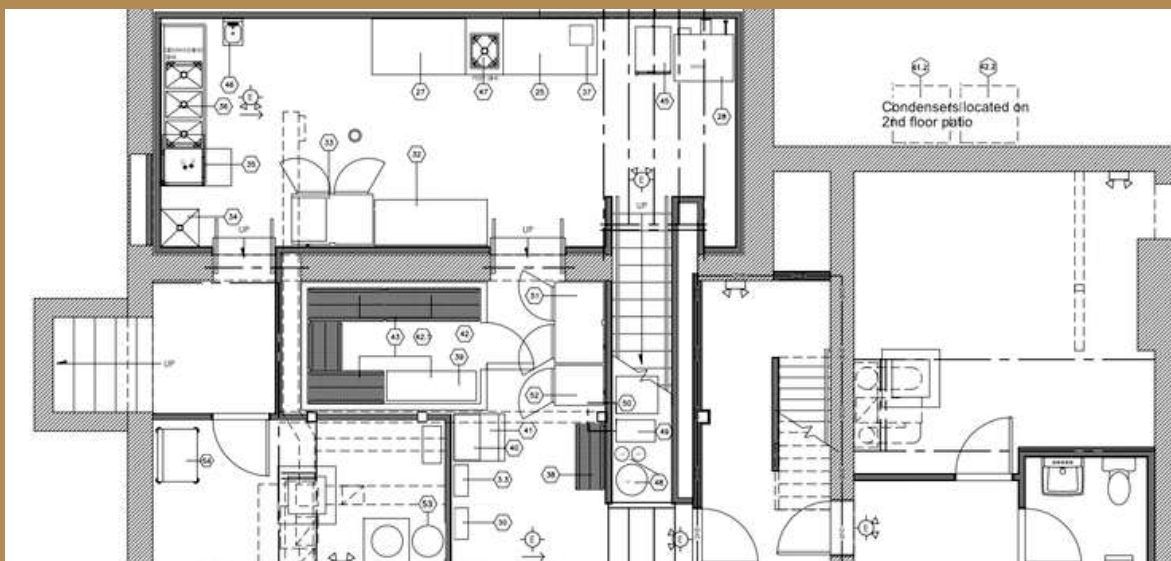
MAIN FLOOR



OUTDOOR PATIO



LOWER LEVEL



SITE AERIAL





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Pesola Advisors Group brings a distinctive perspective to Cincinnati's commercial real estate landscape, one forged through firsthand entrepreneurial experience and deep market immersion. Before entering commercial real estate, founder Nick Pesola built and operated multiple successful restaurant and bar concepts across the Greater Cincinnati region, giving him a ground-level understanding of what it actually takes to run a business inside a commercial space. That operator's mindset shapes everything we do.

