

# 645 WALNUT ST, CINCINNATI, OH 45202 RETAIL SPACE FOR LEASE



OFFERING MEMORANDUM





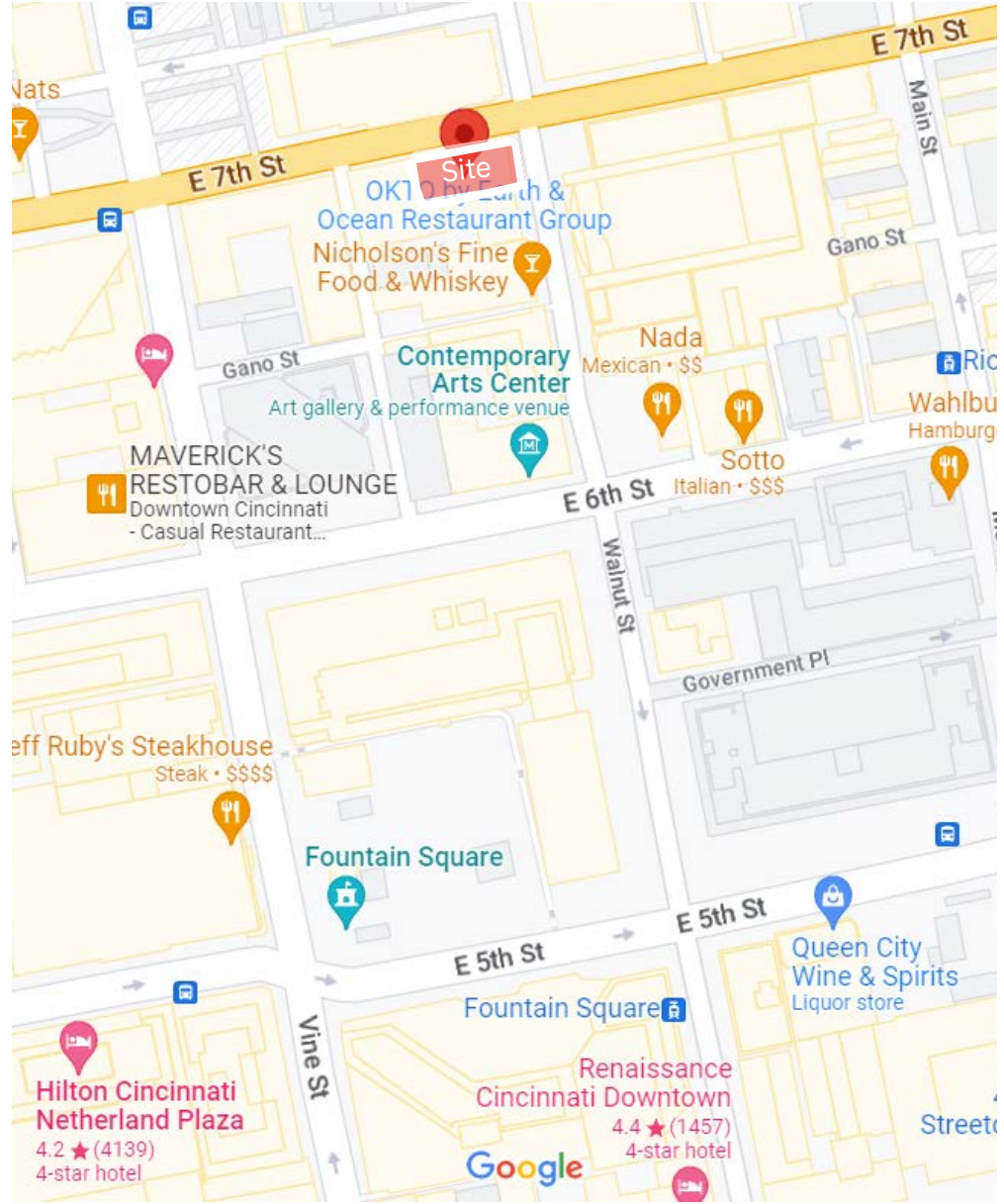
### PROPERTY FEATURES

- 4,056 SF Available for Lease  
Suite 105 - 1,507 SF  
Suite 106 - 2,549 SF
- Lease Type - NNN
- Immediate Availability
- Positioned in the Heart of Downtown Cincinnati
- Located across from the Aronoff Center and 2 blocks from Fountain Square which attracts 3 mm visitors annually.
- Frontage on Walnut St. & Seventh St.

### DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	17,998	137,841	202,722
Total Businesses	3,442	8,278	13,131
Total Employees	61,024	135,447	189,527

### LOCATION OVERVIEW

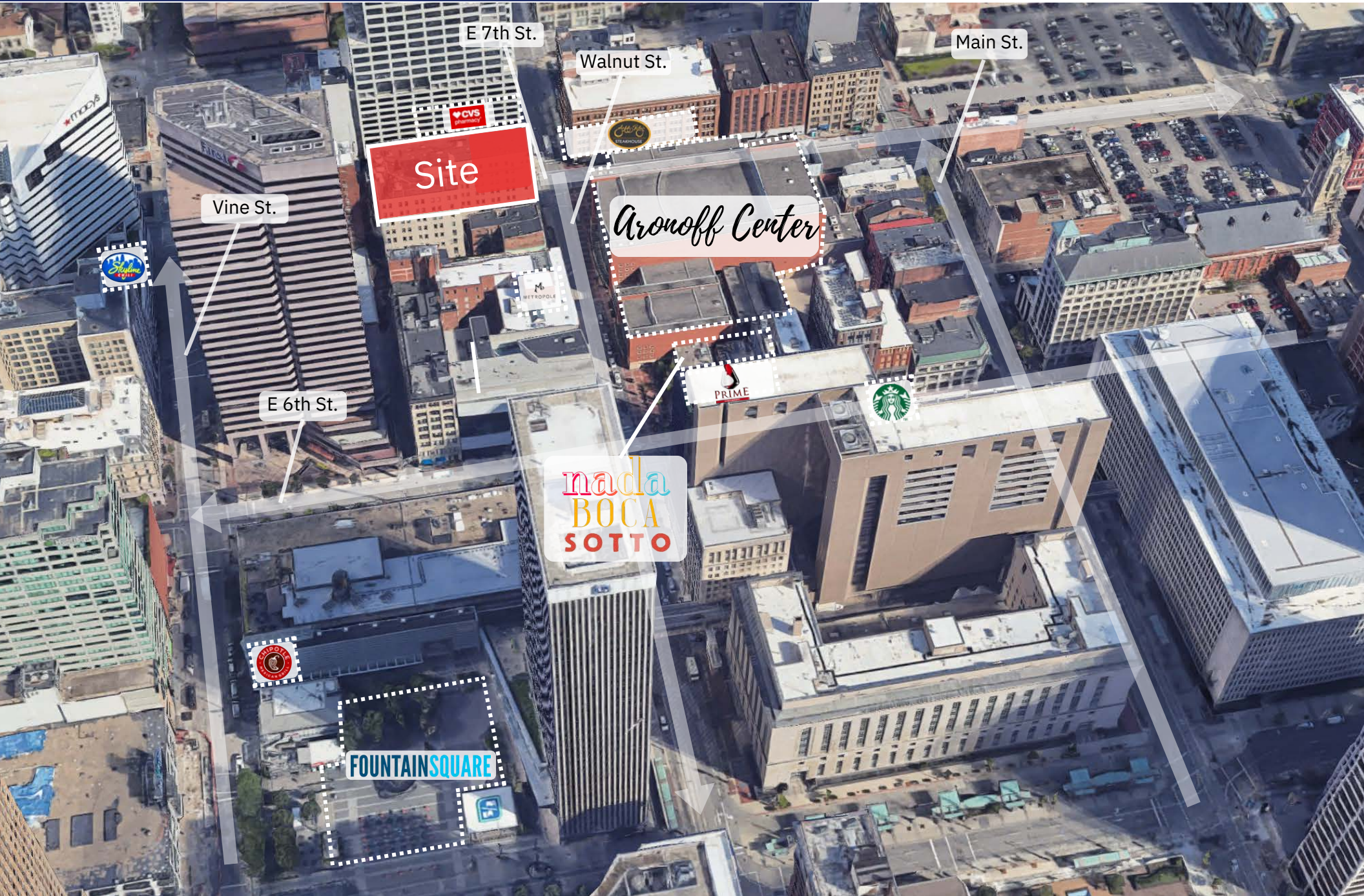




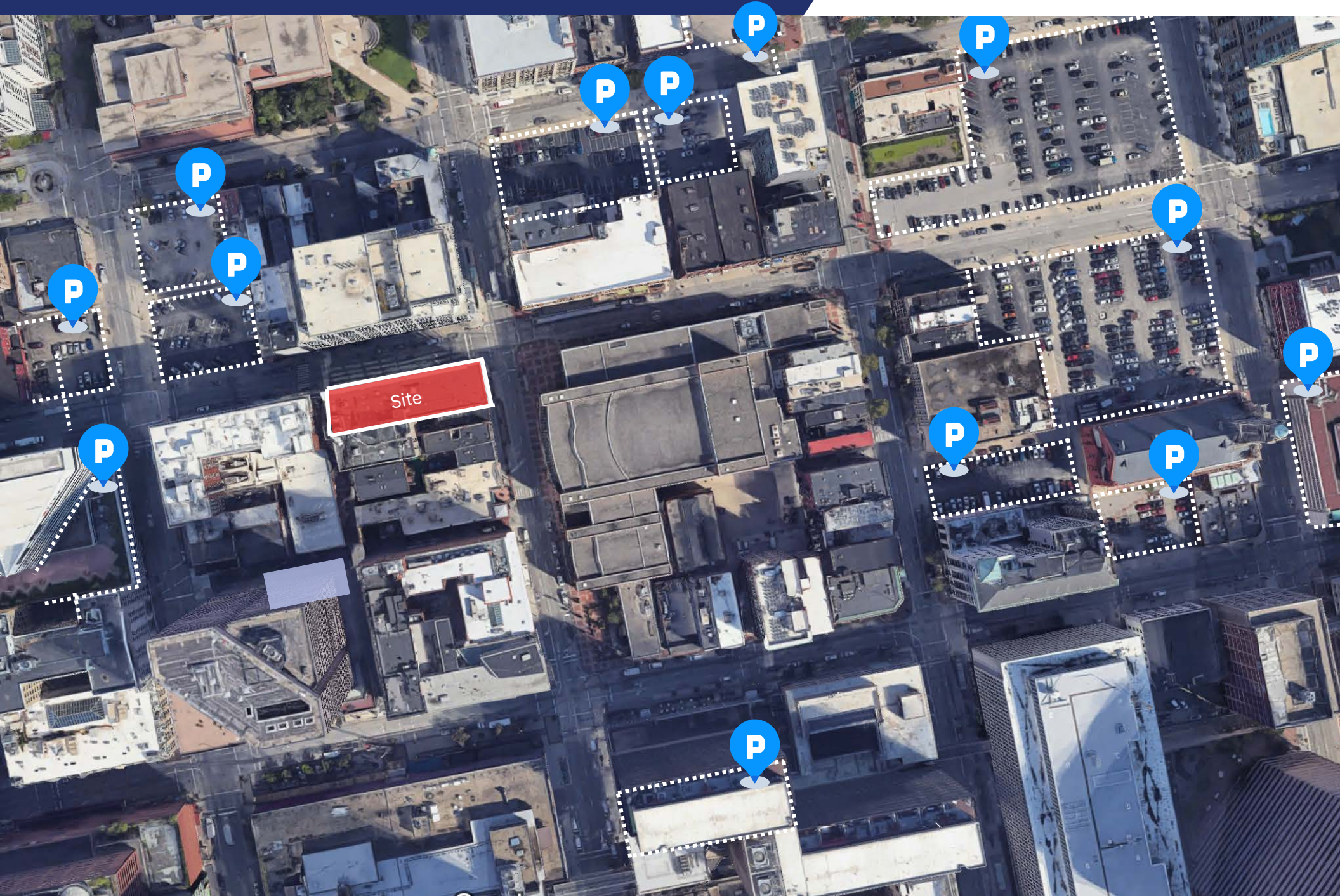












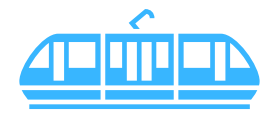


	1 mile	3 mile	5 mile
Population	17,998	137,841	302,722
Total Businesses	3,442	8,278	13,131
Total Employees	61,024	135,447	189,527
Total Retail Expenditure	\$321.84 M	\$1.58 B	\$3.61 B
Apparel	\$24.85 M	\$119.29 M	\$272.08 M
Entertainment	\$38.9 M	\$186.85 M	\$429 M
Food and Beverages	\$101.82 M	\$502.25 M	\$1.14 B
Personal Care	\$9.31 M	\$45.34 M	\$103.36 M

From Site



Walk Score  
98



Streetcar Stop  
< 1 min walk



Red Bike Station  
< 1 min walk



Fountain square  
< 5 min walk











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