

CORNER RETAIL SPACE FOR LEASE

FORMER WALGREENS @ 6TH & RACE

601 Race Street, Cincinnati, OH 45202



TC Bartoszek
tc@lee-associates.com
D 513.588.1840

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

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CORNER RETAIL SPACE FOR LEASE

FORMER WALGREENS

601 Race Street, Cincinnati, OH 45202

FOR LEASE: 11,940 & 6,582 SF (Finished Basement)

LEASE RATE: \$25.00 PSF + NNN

PROPERTY INFORMATION:

- Former build-to-suit Walgreens Pharmacy
- Hard corner, signalized intersection with excellent visibility
- Located within 3CDC's new Fountain District
- Within walking distance of almost \$2 billion in redevelopment projects including:
 - 2,600 planned new apartment units (office to residential)
 - 1,200 new hotel rooms, including 800 rooms of new ground up construction
 - \$200 million Duke Energy Convention Center redevelopment
- Luxury apartments located above
- Within easy walking distance to the Duke Energy Convention Center, Paycor Stadium, Great American Ballpark, TQL Stadium, Fountain Square, and The Banks
- Six Fortune 500 headquarters also within walking distance

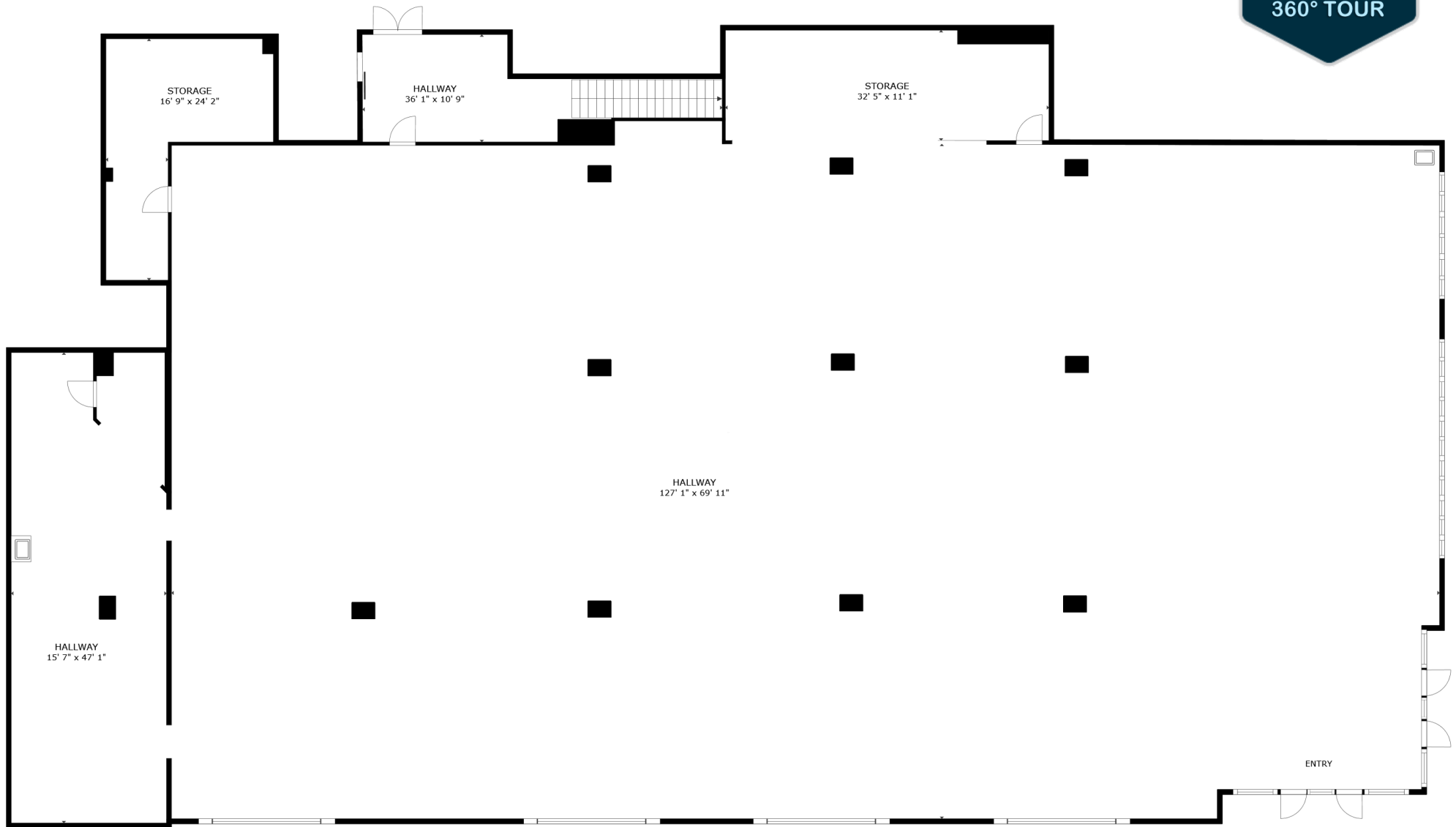
TRAFFIC COUNTS:

- 6th Street – 6,703 VPD
- Race Street – 3,780 VPD



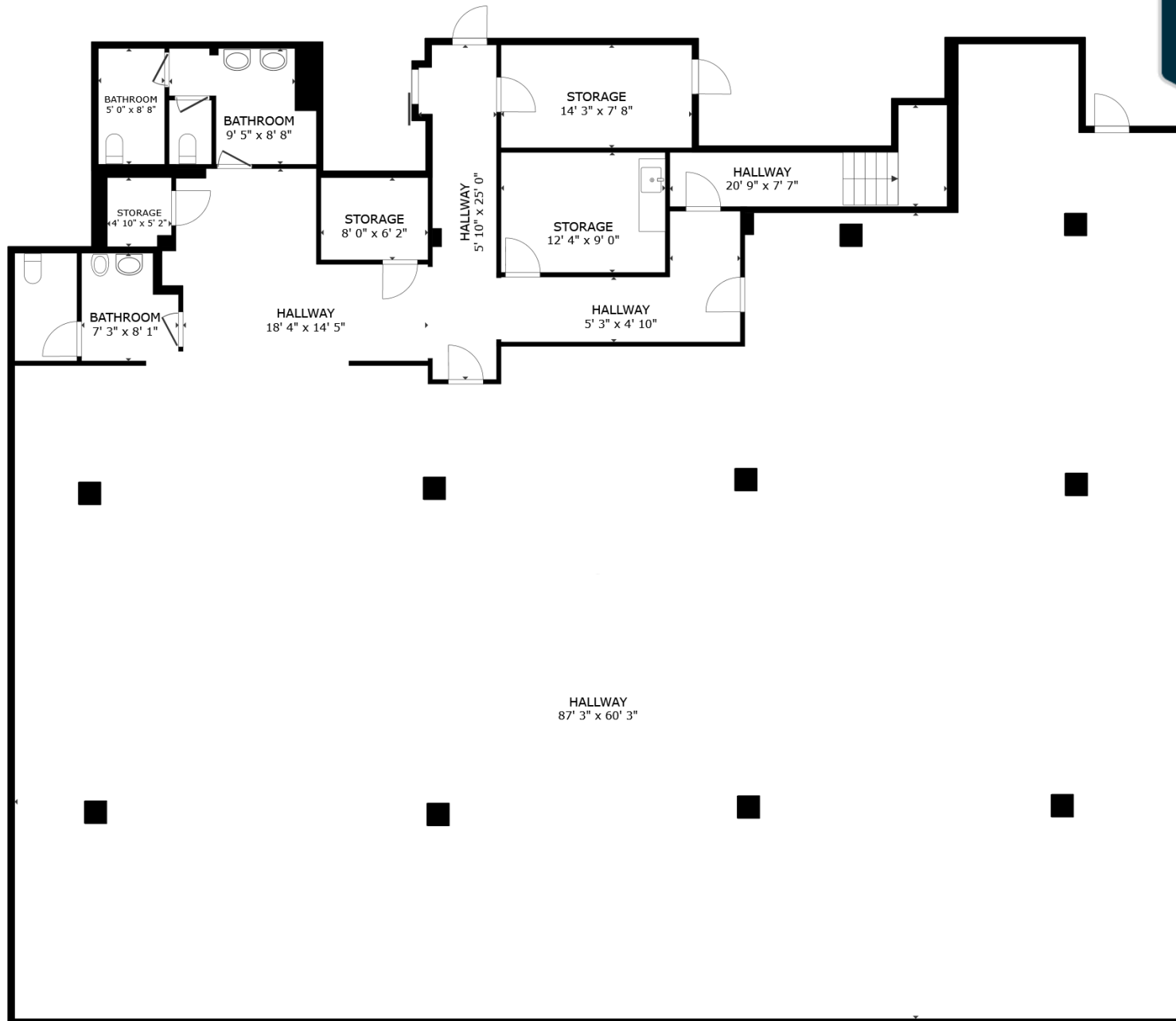
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FIRST FLOOR PLAN - 11,940 SF



CORNER RETAIL SPACE FOR LEASE

BASEMENT FLOOR PLAN - 6,582 SF





TQL STADIUM

WASHINGTON
PARK
WASHINGTONPARK.ORG

Kroger
HQ

COFFEE
EMPORIUM
REALITY GOOD COFFEE
CINCINNATI, OHIO

Hard Rock
CASINO
CINCINNATI

H
Holiday Inn

P&G
HQ

LA

nada

FOUNTAIN SQUARE

SOTTO

H
HYATT
house

R
RENAISSANCE
HOTELS & RESORTS

Steakhouse

Residence INN
BY MARRIOTT

AUTOGRAPH
COLLECTION
HOTELS

DEEPER ROOTS
BETTER BLEND

CINCINNATI
CYCLONES
Heritage Bank
CENTER

THE BANKS
CINCINNATI

RUTH'S
CHRIS
STEAK HOUSE

AC
HOTELS
MARRIOTT

M
MORRIS

The Filson

Yard House

THE ANDREW J BRADY
MUSIC CENTER

JOHN G. & PHYLLIS W.
SMAILE
RIVERFRONT
PARK

CINCINNATI
BENGALS

REDS



88,000 WORKERS
DOWNTOWN



956 HOUSING UNITS
CURRENTLY
UNDER CONSTRUCTION



12,327 RESIDENTS
IN CBD & OTR



The Fountain District is a rebranding of the area around Fountain Square which is aimed at promoting street-level commercial, office, residential, parking & civic spaces to the public, as well as new business. This rebranding is meant to encourage downtown workers and residents to stay for local dining and nights out, market local businesses and add new ones, and bring more Cincinnatians Downtown as tourism dips with the Duke Energy Convention Center closing for an 18-month renovation.

Former Macy's Headquarters
conversion from office to
338 new apartment units

614-616 Race Street
conversion from retail to
110 new hotel rooms

Terrace Plaza Hotel conversion
from hotel to 167 new
apartment units

The Foundry redevelopment
with mixed-use with retail and
Class A office anchor tenants including
Deloitte, Turner Construction, and
Divisions Maintenance Group

FOUNTAIN SQUARE

Carew Tower
conversion from office to
385 new apartment units

Former Mercantile Center Building
conversion from office to
175 new apartment units

City Club Phase II
conversion from office to
mixed-use with retail and
267 new apartment units

4th Race
Ground up construction
of 264 Class A luxury
apartment units

Former Saks Fifth Avenue
\$40 million office & retail
redevelopment, Paycor is
new HQ office tenant



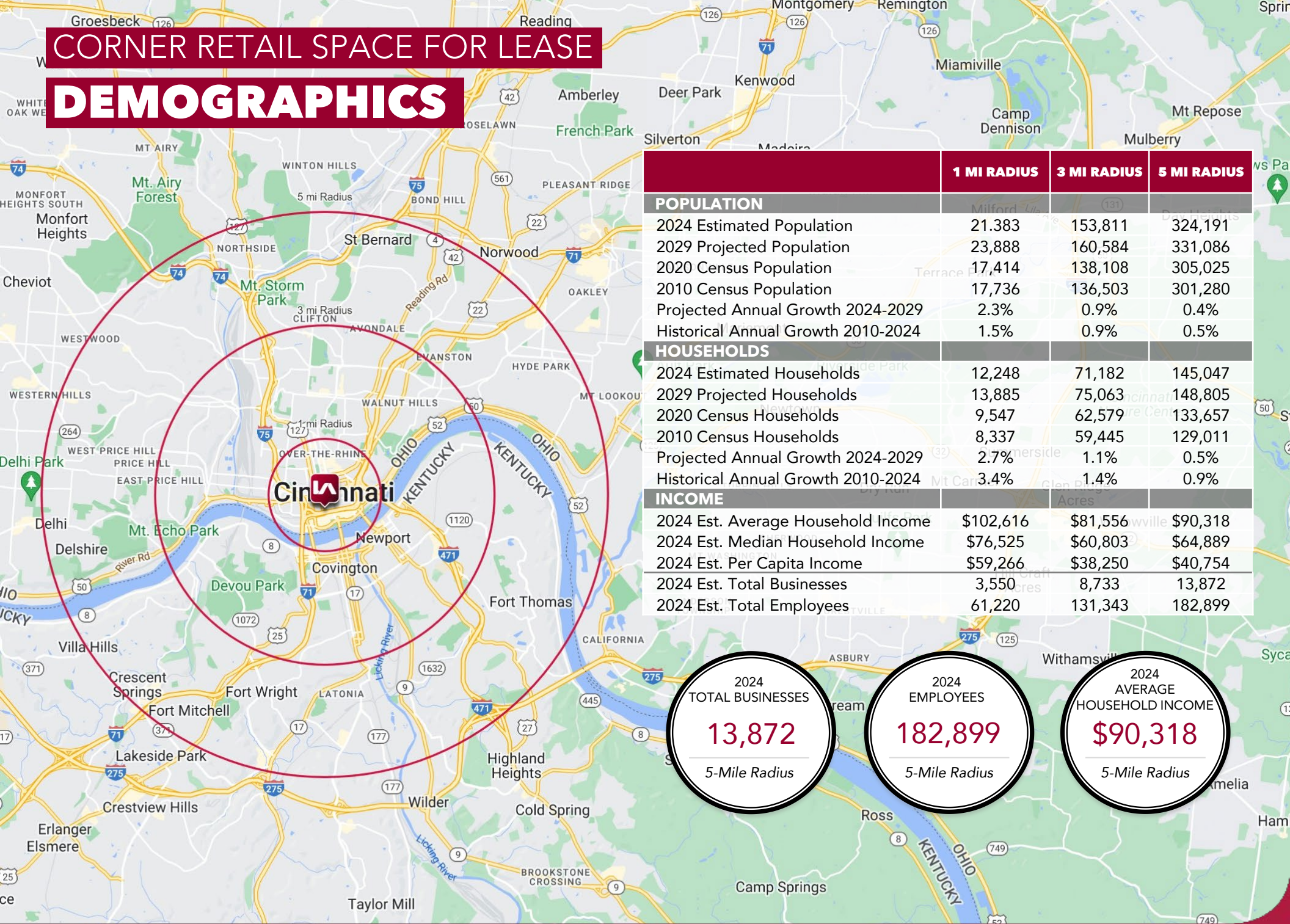
Convention Center Hotel
Ground up construction of new
800 room hotel & conference center

New Duke Energy Convention
Center Outdoor Pavilion

\$200 million redevelopment of
Duke Energy Convention Center

CORNER RETAIL SPACE FOR LEASE

DEMOGRAPHICS



	1 MI RADIUS	3 MI RADIUS	5 MI RADIUS
POPULATION			
2024 Estimated Population	21,383	153,811	324,191
2029 Projected Population	23,888	160,584	331,086
2020 Census Population	17,414	138,108	305,025
2010 Census Population	17,736	136,503	301,280
Projected Annual Growth 2024-2029	2.3%	0.9%	0.4%
Historical Annual Growth 2010-2024	1.5%	0.9%	0.5%
HOUSEHOLDS			
2024 Estimated Households	12,248	71,182	145,047
2029 Projected Households	13,885	75,063	148,805
2020 Census Households	9,547	62,579	133,657
2010 Census Households	8,337	59,445	129,011
Projected Annual Growth 2024-2029	2.7%	1.1%	0.5%
Historical Annual Growth 2010-2024	3.4%	1.4%	0.9%
INCOME			
2024 Est. Average Household Income	\$102,616	\$81,556	\$90,318
2024 Est. Median Household Income	\$76,525	\$60,803	\$64,889
2024 Est. Per Capita Income	\$59,266	\$38,250	\$40,754
2024 Est. Total Businesses	3,550	8,733	13,872
2024 Est. Total Employees	61,220	131,343	182,899

2024
TOTAL BUSINESSES

13,872

5-Mile Radius

2024
EMPLOYEES

182,899

5-Mile Radius

2024
AVERAGE
HOUSEHOLD INCOME

\$90,318

5-Mile Radius