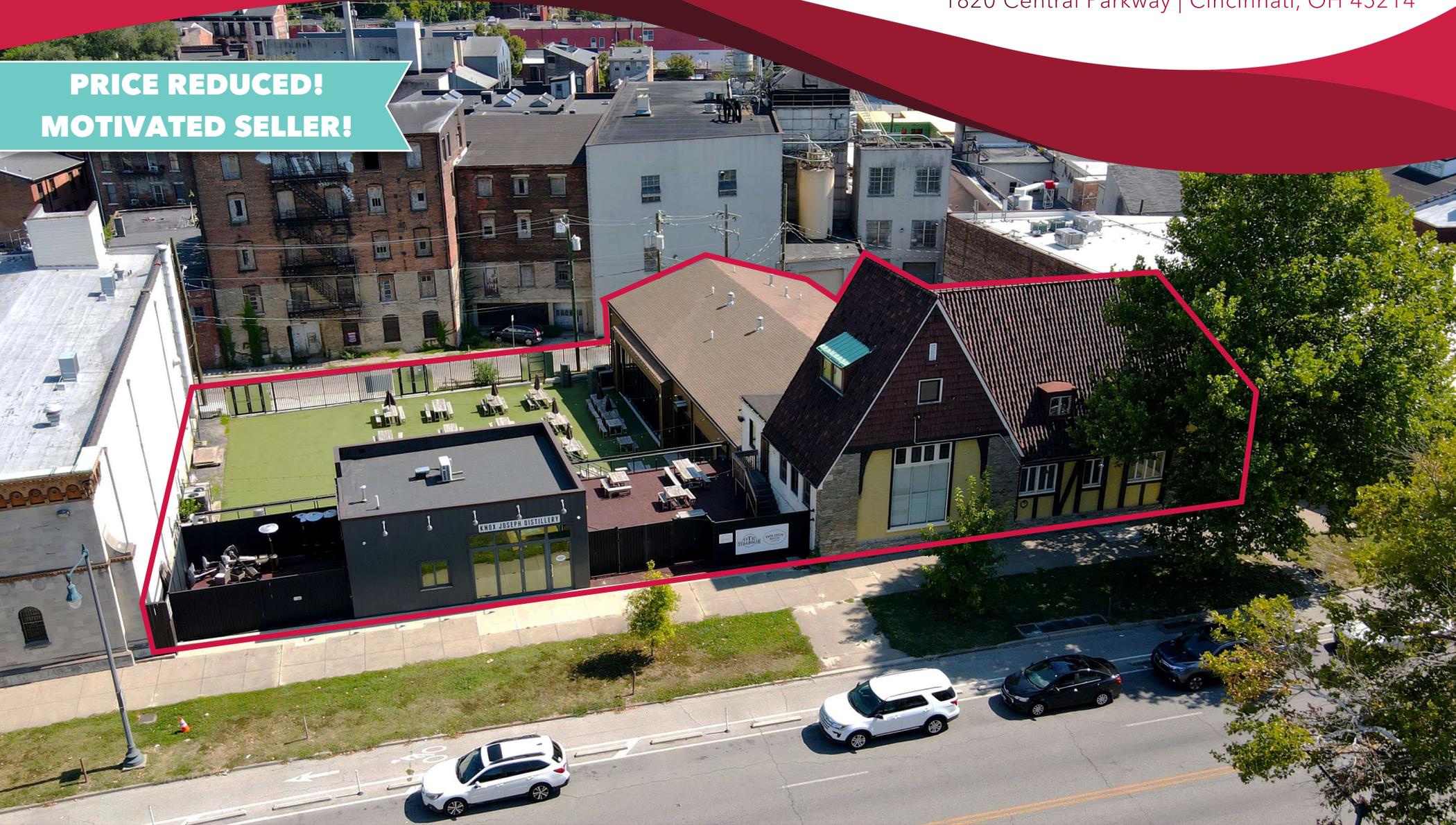


FOR SALE: MUSIC VENUE | BAR | DISTILLERY KNOX JOSEPH DISTILLERY

1820 Central Parkway | Cincinnati, OH 45214

**PRICE REDUCED!
MOTIVATED SELLER!**



Gary Fisher

Vice President

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**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

FOR SALE: MUSIC VENUE | BAR | DISTILLERY KNOX JOSEPH DISTILLERY

**PRICE REDUCED!
MOTIVATED SELLER!**



SPACES: +/- 19,100 SF Indoor & Outdoor Venue
+/- 12,926 SF Offices
+/- 32,026 SF

PRICING: \$3,950,000
*November 2025 Appraisal Available for Review

OTR'S LARGEST INDOOR / OUTDOOR VENUE!

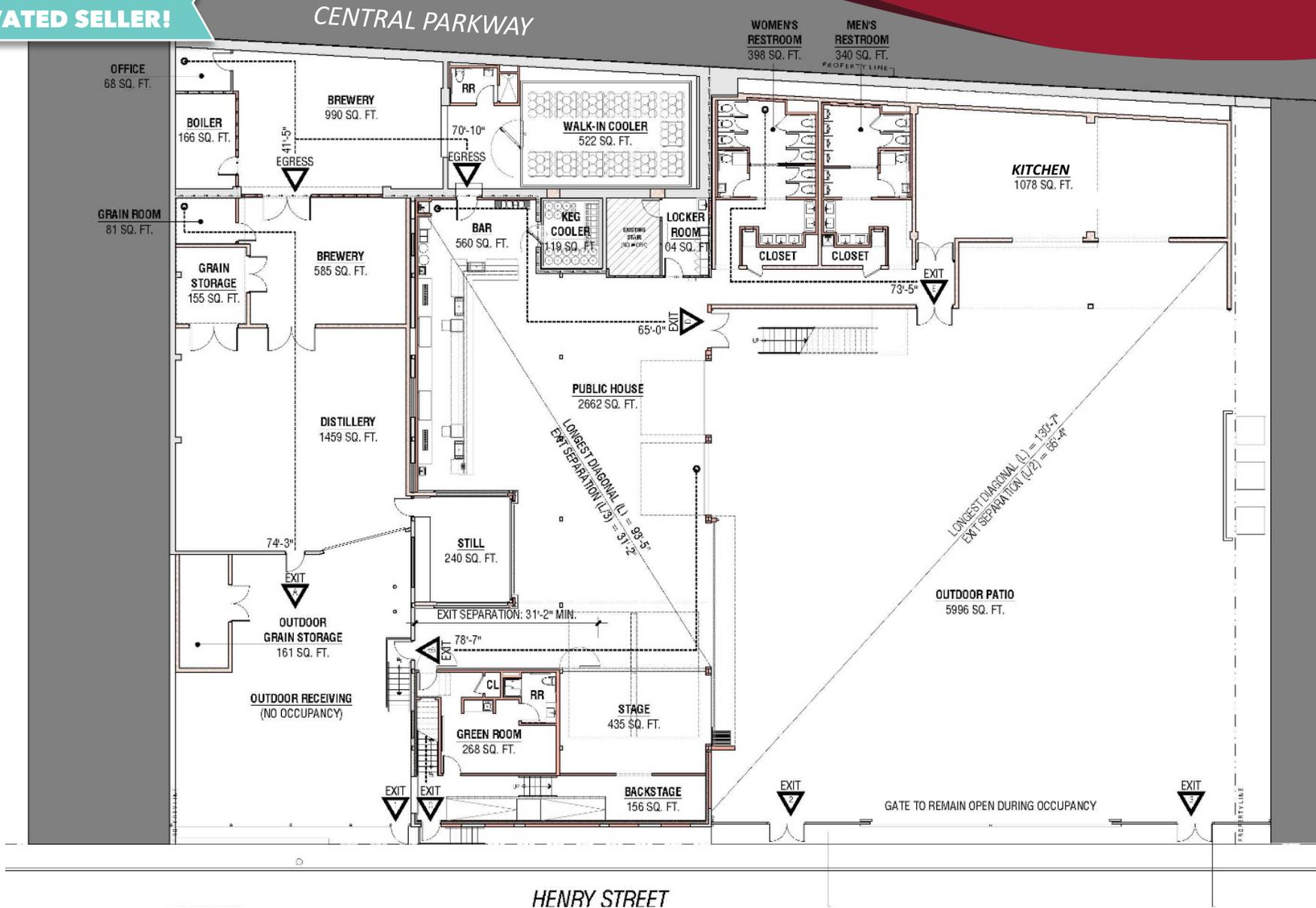
- Knox Joseph Distillery, Bar, Restaurant
- Ready for live music, standup, improv, and events!

INVESTMENT HIGHLIGHTS:

- Near TQL Stadium, Findlay Market, Rhinegeist, Washington Park, Cincinnati Connector Streetcar stop, and more!
- VIP Lounge overlooking the lawn
- Estimated capacity 900-1,500
- Off-street parking (approx. 140-150+ spots)
- Convenient to interstates in ALL directions
- Dedicated load-in area and updated green room

FOR SALE: MUSIC VENUE | BAR | DISTILLERY KNOX JOSEPH DISTILLERY

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\$671+ MILLION IN DEVELOPMENT ACTIVITY NEARBY KNOX JOSEPH DISTILLERY

**PRICE REDUCED!
MOTIVATED SELLER!**

THE RHINELINE

A series of conceptual projects that would repurpose Cincinnati's abandoned subway tunnels along Central Parkway, from Linn Street to Plum Street. Various innovative uses have been proposed to bring new life to the abandoned tunnels.

SITE

SOLWAY GALLERY

THE WAREHOUSE STUDIOS

FERGUSON
Banks, Kitchens & Lighting Gallery



FC'S WEST END ENTERTAINMENT DISTRICT
Approx. \$330 Million project by FC Cincinnati that will create a community hub on the front steps of TQL Stadium. The development will include two 13-story mixed-use buildings, a "Common Grounds" public plaza, and added infrastructure connecting the stadium.



CENTRAL PARKWAY REIMAGINED
Approx. \$4.1 Million project aimed at providing pedestrian-oriented connectivity between Downtown, OTR, and West End neighborhoods as well as improving safety and mobility for all forms of travel along Central Parkway.



NEIGHBORHOOD TRANSFORMATION
Approx. \$100 Million project aimed at improving public safety and catalyzing new development in Northern OTR which will include both public and private investment, as well as clean up efforts and landscaping.

The construction of a new 60,000 SF Findlay Community Center (approx \$46 Million), the relocation of Crossroad Health Center to the 21,500 SF former Findlay Community Center, and several multi-family projects are part of the planned redevelopment.

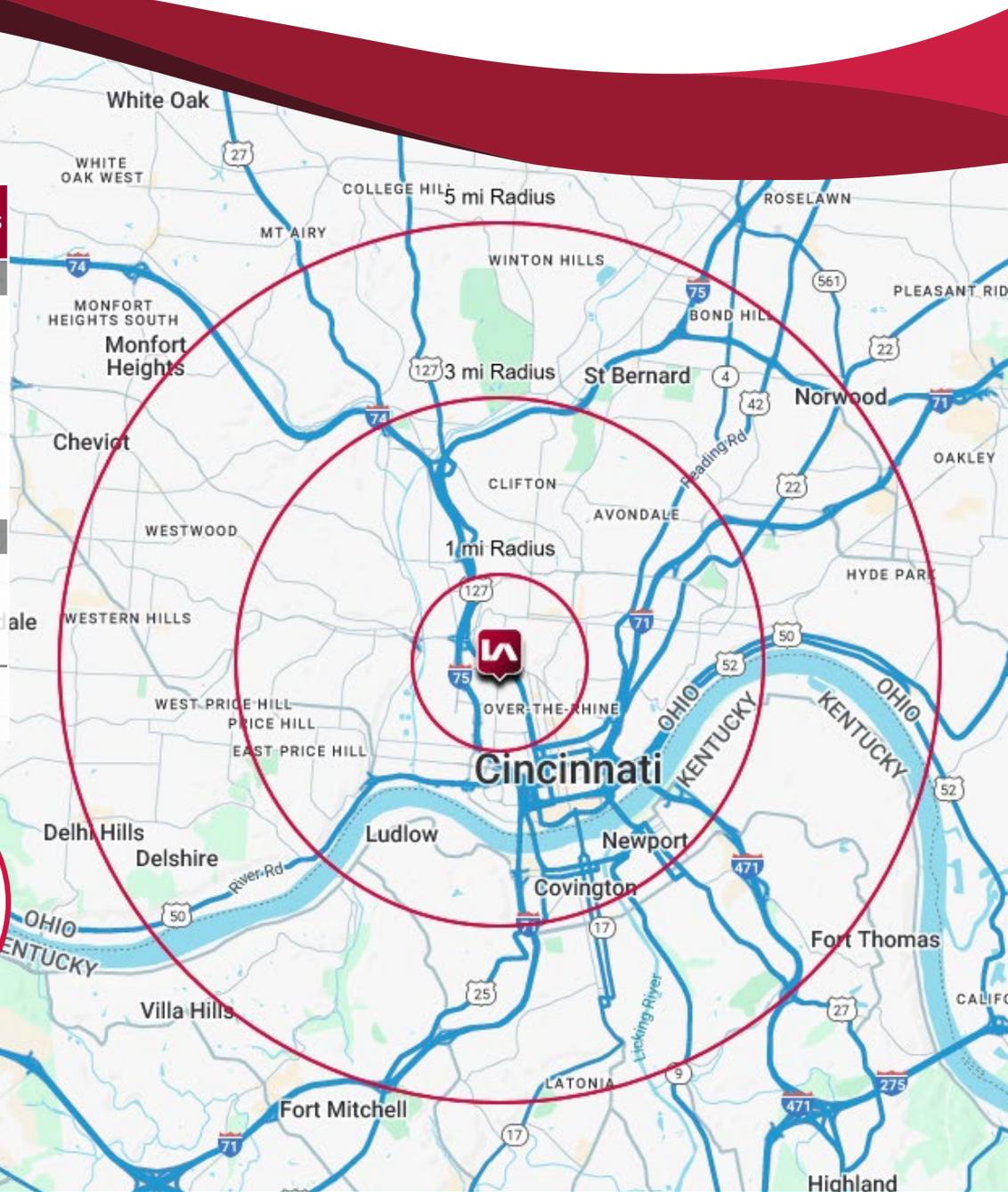


FOR SALE: MUSIC VENUE | BAR | DISTILLERY

KNOX JOSEPH DISTILLERY

**PRICE REDUCED!
MOTIVATED SELLER!**

	1 MI RADIUS	3 MI RADIUS	5 MI RADIUS
POPULATION			
2025 Estimated Population	30,863	153,053	343,406
2030 Projected Population	32,133	158,876	347,497
2020 Census Population	26,033	135,585	320,088
2010 Census Population	24,226	134,685	315,120
Projected Annual Growth 2025 to 2030	0.8%	0.8%	0.2%
Historical Annual Growth 2010 to 2025	1.8%	0.9%	0.6%
INCOME			
2025 Est. Average Household Income	\$72,015	\$84,647	\$91,400
2025 Est. Median Household Income	\$48,399	\$57,435	\$64,117
2025 Est. Per Capita Income	\$28,774	\$39,526	\$40,972
2025 Est. Total Businesses	1,188	8,753	14,455
2025 Est. Total Employees	15,831	128,103	187,528



\$91,400
Avg. Household Income within 5 Mi.

343,406
Est. Population within 5 Mi.

14,455
Est. Total Businesses within 5 Mi.