

»» FOR LEASE

RETAIL SPACE - *CENTRAL BUSINESS DISTRICT*

814 MAIN STREET, CINCINNATI, OH 45202

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3CRE

► THE OFFERING

3CRE is pleased to present the outstanding 1,779 SF commercial space available at 814 Main Street, ideally positioned near Court Street and the courthouse. Offered at \$22.00/SF/Yr Modified Gross, this well-appointed space combines character, functionality, and a professional setting ideal for a variety of commercial uses. The interior features hardwood floors throughout, exposed brick, and a variety of quality finishes that create a warm and inviting atmosphere. With its flexible layout and distinctive architectural details, the space offers an excellent opportunity for a business seeking a polished and unique presence in a highly walkable location.

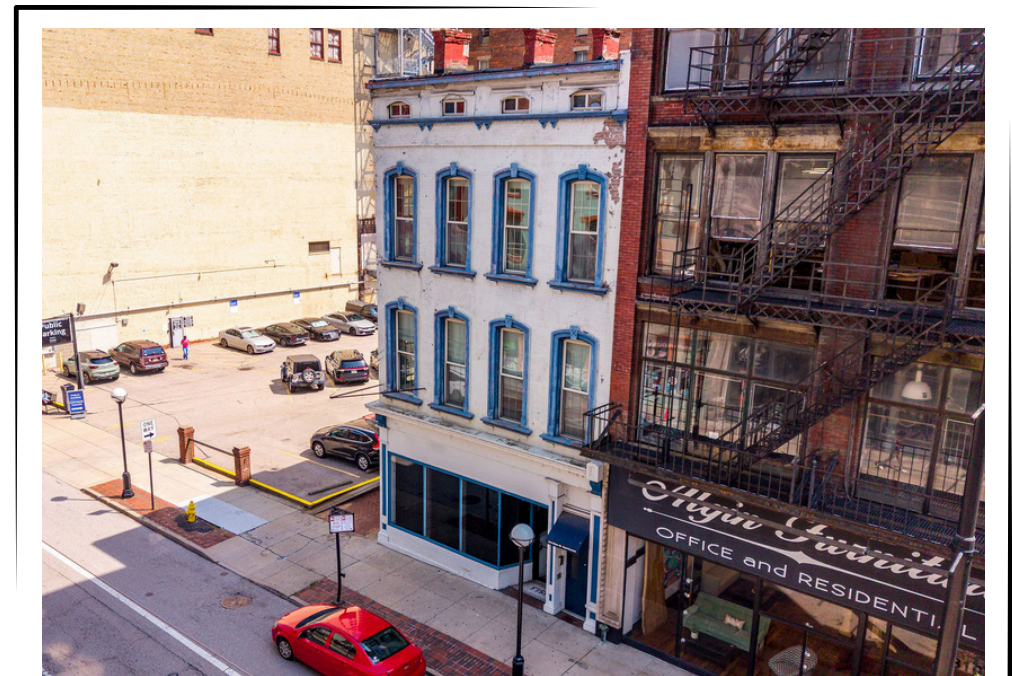
Located just steps from Court Street and the courthouse, 814 Main Street benefits from a central and highly walkable setting surrounded by established businesses, professional offices, and neighborhood amenities. Its convenient location provides easy access to nearby retail, dining, and services, while placing tenants within a well-connected commercial corridor. The combination of a desirable location, strong pedestrian accessibility, and a character-rich interior makes 814 Main Street an excellent opportunity for businesses looking to establish themselves in a prominent and convenient downtown setting.

► PROPERTY HIGHLIGHTS

Lease Rate: \$22.00 Sq. Ft./Year (Modified Gross)

Total SqFt: 1,779 Sq. Ft.

- **Prime Location:** Ground-floor retail space in the heart of the Central Business District
- **Flexible Layout:** Move-in ready, open-concept floor plan with recent modern renovations
- **High-Foot-Traffic Area:** Highly walkable street one block from Court Street, surrounded by popular restaurants, shops, and corporate offices





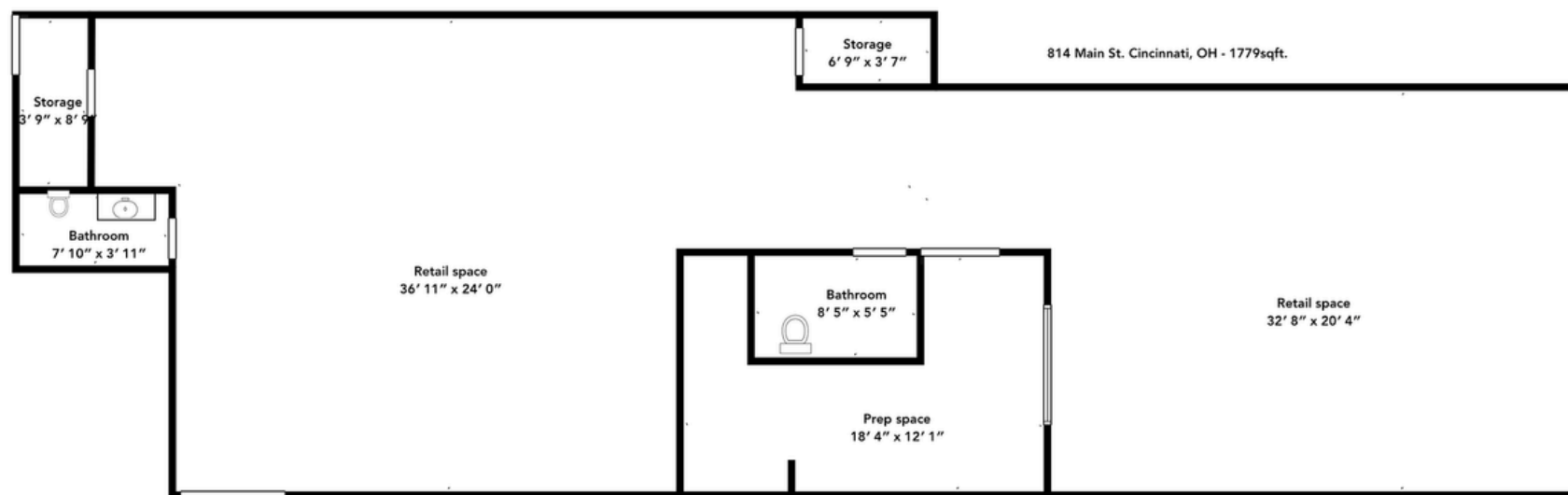
NORTHERN
KENTUCKY

DOWNTOWN
CINCINNATI

MAIN
STREET

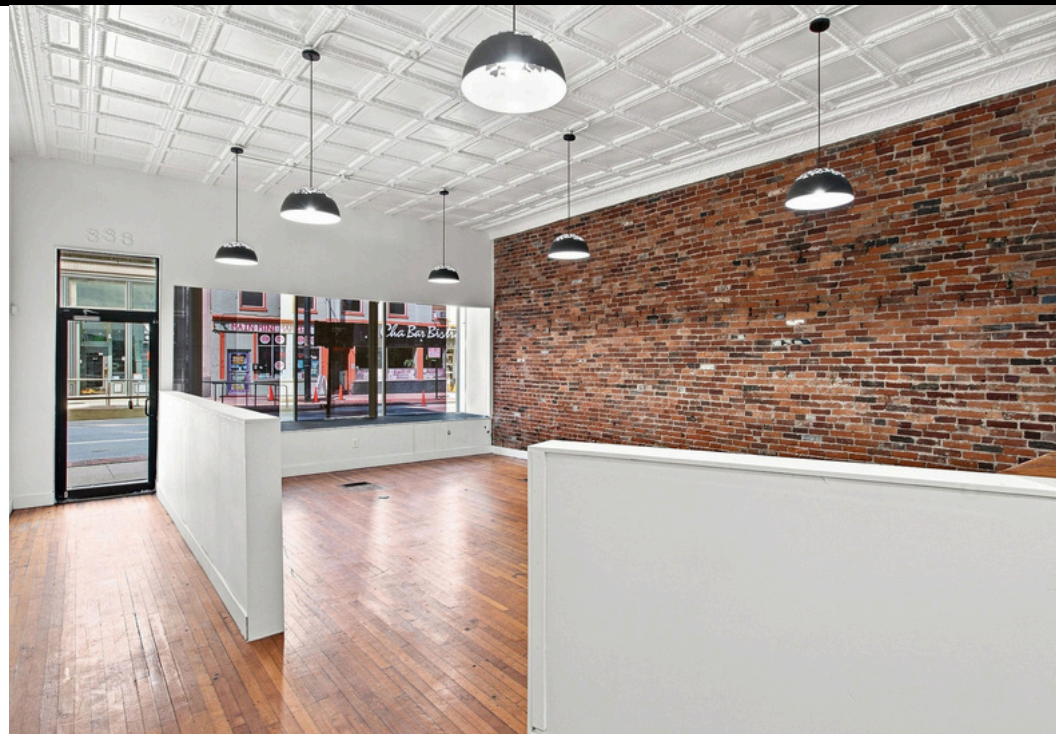
814 MAIN STREET

1,779 Square Feet











	1 MILE	3 MILE	5 MILE
POPULATION	23,675	160,122	328,437
AVERAGE HOUSEHOLD INCOME	\$111,814	\$82,844	\$87,272
NUMBER OF HOUSEHOLDS	12,960	73,067	144,881
MEDIAN AGE	35.9	34.2	35
TOTAL BUSINESSES	4,370	18,799	25,387
TOTAL EMPLOYEES	122,038	243,082	302,768

Cincinnati

OHIO



METRO AREA STATISTICS

2.3 MM
POPULATION

81K
HOUSEHOLD
INCOME

3.9 %
UNEMPLOYMENT

FORTUNE 500

NO. 27 - *KROGER*

NO. 54 - *PROCTER & GAMBLE*

NO. 101 - *GE AEROSPACE*

NO. 321 - *WESTERN & SOUTHERN*

NO. 341 - *FIFTH THIRD*

NO. 371 - *CINCINNATI FINANCIAL*

NO. 412 - *CINTAS*

NO. 478 - *AMERICAN FINANCIAL*

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 & World Report (2023)

Best Mid-Size City for Job Growth

Ranked #3 - National League of Cities (2023)

Rated (A-) Overall Grade | Niche

- Niche (2024)

Cincinnati Children's ranked #1

Children's Hospital

- US News & World Report



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DISCLAIMER



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