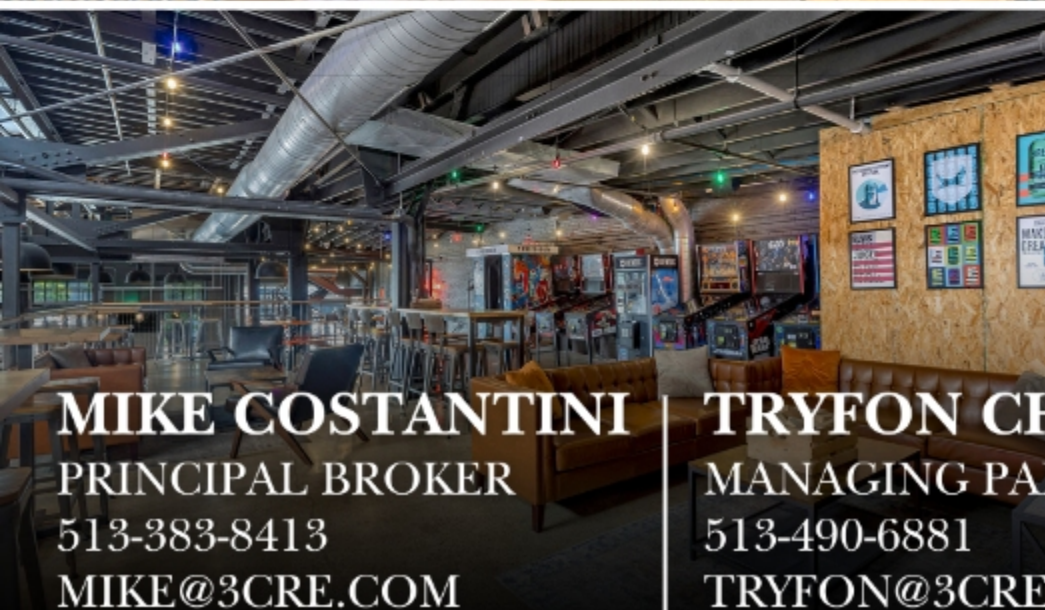


»» FOR LEASE

PENDLETON DISTRICT | BREWERY

316 READING ROAD, CINCINNATI, OH 45202



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3CRE

THE OFFERING

3CRE is pleased to present the exceptional commercial space available for lease at 316 Reading Road, ideally situated on a high-visibility street in the heart of Cincinnati's vibrant Pendleton District. Formerly operating as a brewery and event space, this establishment is in turn-key condition and ready for immediate use. The property features 3 levels of restaurant space including a scenic rooftop and a fully- built out commercial kitchen.

Situated in one of downtown Cincinnati's most walkable and character-rich neighborhoods, the property benefits from excellent visibility, steady foot traffic, and close proximity to the Pendleton Art Center, Ziegler Park, and the Cincinnati Streetcar. Surrounded by thriving local businesses, galleries, and restaurants, this location is perfectly suited for retail, dining, or hospitality concepts looking to tap into a culturally vibrant and fast-growing urban district.

PROPERTY HIGHLIGHTS

- **Total Square Footage** - 8,500 SqFt
- Fully Built-Out Bar/Brewery Space
- Large rooftop patio with scenic views of the city
- Convenient access to nearby street and paid garage parking
- Located in the Pendleton District of Downtown Cincinnati
- Kitchen Infrastructure and Restaurant/Brewery FF&E Available upon Request | +\$1MM Buildout



DOWNTOWN CINCINNATI

MAIN STREET BARS AND RESTAURANTS



KROGER
GROCERY STORE



A&D GARAGE
Public Garage- 690 Spaces



INDUSTRY CINCINNATI
MULTIFAMILY COMPLEX



HARD ROCK CASINO
CASINO

READING ROAD

PENDLETON
SUBMARKET







Hard Rock Casino

316 Reading Rd

	1 MILE	3 MILE	5 MILE
POPULATION	28,088	161,977	332,851
AVERAGE HOUSEHOLD INCOME	\$101,506	\$77,965	\$79,644
NUMBER OF HOUSEHOLDS	15,149	73,891	147,183
MEDIAN AGE	35.5	34.2	35.1
TOTAL BUSINESSES	5,379	18,814	25,882
TOTAL EMPLOYEES	131,533	251,221	315,543

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



Reid Flats
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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3CRE 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 Leasing** assignments. Visit us at any of our offices listed below or on our website at 3CRE.com

