

FOR LEASE

RESTAURANT / BAR SPACES

113 W 4TH STREET, CINCINNATI, OH 45202

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3CRE

The Offering

3CRE is pleased to present two prime commercial spaces available at 113 W 4th Street, ideally situated in Downtown Cincinnati's Central Business District. The property is currently undergoing substantial renovations, including the proposed development of a boutique hotel above the two ground-level retail/restaurant suites. Both spaces are delivered in shell condition, providing a unique opportunity for tenants to design and build out the interiors to suit their specific business needs. The landlord is offering flexible tenant improvement allowances to support customized build-outs.

Located in the heart of Cincinnati's Central Business District, 113 W 4th Street offers a premier downtown address with high visibility and consistent foot traffic. This prime location places operators at the center of the city's commercial and cultural activity, surrounded by historic architecture, major office towers, and an eclectic mix of dining, retail, and entertainment options. Just steps from Fountain Square and a short walk to The Banks, the property provides unmatched access to the city's core attractions and workforce, making it an exceptional opportunity for businesses seeking a prominent presence in Cincinnati's thriving urban center.

Highlights

- **1,875 Square Feet (Ground-Level Space)**
Lease Rate: \$25.00 Sf/Yr (NNN)
- **1,200 Square Feet (Basement Space)**
Lease Rate: \$22.00 Sf/Yr (NNN)
- Well-suited for a bar or restaurant retail concept
- Basement well-suited for a speakeasy/cocktail bar with alley entrance. Steps away from O'Malley's in the Alley
- Build-to-Suit Opportunity
- Located on Fourth Street in the Central Business District
- Landlord to Deliver Premises in White-Box Condition with a Customizable Tenant Improvement Allowance Package



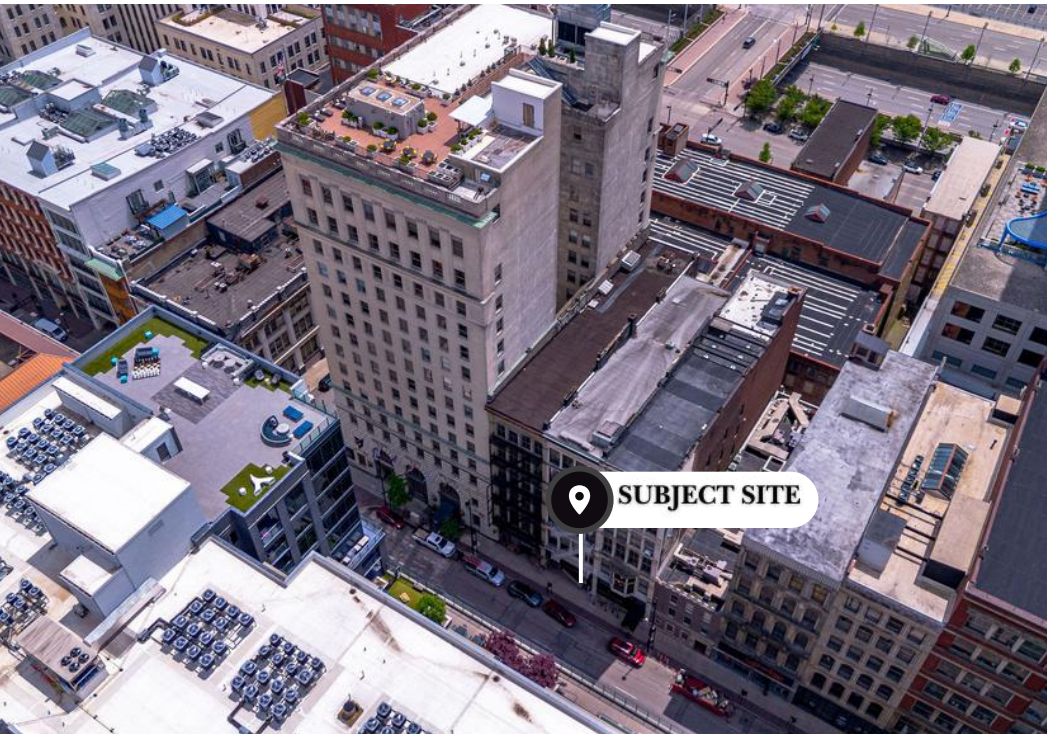
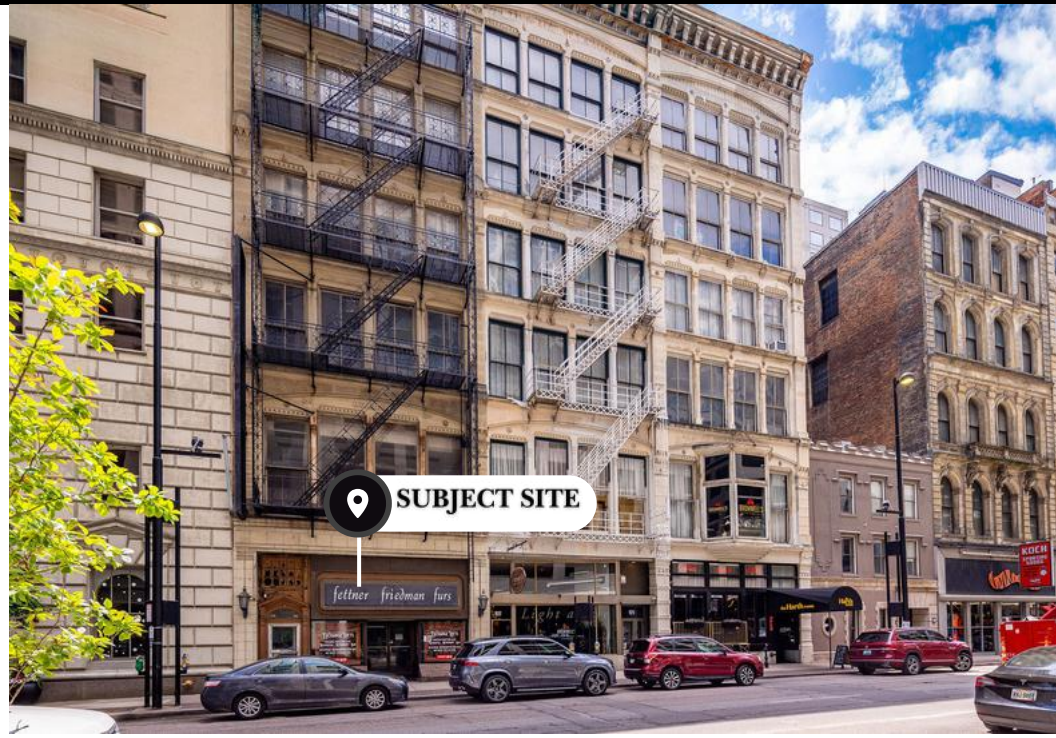






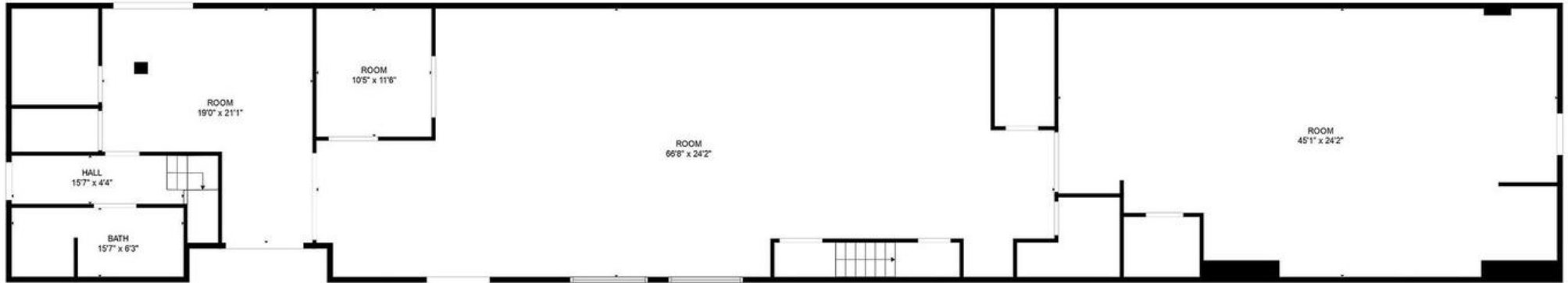




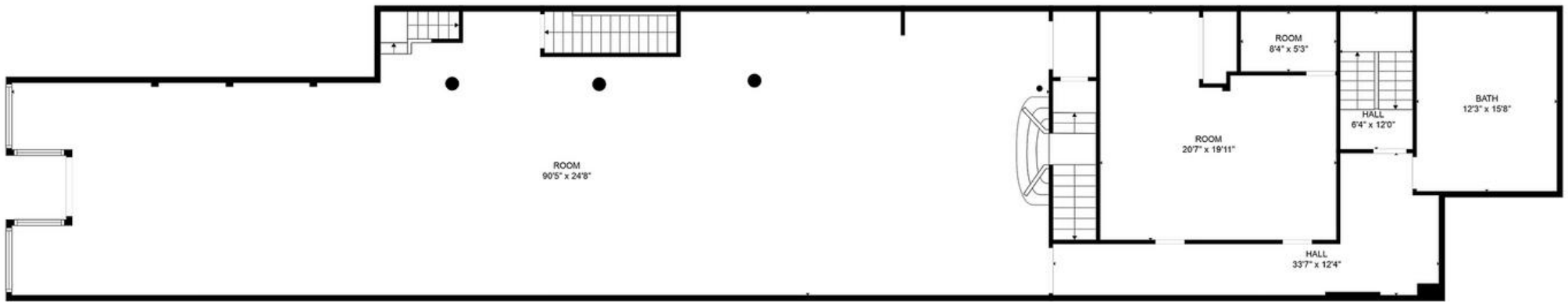


113 W 4th Street

Ground-Level Space



Basement-Level Space





(P)

SHOPS

EATERIES

BARS + PUBS

PERSONAL SERVICES
FITNESS

THEATER + VENUES + ENTERTAINMENT

HOTELS + EDUCATION

RELIGIOUS ORGS

GALLERIES

	1 MILE	3 MILE	5 MILE
POPULATION	26,574	159,704	333,438
AVERAGE HOUSEHOLD INCOME	\$96,961	\$75,398	\$77,758
NUMBER OF HOUSEHOLDS	14,385	72,641	146,881
RENTER OCCUPIED HOUSEHOLDS	34.6	33.2	34.4
MEDIAN AGE	5,303	18,012	24,373
TOTAL BUSINESSES	127,198	247,530	308,203

CINCINNATI

DEVELOPMENT

CINCINNATI IS POISED FOR SUBSTANTIAL GROWTH IN 2025, WITH NUMEROUS DEVELOPMENT PROJECTS SPANNING VARIOUS SECTORS.

Cincinnati's development landscape is experiencing significant growth, driven by ambitious projects and revitalization efforts. This progress highlights the city's dedication to enhancing its urban core, attracting new businesses, and elevating the quality of life for its residents. Expansion spans various sectors, including residential, commercial, and public spaces, contributing to Cincinnati's evolving and dynamic character.

CLICK ON PROJECT FOR MORE INFORMATION



Convention Center Renovation
Full Office Renovation



FC Cincinnati Mixed-Use District
Mixed-Use Development



The Barrister
Affordable Housing Project



Carew Tower Transformation
Mixed-Use Development



Moxy of Cincinnati
New 111-Unit Hotel



Public Library Renovation
Major Renovation of Public Library



Sky Central Apartment
Conversion from Office to Residential



\$61M OTR Project
Findlay Community Center & Crossroads Health

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. 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 & 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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LEARN MORE



3CRE Advisors is a multi-state brokerage that has expertise in Commercial Real Estate Investment, Leasing, Property Management, and Business Brokering.

Contact our Retail Services Group for any of your retail assignments. Visit us at any of our offices listed below or on our website at [3CRE.com](https://www.3cre.com)