



**NABergman**

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# FOR SALE

## Former Christian Moerlein Brewing Company

1612 & 1621 Moore Street  
& 1631 Walnut Street  
Cincinnati, OH

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\*For demonstrative purposes only

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**CONFIDENTIALITY NOTICE**

NAI Bergman (“Broker”) has been retained by the Owner of 1612 & 1621 Moore Street & 1631 Walnut Street, Cincinnati, OH 45202 (“Property”) as the exclusive broker for this opportunity. This Offering Memorandum has been prepared by Broker for use by the principal (“Principal”) to whom Broker has provided this Offering Memorandum. The use of this Offering Memorandum and the information provided herein is subject to the terms, provisions and limitations of the Confidentiality Agreement furnished by Broker and executed by Principal prior to delivery of this Offering Memorandum.

Although the information contained herein is based upon sources believed to be reasonably reliable, Owner and Broker, on their own behalf, and on behalf of their respective officers, employees, shareholders, partners, directors, members, and affiliates, disclaim any responsibility or liability for inaccuracies, representations and warranties (expressed or implied) contained in, or omitted from, the Offering Memorandum or any other written or oral communication or information transmitted or made available to the recipient of this Offering Memorandum.

In amplification of and without limiting the foregoing, summaries contained herein of any legal or other documents are not intended to be comprehensive statements of the terms of such documents but rather only outlines of some of the principal provisions contained therein, and no representations or warranties are made as to the completeness and/or accuracy of the projections contained herein. Prospective purchasers of the Property should make their own investigations and conclusions without reliance upon this Offering Memorandum, the information contained herein or any other written or oral communication or information transmitted or made available.

Additional information and an opportunity to inspect the Property will be made available upon written request by interested and qualified prospective purchasers.

Owner expressly reserves the right, exercisable in Owner’s sole and absolute discretion, to withdraw the Property from being marketed for sale at any time and for any reason. Owner and Broker each expressly reserve the right, exercisable in their sole and absolute discretion, to reject any and all expressions of interest or offers regarding the Property and/or to terminate discussions with any entity at any time with or without notice. Broker is not authorized to make any representations or agreements on behalf of Owner. Owner shall not have any legal commitment or obligation to any entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed, delivered and approved by Owner and the other party thereto and any conditions to Owner’s obligations hereunder have been satisfied or waived. If you have no interest in the Property at this time, return this Offering Memorandum immediately to:

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## DISCLAIMER

Information included or referred to herein is furnished by third parties and is not guaranteed as to its accuracy or completeness. You understand that all information included or referred to herein is confidential and furnished solely for the purpose of your review in connection with a potential purchase of the subject property(ies), as applicable. Independent estimates of pro forma income and expenses should be developed by you before any decision is made on whether to make any purchase. Summaries of any documents are not intended to be comprehensive or all-inclusive, but rather only outline some of the provisions contained therein and are qualified in their entirety by the actual documents to which they relate. The asset owner(s), their servicers, representatives and/or brokers, including but not limited to NAI Global, NAI Bergman and their respective agents, representatives, affiliates and employees, (i) make no representations or warranties of any kind, express or implied, as to any information or projections relating to the subject asset(s), and hereby disclaim any and all such warranties or representations, and (ii) shall have no liability whatsoever arising from any errors, omissions or discrepancies in the information. Any solicitation for offers to purchase the subject asset(s) is subject to prior placement and withdrawal, cancellation or modification without notice.



\*For demonstrative purposes only

# 01 | OVERVIEW

SUMMARY



513-769-1700



info@bergman-group.com



bergmancommercial.com

**PARCEL INFORMATION**

<b>Parcel</b>	094-0007-0034-00, 094-0007-0118-00 , and 094-0007-0140-00
<b>Gross SF</b>	101,844 +/-
<b>Acres</b>	1.93 AC
<b>Year Built</b>	Initial Building: 1870's Additions: Approx. 1950's/1960's
<b>2022 RE Taxes</b>	\$17,079.09
<b>Zoning</b>	Manufacturing General (MG)

**LOCATION INFORMATION**

<b>Building Name</b>	Former Christian Moerlein Brewing Co.
<b>Street Address</b>	1612 & 1621 Moore Street & 1631 Walnut Street
<b>City, State, Zip</b>	Cincinnati, OH 45202
<b>County</b>	Hamilton
<b>Nearest Highways</b>	I-75 & I-71
<b>Opportunity Zone</b>	Yes



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**STRUCTURAL DETAIL**

<b>Building Structure</b>	Masonry
<b>Floor to Ceiling Heights</b>	Predominately 11' to 14', but some areas as high as 24'+ (old keg storage area on the 2nd floor)
<b>Dock Height Loading Doors</b>	2
<b>Drive-In Doors</b>	7
<b>Roof</b>	Combinations of ballasted and un-ballasted rubber membrane roofs
<b>Elevators</b>	One large freight elevator with two stops (ground floor and second floor)
<b>Floors</b>	Predominately 2; minor 3-story portions; basement & subbasement

**HVAC** Rooftop and ground-mounted equipment; gas heating; 9% cooled including the 2,161-SF offices and 6,966-SF old brewhouse (refrigerated)

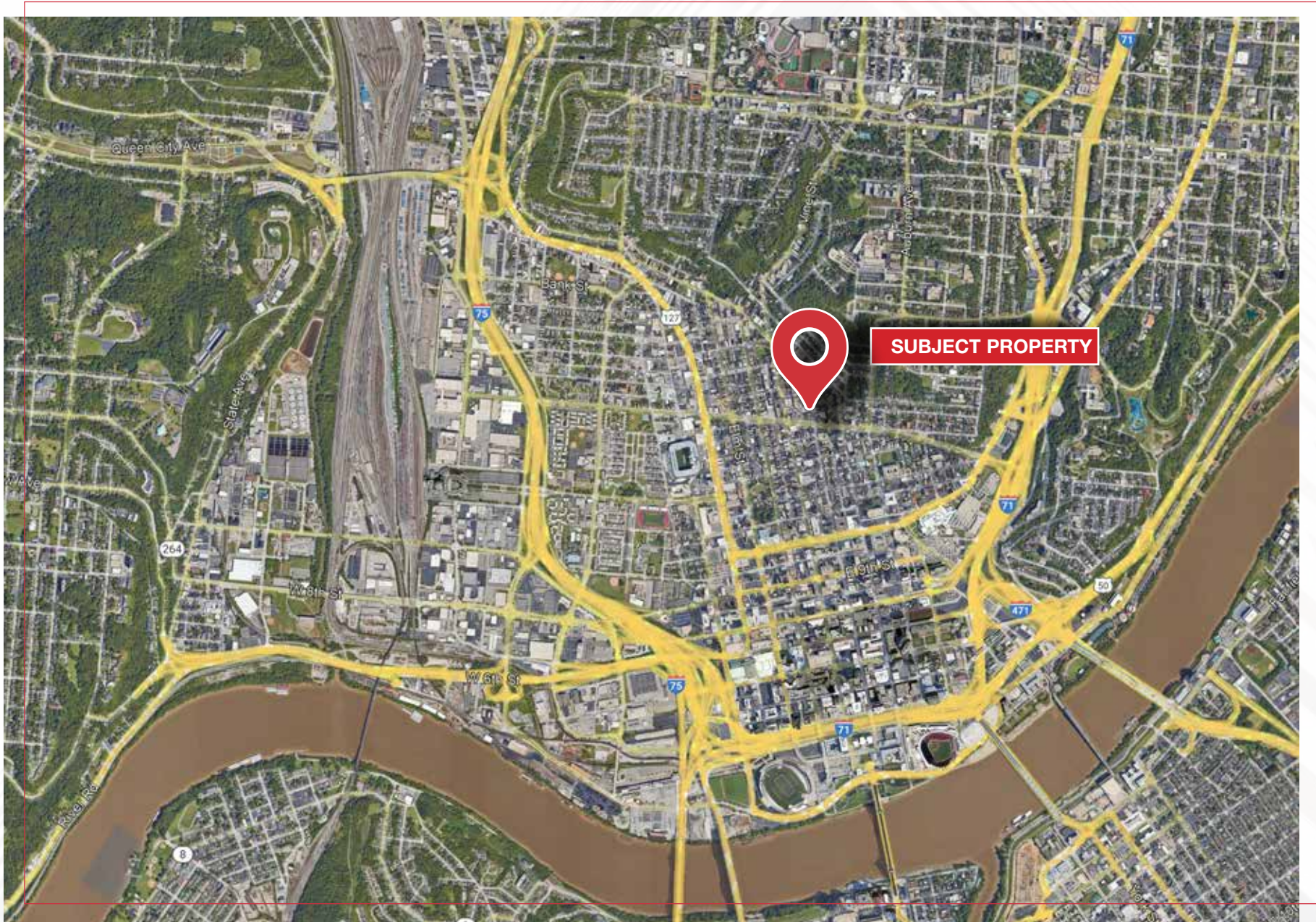
**PARKING**

<b>Number of Parking Spaces</b>	95
<b>Parking Type</b>	Mix of asphalt-paved and gravel parking lots
<b>Parking Spaces/1,000 SF</b>	0.93

**UTILITY & OTHER SERVICE PROVIDERS**

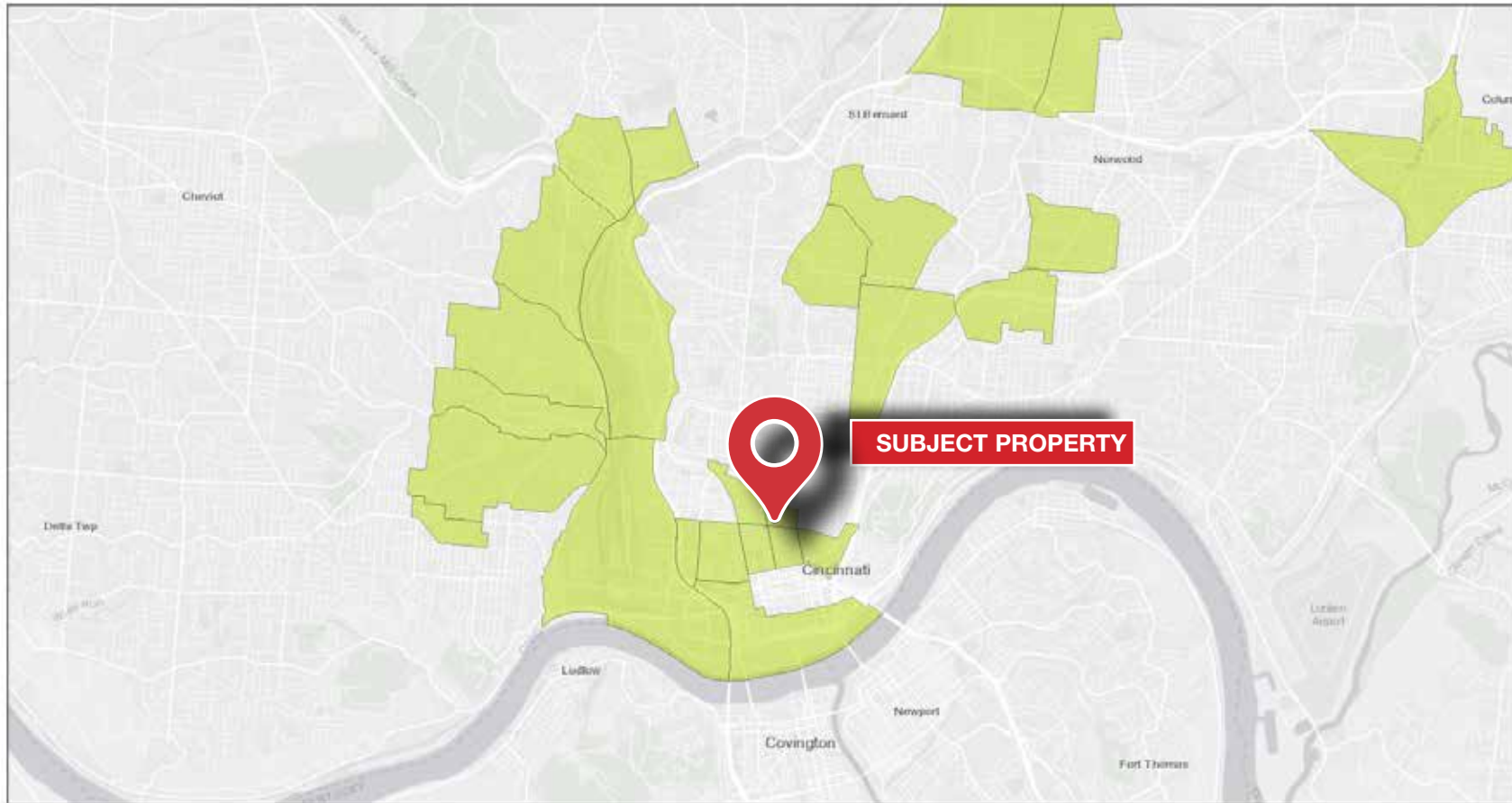
<b>Electricity</b>	Duke
<b>Natural Gas</b>	Duke
<b>Water / Sewer</b>	Cincinnati Water Works
<b>Additional Water / Sewer Info</b>	2 existing commercial grade water sources tapped into building







## OPPORTUNITY ZONE



11/7/2023, 11:10:00 AM

EligibleZones

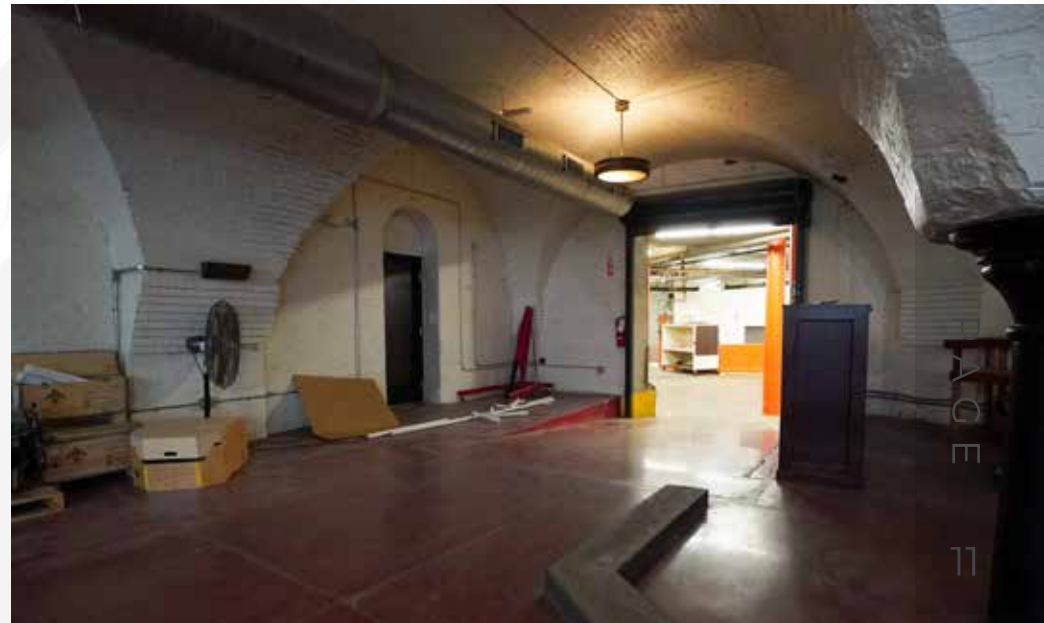
172,224

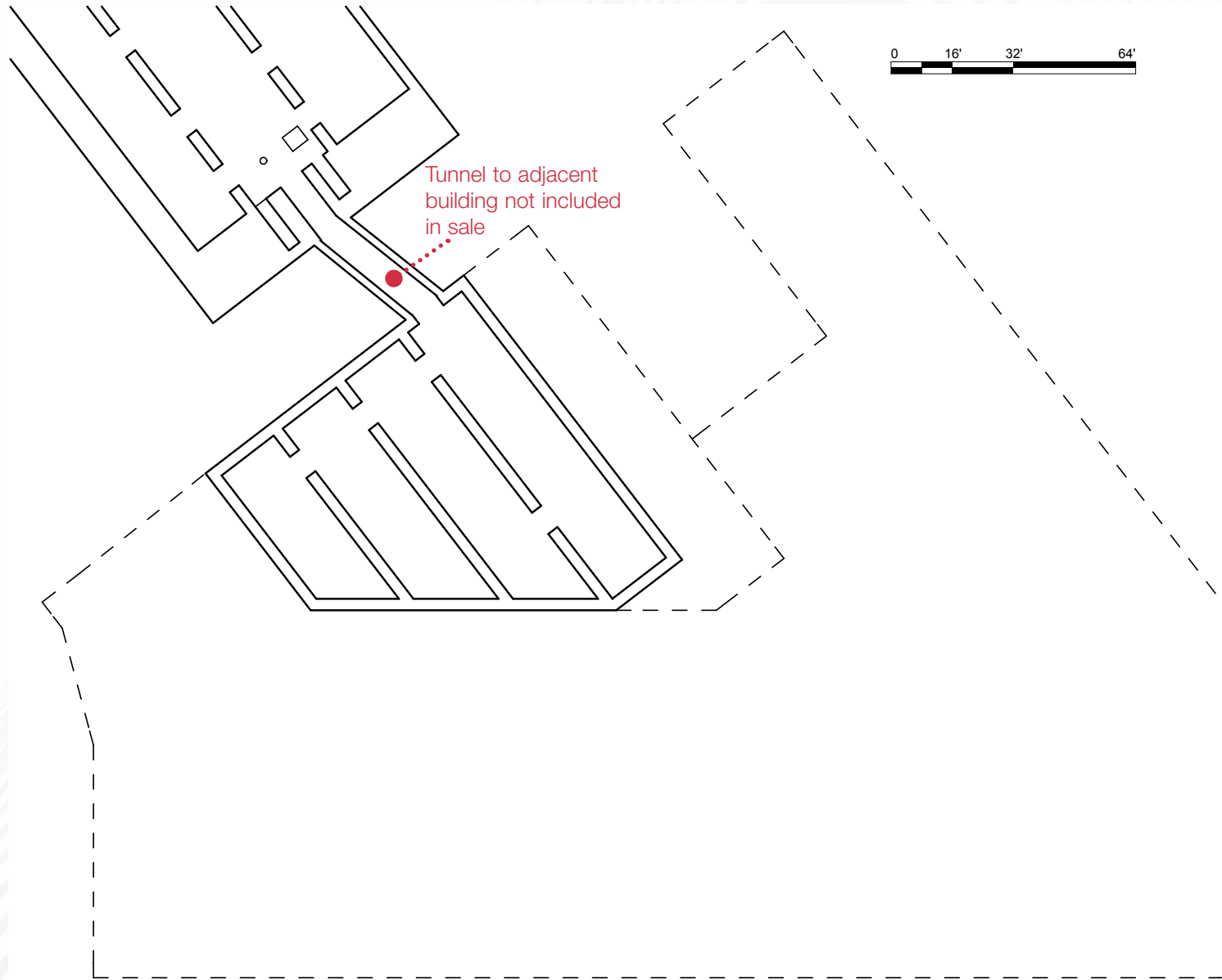


Esri, HERE, City of Cincinnati, Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, EPA

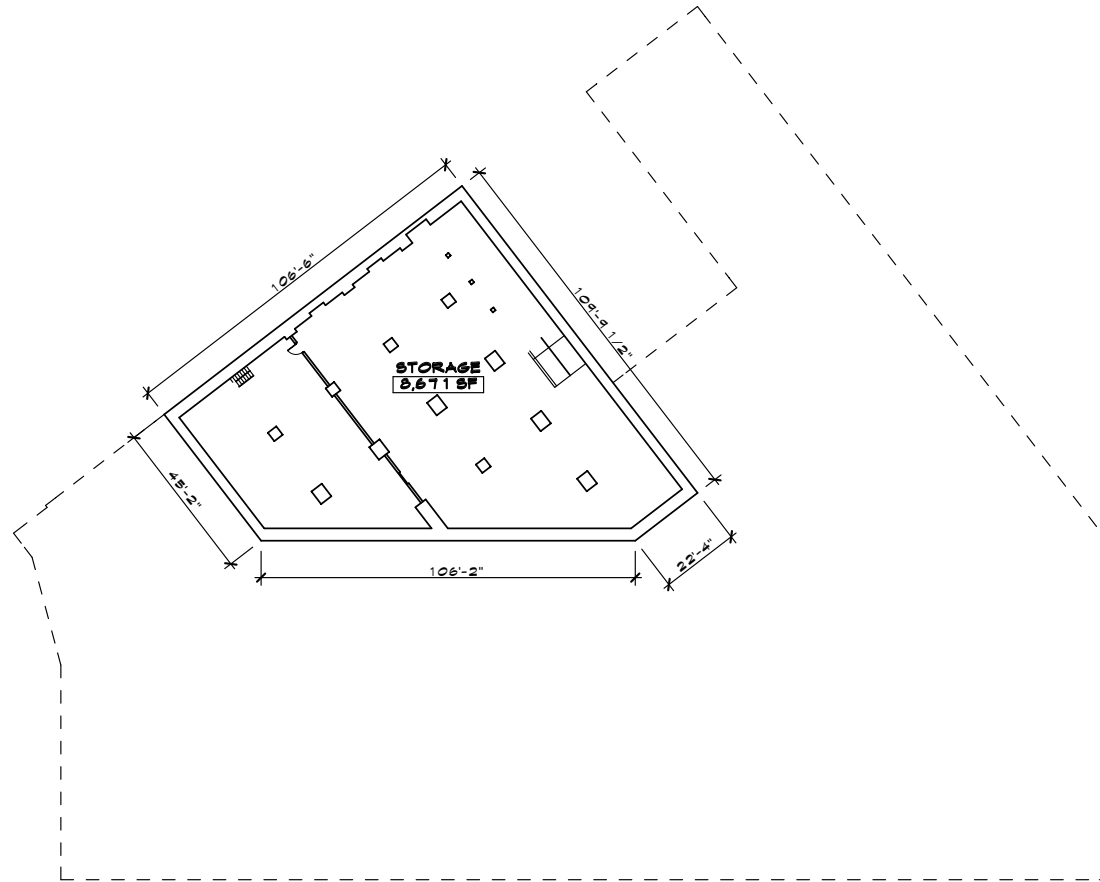
Web AppBuilder for ArcGIS  
Esri, HERE, Garmin, USGS, EPA, NPS | Esri, HERE, NPS |








**CHRISTIAN MOERLEIN BREWING CO.**  
**SUB-BASEMENT FLOOR PLAN**



Printed at 9:31 AM on 4/29/10

**LOWER LEVEL**

Scale: 1" = 30'-0"

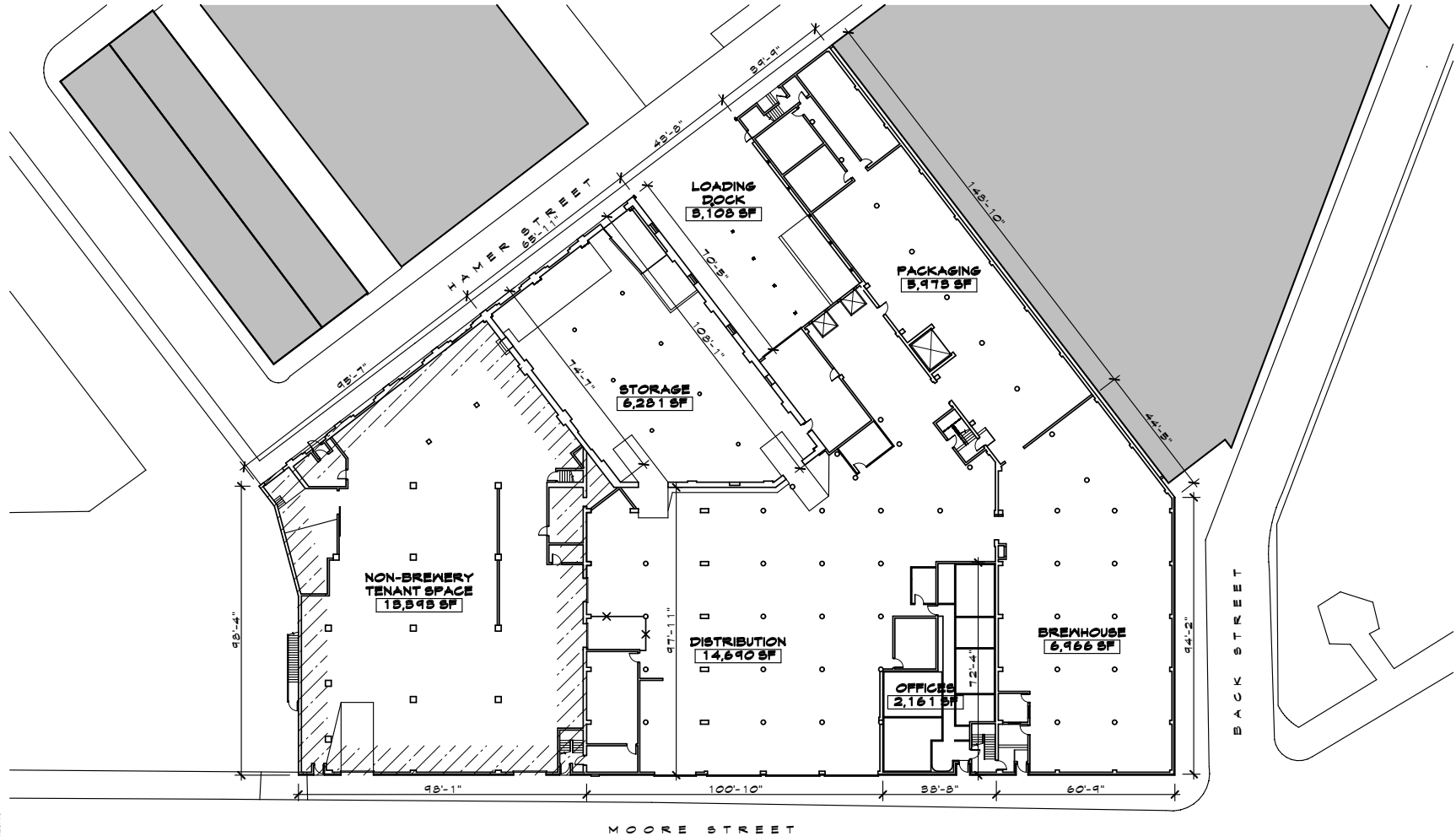
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**CHRISTIAN MOERLEIN BREWING CO.**

1621 MOORE STREET, CINCINNATI, OHIO

**HAMPTON ARCHITECTS**

(513) 784-0352



Printed at 9:31 AM on 4/29/10

**MAIN LEVEL**

Scale: 1" = 30'-0"

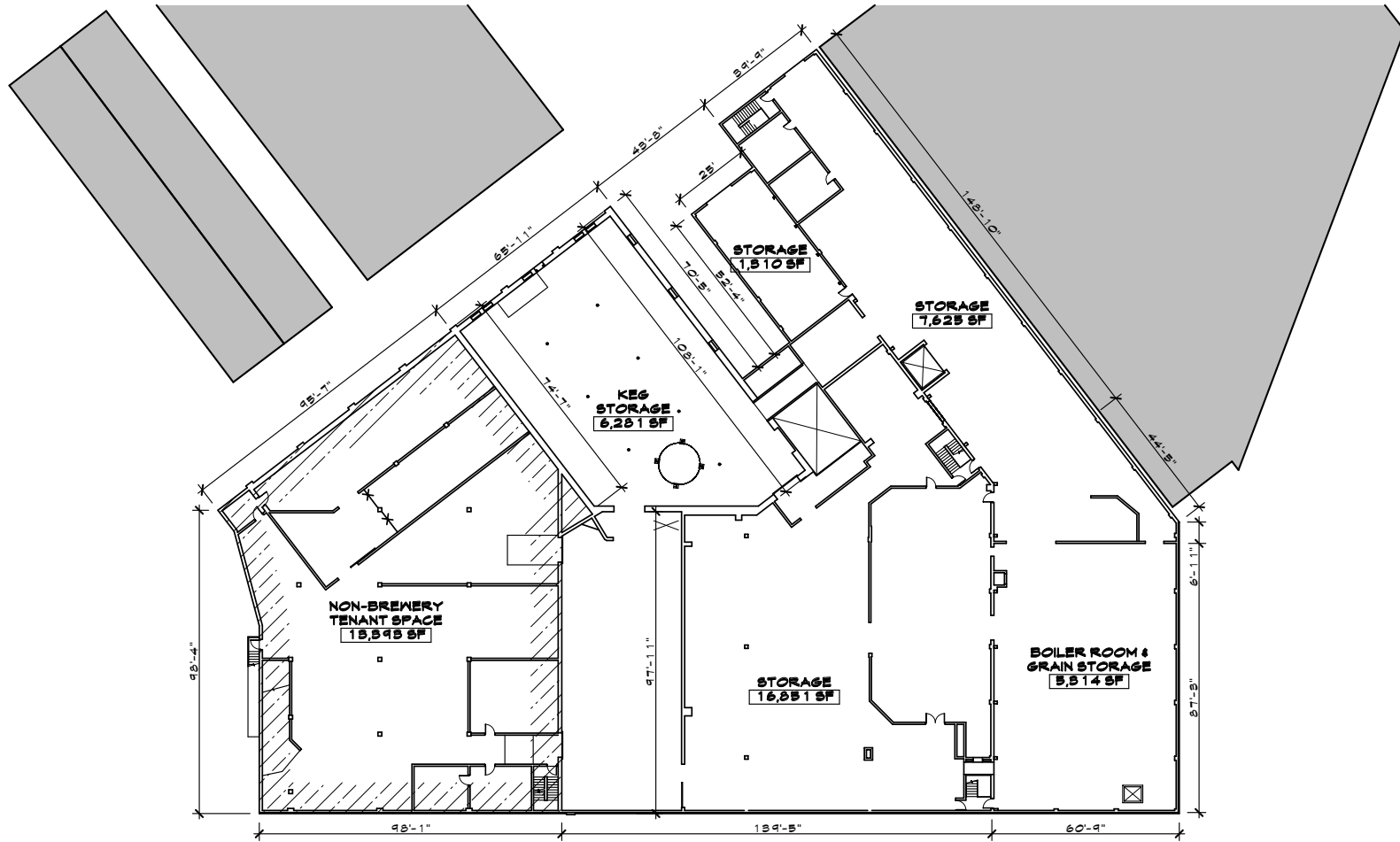
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**CHRISTIAN MOERLEIN BREWING CO.**

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Printed at 9:31 AM on 4/29/10

UPPER LEVEL

Scale: 1" = 30'-0"

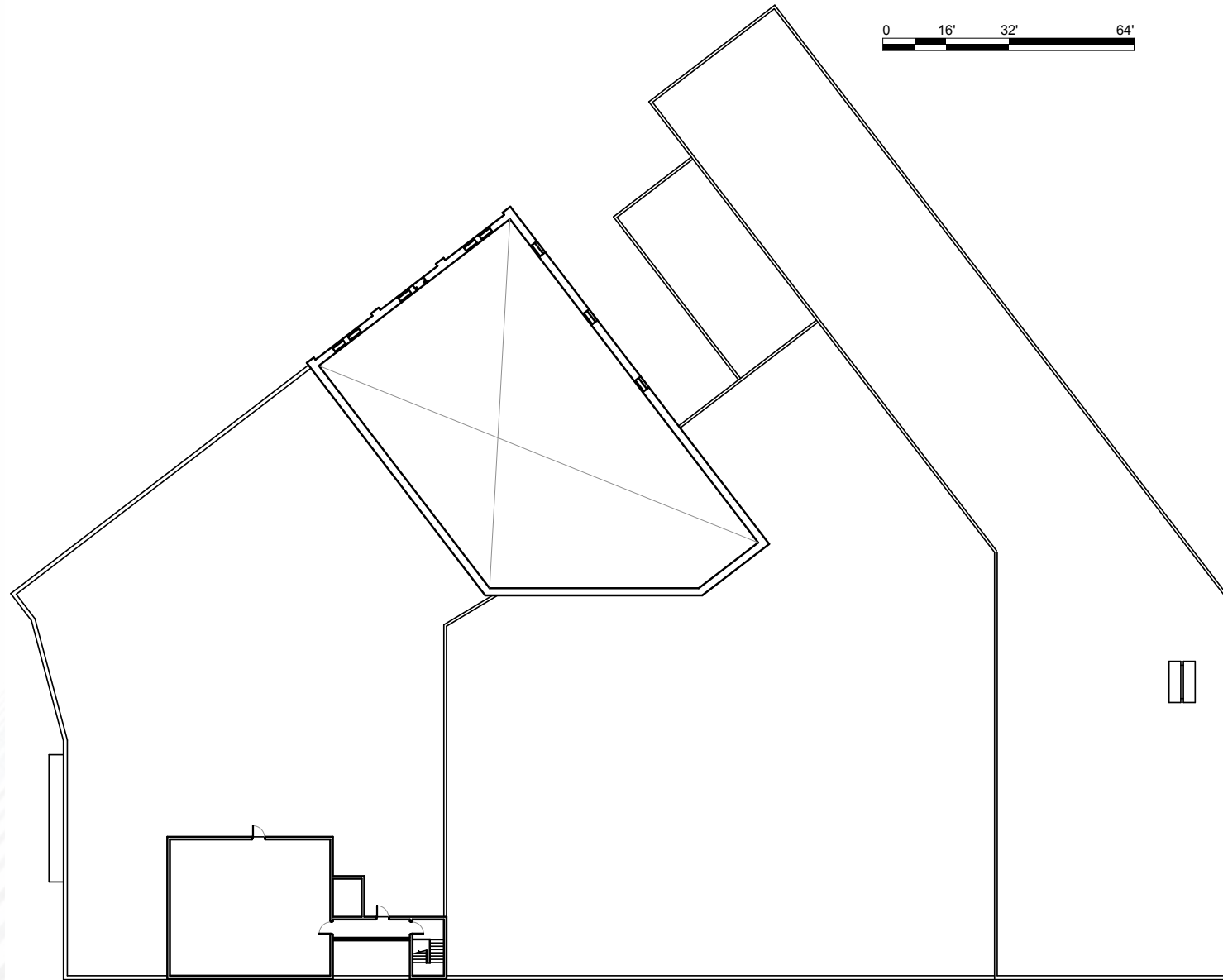
04/29/10

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HAMPTON ARCHITECTS

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THIRD FLOOR/  
ROOF PLAN

CHRISTIAN MOERLEIN BREWING CO.







## 02 | MARKET OVERVIEW

OVER-THE-RHINE



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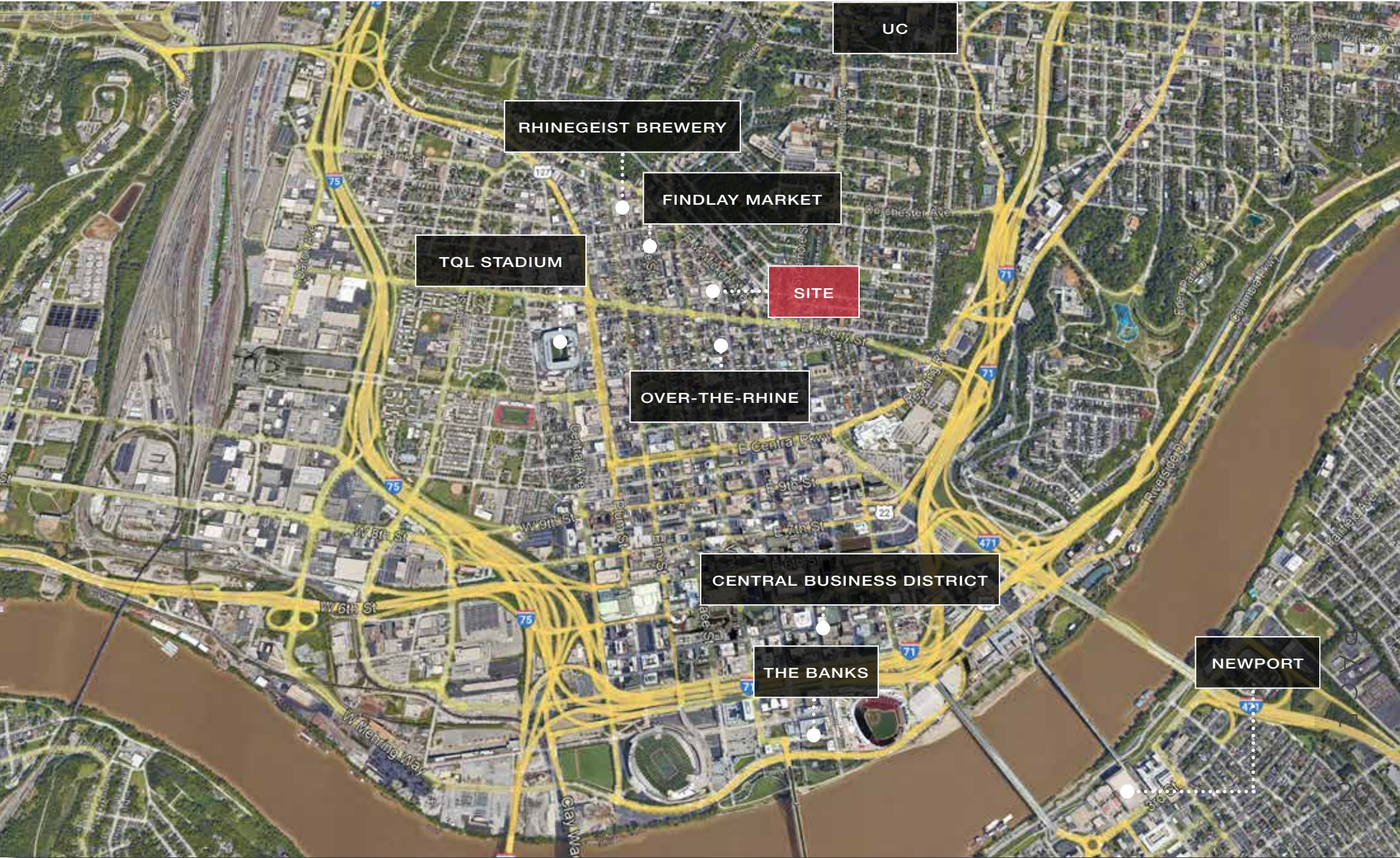
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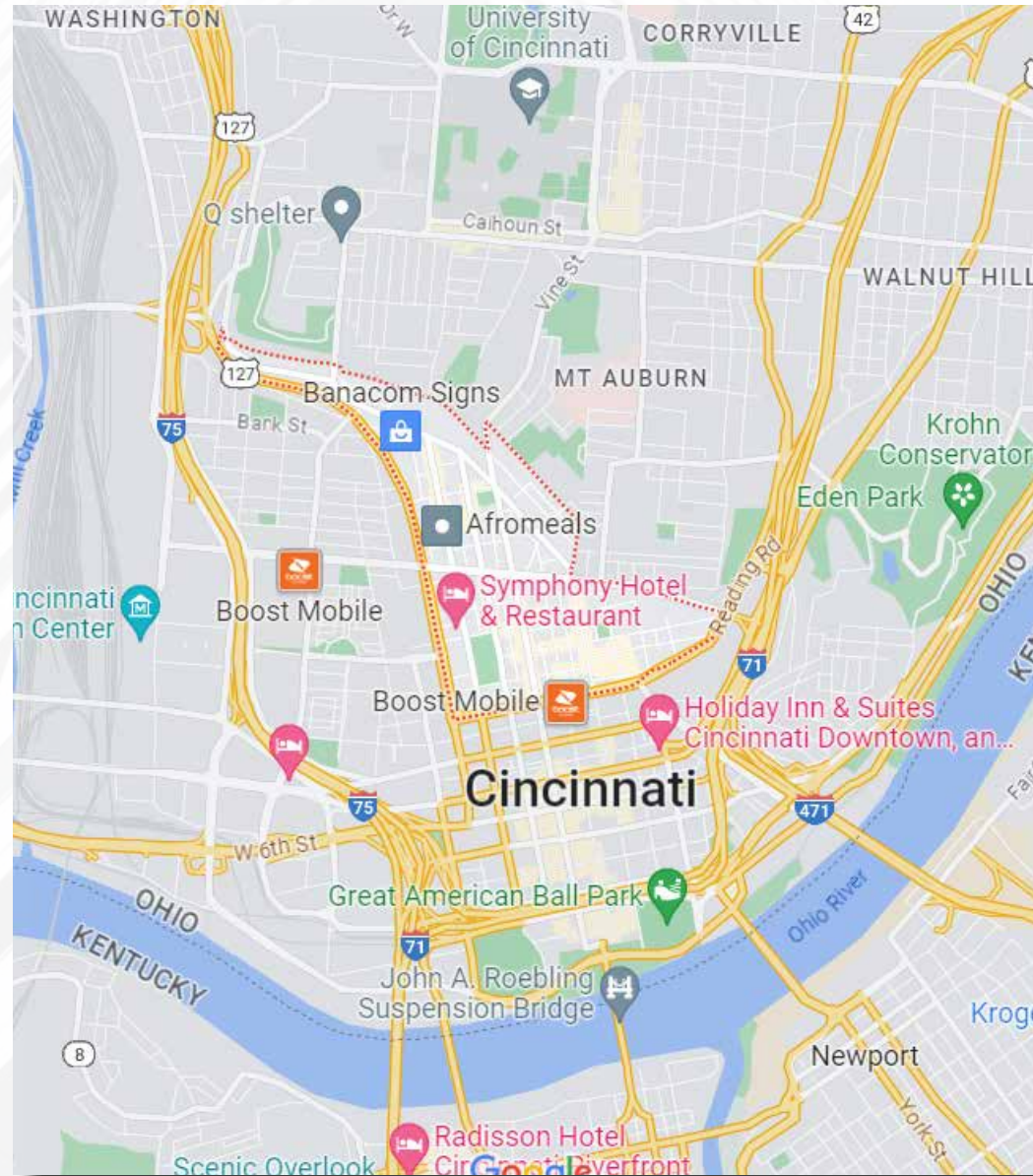
Cincinnati, or the “Queen City,” was founded in 1788. It is the third largest city in Ohio and the 30th largest city in the United States. Almost 60% of the U.S. Population lives within 500 miles of the Cincinnati Metro area. The Greater Cincinnati region encompasses a 15 county area, where Ohio, Kentucky, and Indiana meet. The City of Cincinnati includes 52 diverse neighborhoods, each unique with their own history. Cincinnati has a low cost of doing business and living. With the national average at 100, Cincinnati has a cost of living rating of 85.

Cincinnati is home to seven Fortune 500 companies and is a well-connected city with strengths in manufacturing, financial services, and healthcare. Major corporations with headquarters in Cincinnati include: Procter & Gamble, Kroger, Amazon, American Financial Group, Cintas TQL, Fifth Third Bank, and Altafiber. Cincinnati is centrally located, which makes it easily accessible by land, water, or air, which proves advantageous for companies as well as their customers. The accessibility combined with Cincinnati’s top-ranked business climate has made it a choice location for businesses small and large.

\*Sources: <https://www.cincinnati-oh.gov/cityofcincinnati/>  
<https://en.wikipedia.org/wiki/Cincinnati>



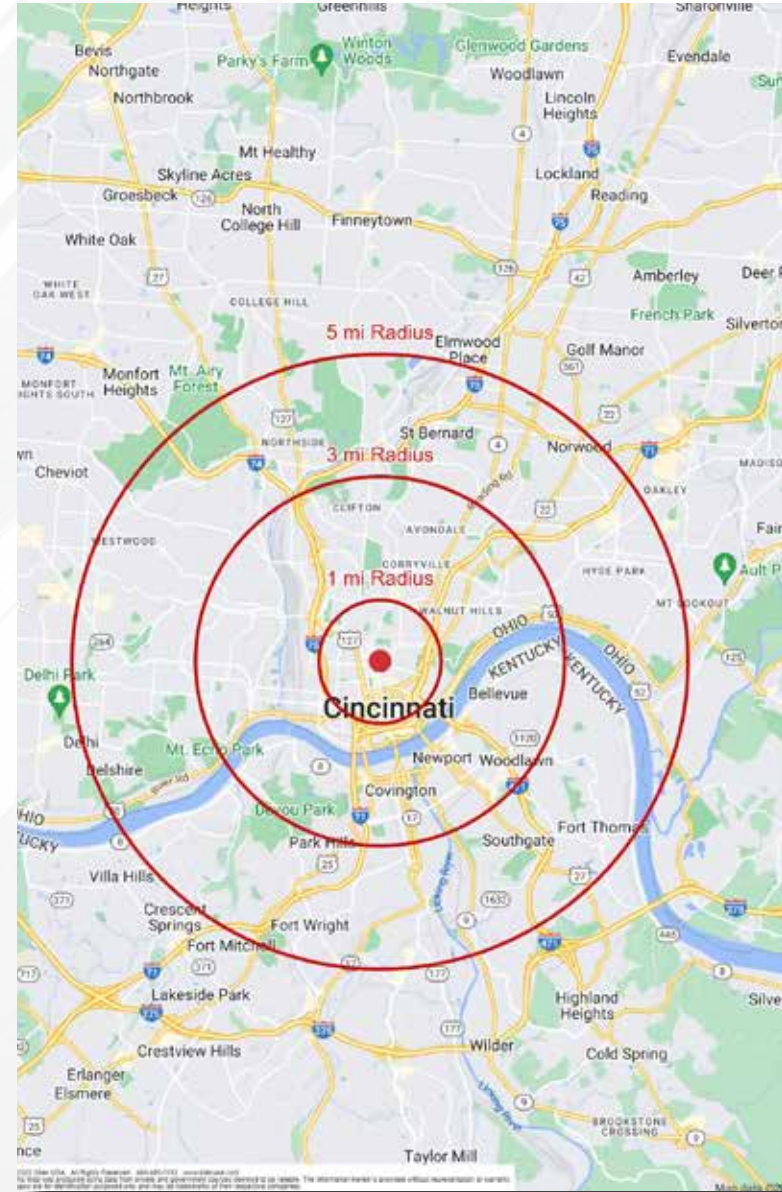
Over-the-Rhine, or “OTR,” is one of the most historic neighborhoods in the United States. It was the home to German immigrants in the mid-19th century and saw a resurgence in visitors and residents in the 2010s. Much of the neighborhood’s historic architecture has been restored as it is known for its compilation of styles including Greek Revival, Italianate and Queen Anne, as well as its popular cornices. OTR spans from Central Parkway to the east and south, East Liberty Street to the north and Sycamore Street to the west. Washington and Ziegler parks are two popular OTR attractions, with free events all year and a community pool at the latter. OTR is also home to many restaurants, bars and shops, making it a perfect day-long destination for visitors as well as a great place to live.



\*Sources: <https://www.downtowncincinnati.com/districts/>

Distance From Property

	1 Mile	3 Miles	5 Miles
<b>Population</b>			
<b>2023 Estimate</b>	27,764	138,997	315,909
<b>2028 Projected</b>	29,088	143,408	321,581
<b>Households</b>			
<b>2023 Estimate</b>	13,704	63,904	141,297
<b>2028 Projected</b>	14,345	65,697	142,595
<b>Average Household Income</b>			
<b>2023 Estimate</b>	\$96,348	\$87,470	\$93,968
<b>Daytime Demographics</b>			
<b>2023 Estimate Total Employees</b>	49,528	131,841	194,259



\*Sources: <https://regis.sitesusa.com/>

# THANK YOU

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