

**RETAIL/OFFICE | FOR LEASE | 2,578 SF**  
**4000 COLERAIN AVENUE, CINCINNATI, OH 45223**



COLERAIN  
HOFFNER

**LEASING MEMORANDUM**

## PROPERTY OVERVIEW

3CRE is excited to present the opportunity of the Historic Farmer's Hotel in Northside! This mixed-use space comprises over 2,000 square feet of street-level retail space and six fully modernized apartments above. This space is a perfect mix of new construction while maintaining historic elements. The former hotel's commercial space offers a unique and exciting opportunity for various businesses, including retail stores, cocktail bars, and restaurants.

This historic property was built in 1859 and is the oldest standing commercial building in Northside and the only remaining former hotel that housed farmers and their livestock during the 19th-century heyday of Porkopolis. Following the City Historic Landmark designation, the Hamilton County Landbank saved this structure from demolition and stabilized it for future redevelopment in 2014.

## PROPERTY FEATURES

- 2,578 SF Retail Space Available
- Subject to Offer (Negotiable)
- Zoning- CC-M - Commercial Community- Mixed
- Hamilton Township
- Retail in Northside, Cincinnati, offers a unique and diverse shopping experience. This neighborhood is home to an array of independent boutiques, vintage stores, and locally-owned businesses. The community's emphasis on supporting local businesses adds charm, making it a fantastic destination for those exploring and shopping.

## KEY STATISTICS

**I-75:** 63,978 cars/day

**I-74:** 50,644 cars/day

**University of Cincinnati :** 7 Minutes | 3.1 Miles

**Downtown Cincinnati :** 11 Minutes | 5.6 Miles

### CINCINNATI

7815 COOPER ROAD, SUITE C  
CINCINNATI, OH 45242  
513-490-6881

### COLUMBUS

9039 ANTARES AVE, E2  
COLUMBUS, OH 43240  
740-972-8499

### NASHVILLE

1033 DEMONBREUN STREET, SUITE 300  
NASHVILLE, TN 37203  
513-383-8413

### KENTUCKY

284 MANHATTAN BLVD, STE. OFFICE  
DAYTON, KENTUCKY 41074  
513-383-8413

## MARKET OVERVIEW

*Northside Cincinnati Is a diverse and vibrant neighborhood known for its artistic community, historic architecture, and unique local businesses.*

- **Artistic and Cultural Scene:** Northside is known for its thriving artistic community. The neighborhood features numerous art galleries, live music venues, and theaters, making it a hub for local artists and creatives.
- **Local Businesses:** The area boasts a variety of locally-owned businesses, including eclectic shops, restaurants, and bars. The emphasis on supporting local businesses contributes to a strong sense of community.
- **Green Spaces:** Northside has several parks and green spaces, including Hoffner Park, which hosts community events and gatherings. Access to green areas adds to the neighborhood's appeal and walkability.
- **Public Transportation:** The neighborhood has good access to public transportation, with bus routes connecting it to downtown Cincinnati and other parts of the city.
- **Community Involvement:** Northside is active and engaged, with numerous neighborhood associations and community groups continuously working to enhance the area.
- **Development:** Northside is actively attracting multifamily residences, retailers, and various other developments to revitalize its urban landscape and promote economic growth.



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## NEW DEVELOPMENT | NORTHSIDE

### MULTIFAMILY DEVELOPMENT

PLK Communities has strategically planned numerous multifamily developments in Northside, including a 100-unit multifamily development, a 52-unit complex, and potential for a 175-unit apartment at the corner of Hoffner & Cherry Street, all just minutes from the subject site.

Multifamily development can serve as an economic catalyst for a community, generating job opportunities during construction, increasing property values, and contributing to the local tax base, ultimately boosting the overall financial well-being of the area. A retail site near multifamily development enjoys a built-in customer base, as residents provide a consistent stream of potential customers, fostering increased foot traffic and business sales opportunities.



## TAX INCENTIVE PROGRAMS | CINCINNATI *INCREASING DEVELOPMENT*

Cincinnati has implemented tax incentives to stimulate development and investment within its borders. These incentives, ranging from tax abatements to historic preservation and job creation credits, are designed to encourage businesses and developers to invest in the city's infrastructure and communities. By offering these tax benefits, Cincinnati aims to foster economic growth, attract new businesses, and revitalize neighborhoods, ultimately creating a more vibrant and prosperous city for its residents and visitors.

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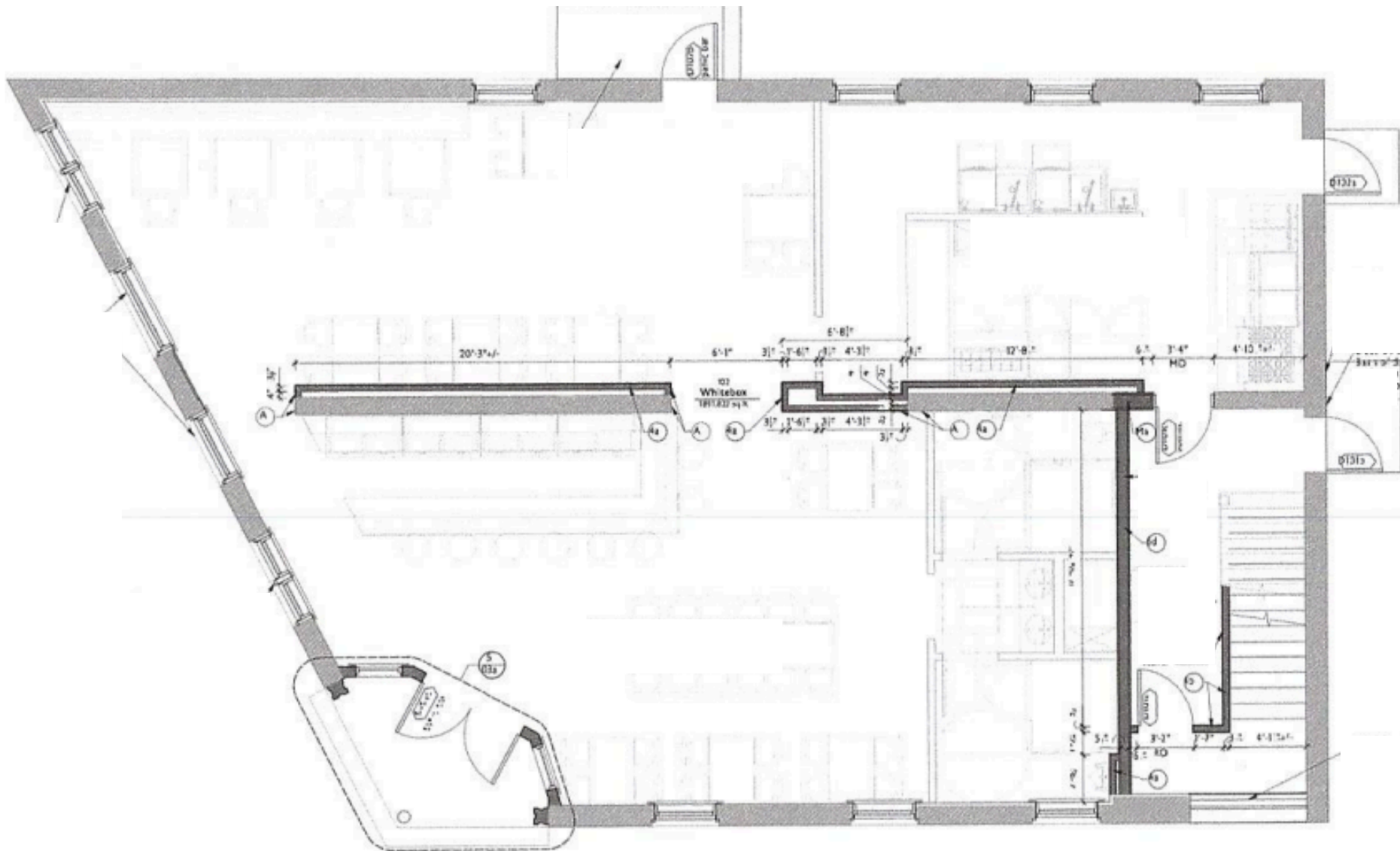
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First Floor  
Scale: 1/4" = 1'-0" 2

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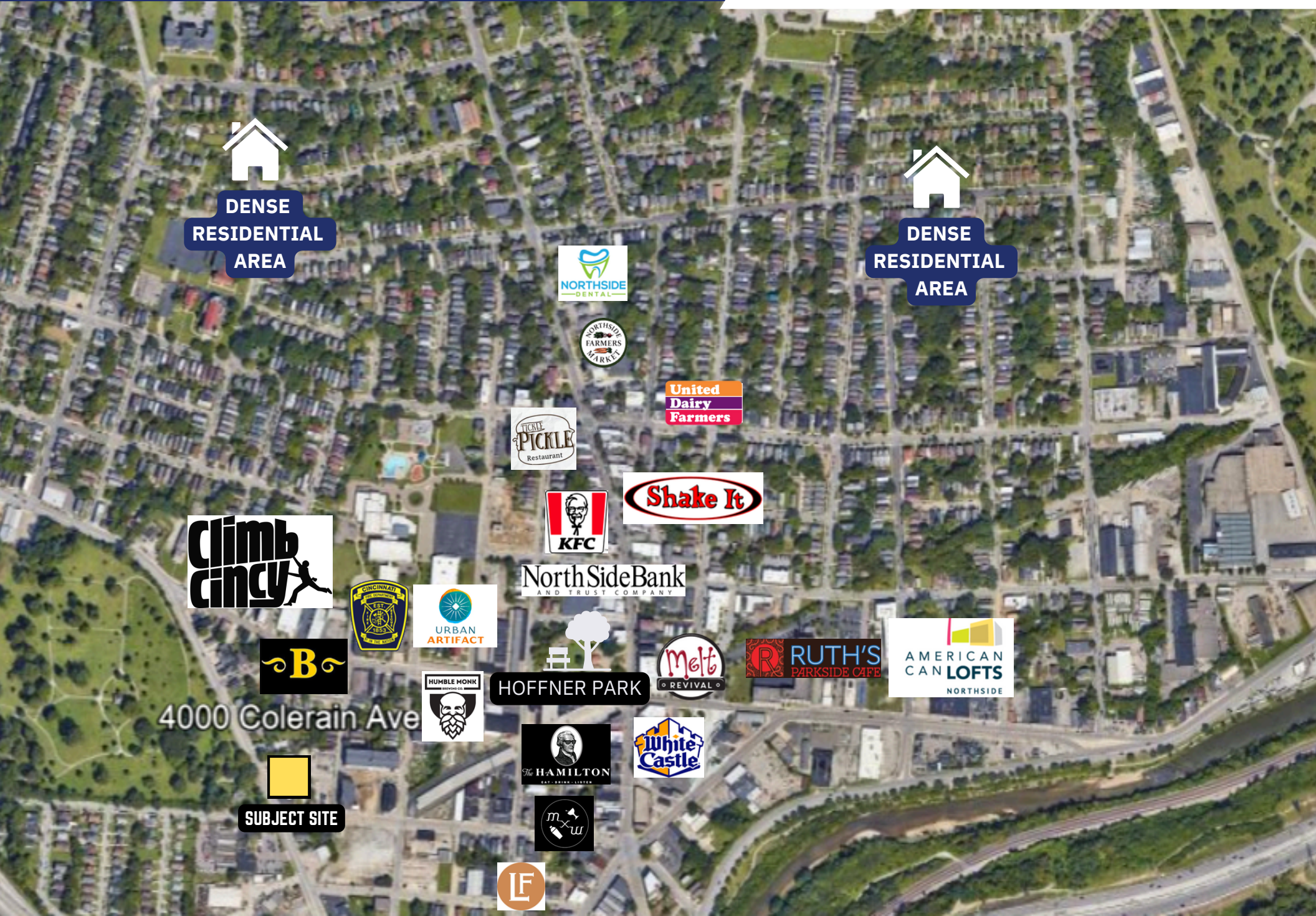


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**DENSE  
RESIDENTIAL  
AREA**

  
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RESIDENTIAL  
AREA**



4000 Colerain Ave



**HOFFNER PARK**



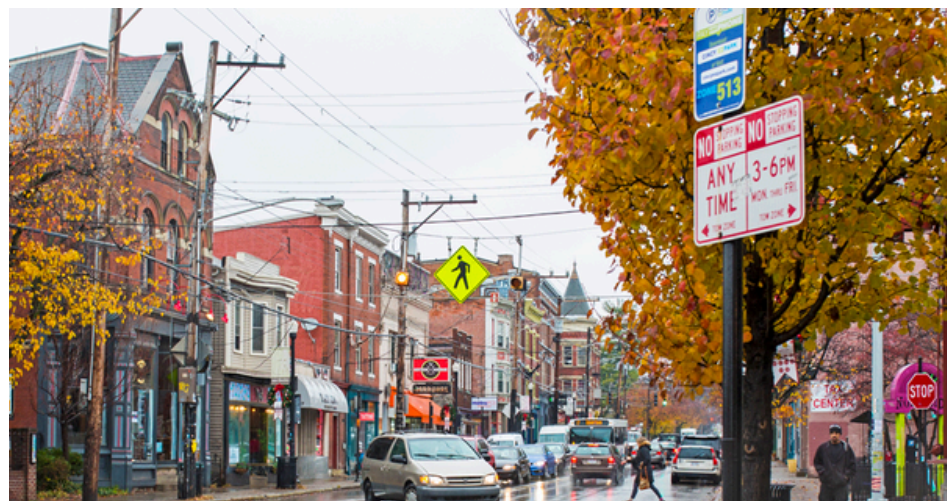
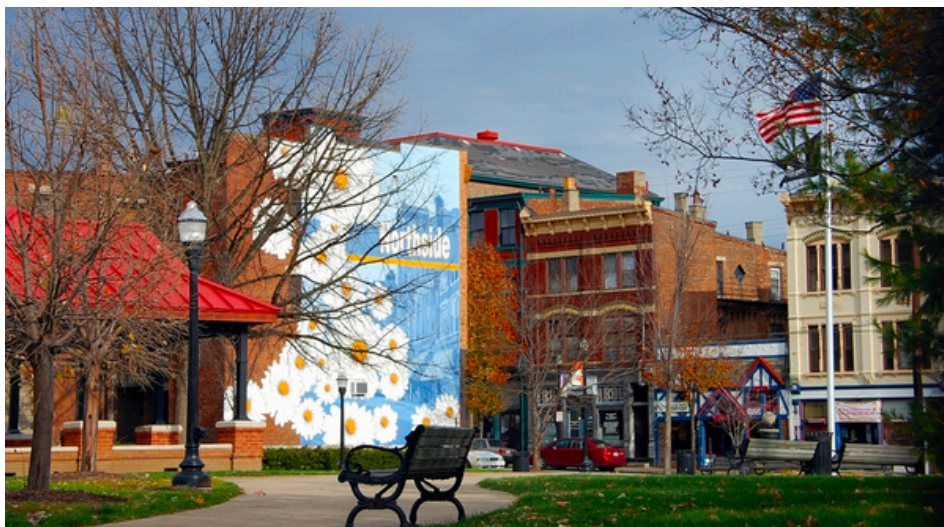
  
**SUBJECT SITE**







Distance	1 Mile	3 Miles	5 Miles
Total Households	6,076	52,828	162,315
Total Population	11,140	107,434	321,773
Average Household Income	\$51,223	\$44,311	\$53,335
Average House Value	\$149,884	\$126,899	\$126,899
Average Age	31.1	30.8	35.3



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**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

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