

FOR LEASE

PENDLETON DISTRICT | 1,573 SF - 5,601 SF

331 E 13TH STREET, CINCINNATI, OH 45202



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3CRE

THE OFFERING

3CRE is pleased to offer for lease an exceptional commercial space at 331 E 13th Street, prominently located on a high-visibility corner in the heart of Cincinnati's dynamic Pendleton District. The property is well-equipped and adaptable, making it an excellent opportunity for a bar concept, retail storefront, or creative office user seeking a distinctive, character-rich environment. The space includes additional restrooms and generous basement storage, allowing for flexible buildout and operational needs.

Located in one of downtown Cincinnati's most walkable and culturally driven neighborhoods, the property benefits from strong foot traffic, excellent visibility, and immediate access to the Pendleton Art Center, Ziegler Park, and the Cincinnati Streetcar. Surrounded by popular local bars, restaurants, galleries, and creative businesses, this location offers an ideal setting for tenants looking to establish a presence in a vibrant and fast-growing urban district.

PROPERTY HIGHLIGHTS

All Spaces Can be Combined (5,601 SqFt)

- **Space B (1,786 SqFt) - \$27.00 (MG)**
- **Space C (1,573 SqFt) - \$27.00 (MG)**
- **Space D (2,242 SqFt) - \$20.00 (MG)**
- Fully Built-Out Spaces
- Additional square footage includes a large basement with ample storage, an office, and restrooms
- Convenient access to nearby street and paid lot parking
- Located in the Pendleton District of Downtown Cincinnati



SPACE B

Asking Rate: \$27.00 Sf/Yr (MG)
Total Square Footage - 1,786 Sq. Ft.

SPACE C

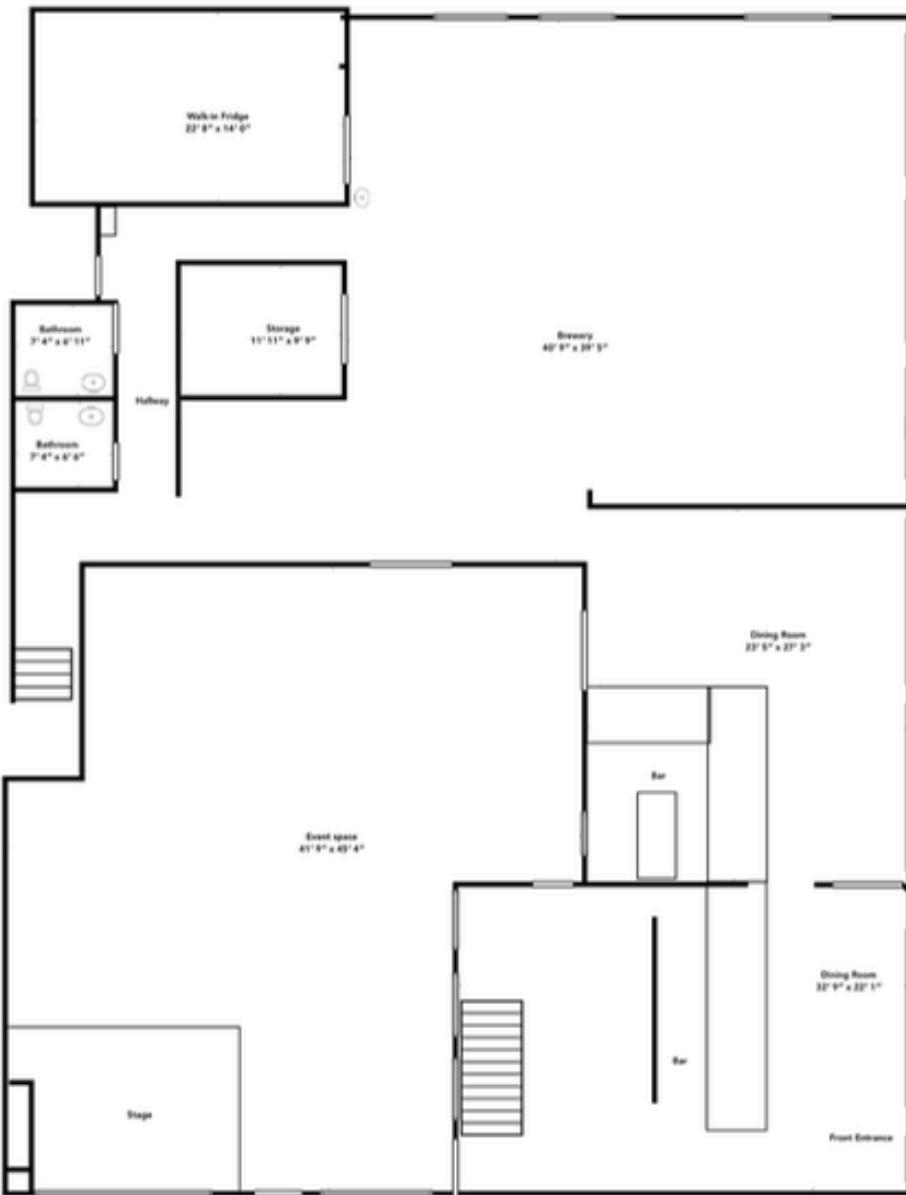
Asking Rate: \$27.00 Sf/Yr (MG)
Total Square Footage - 1,573 Sq. Ft.

SPACE D

Asking Rate: \$20.00 Sf/Yr (MG)
Total Square Footage - 2,242 Sq. Ft.



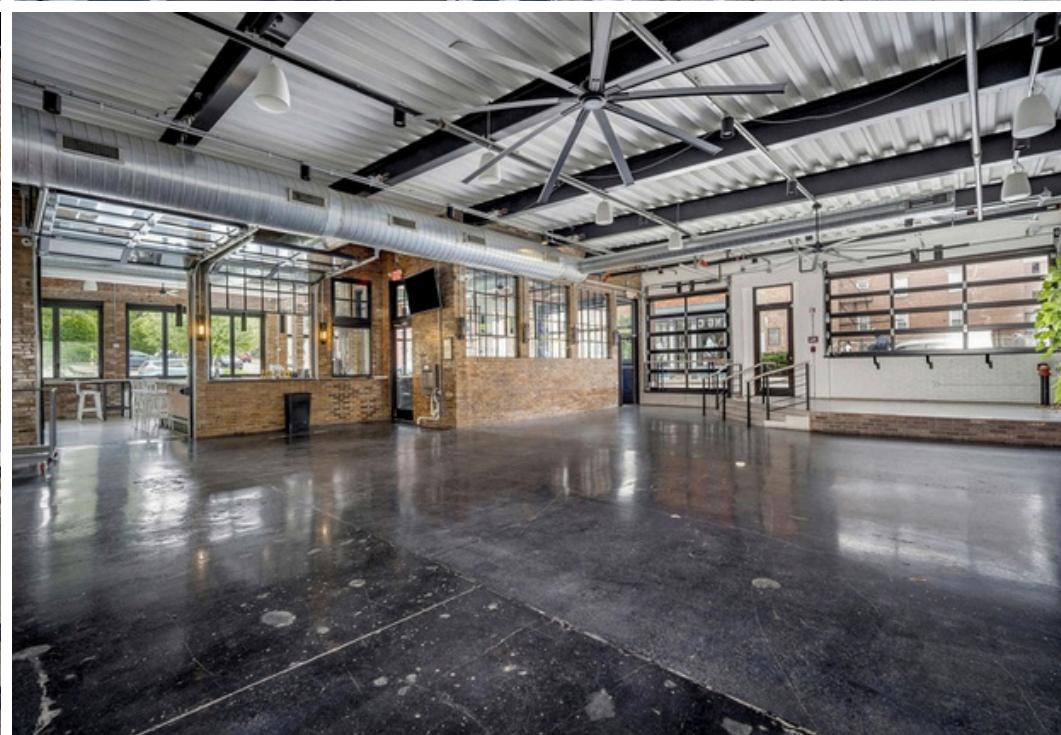
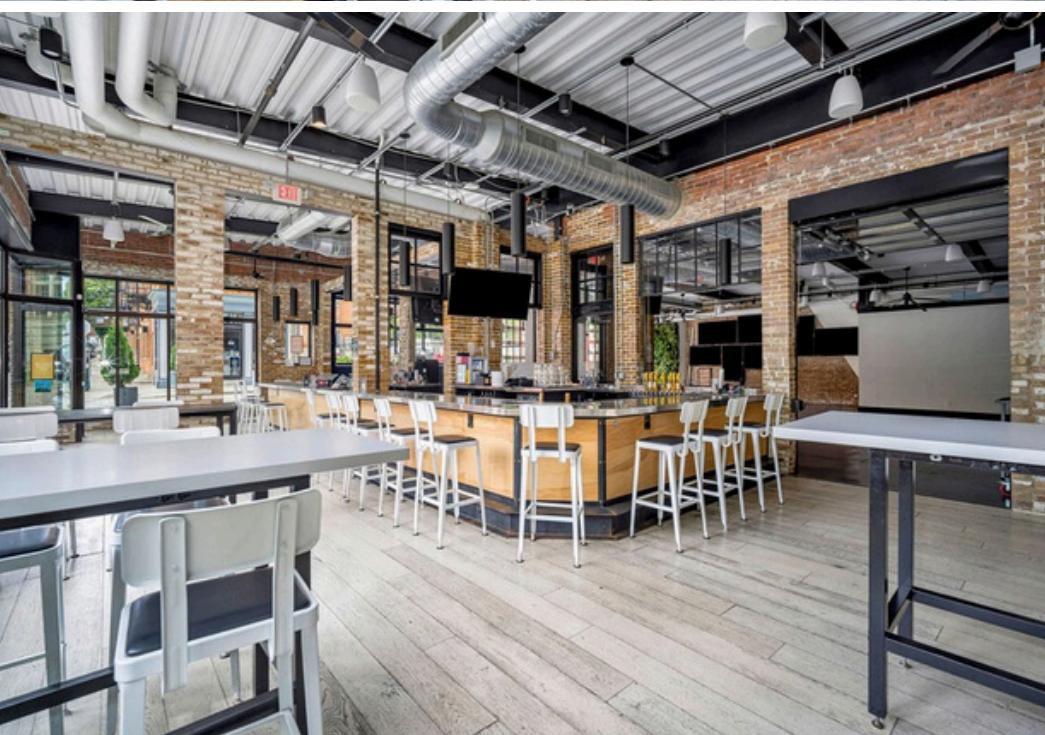
Current Layout

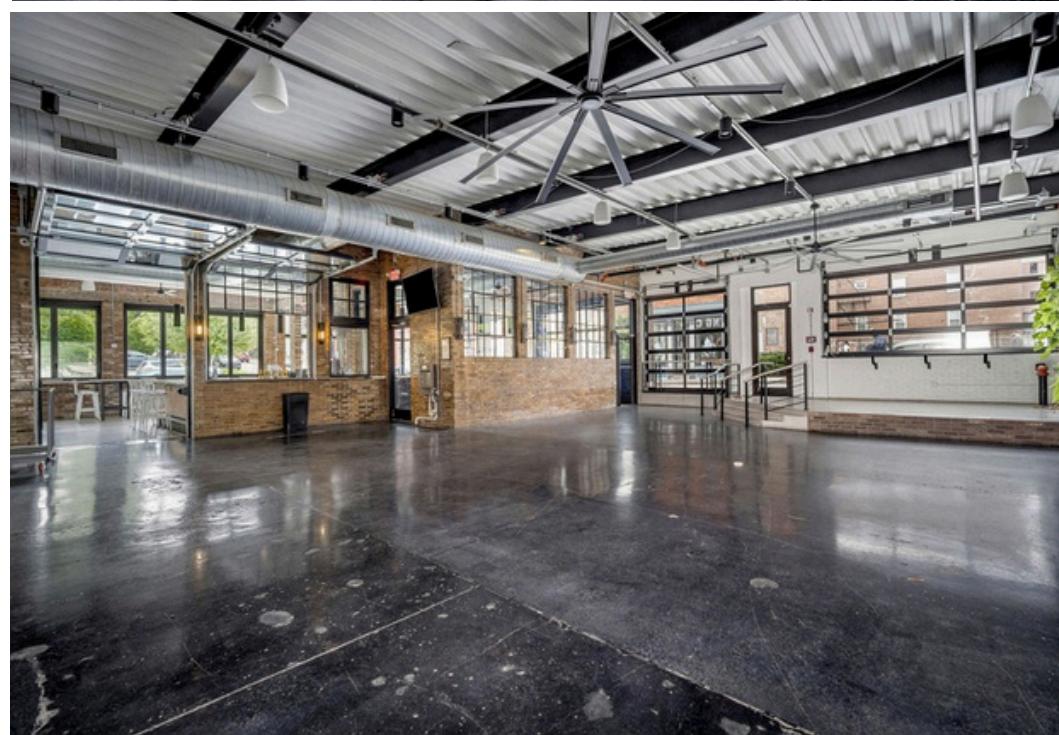
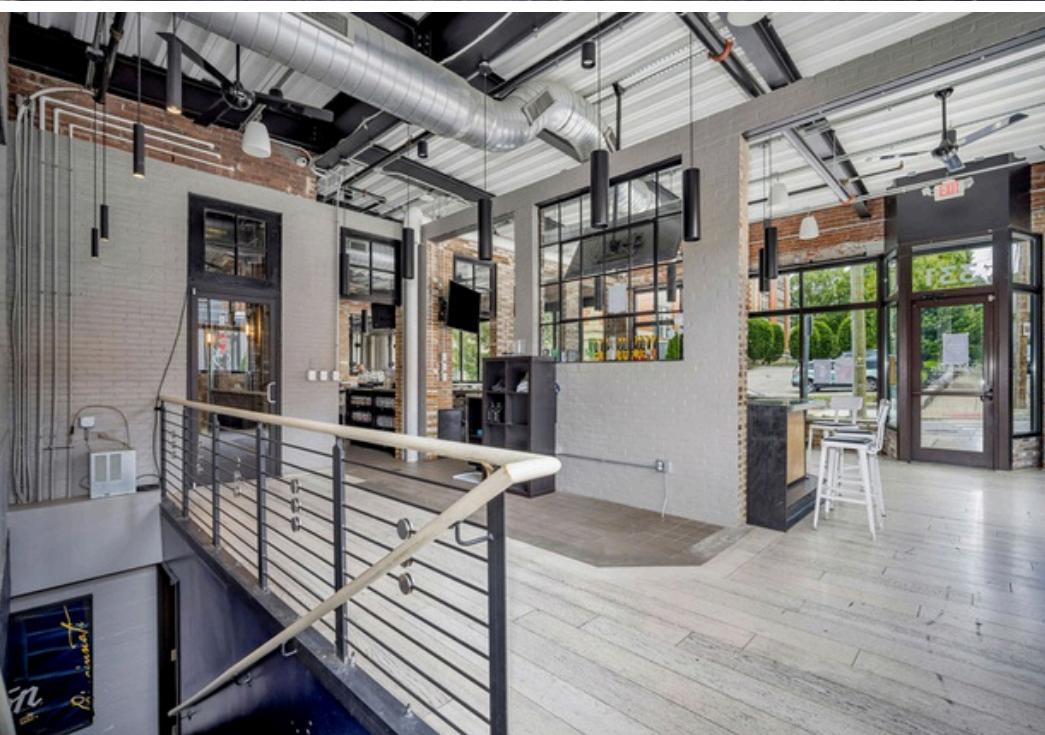
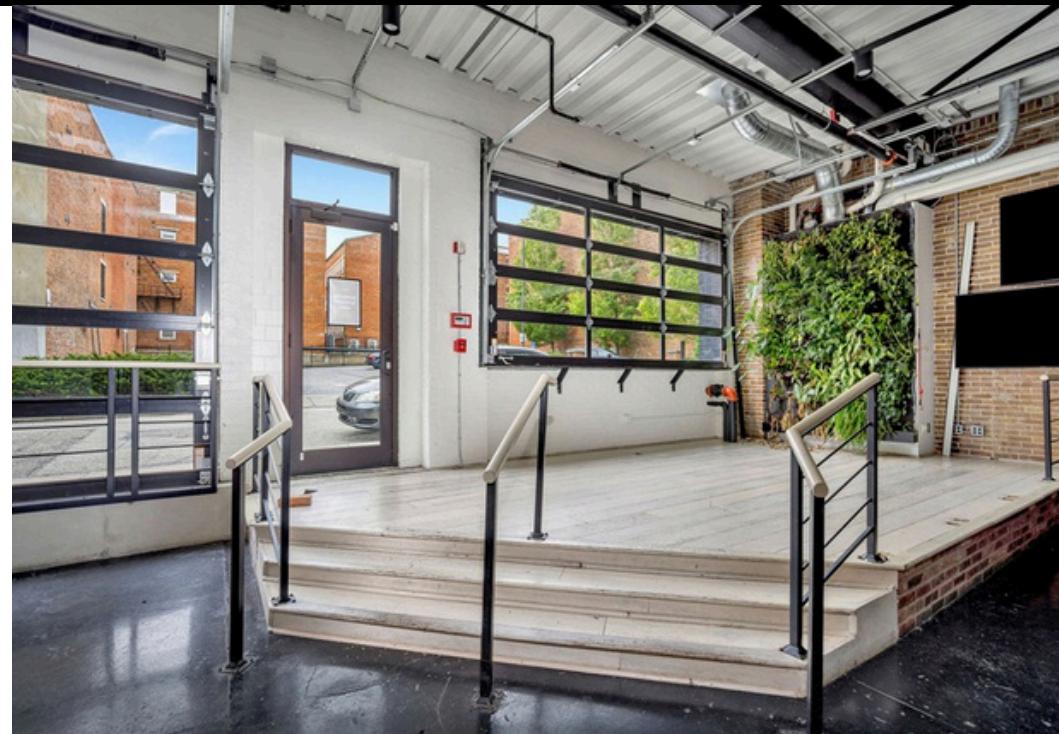
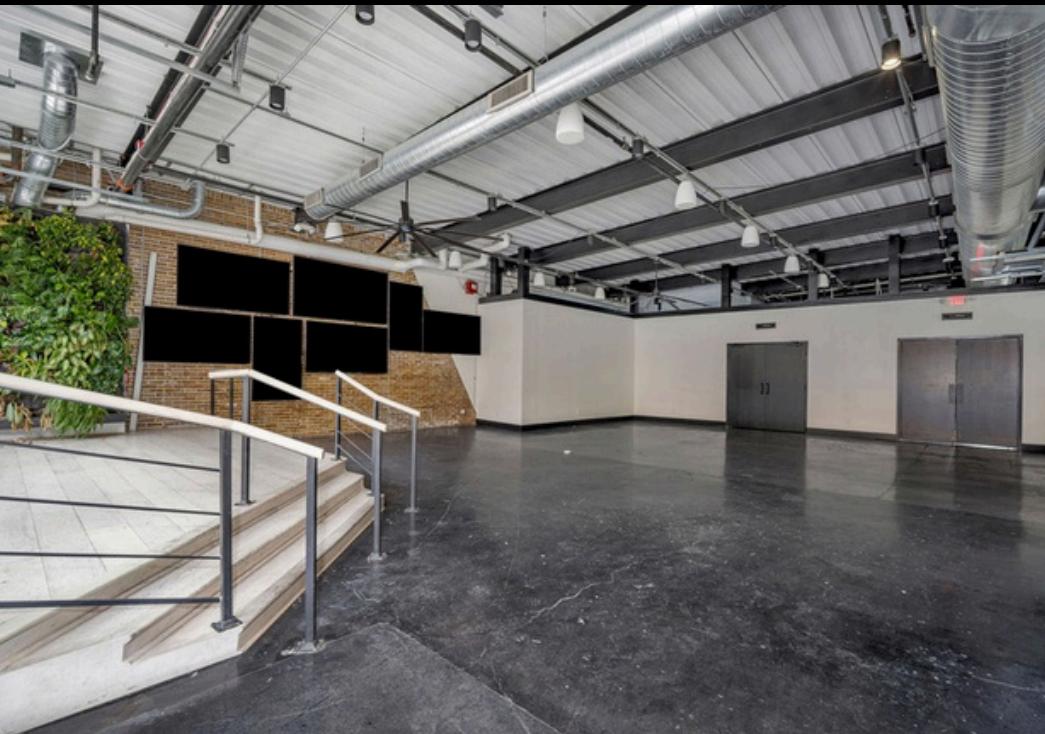


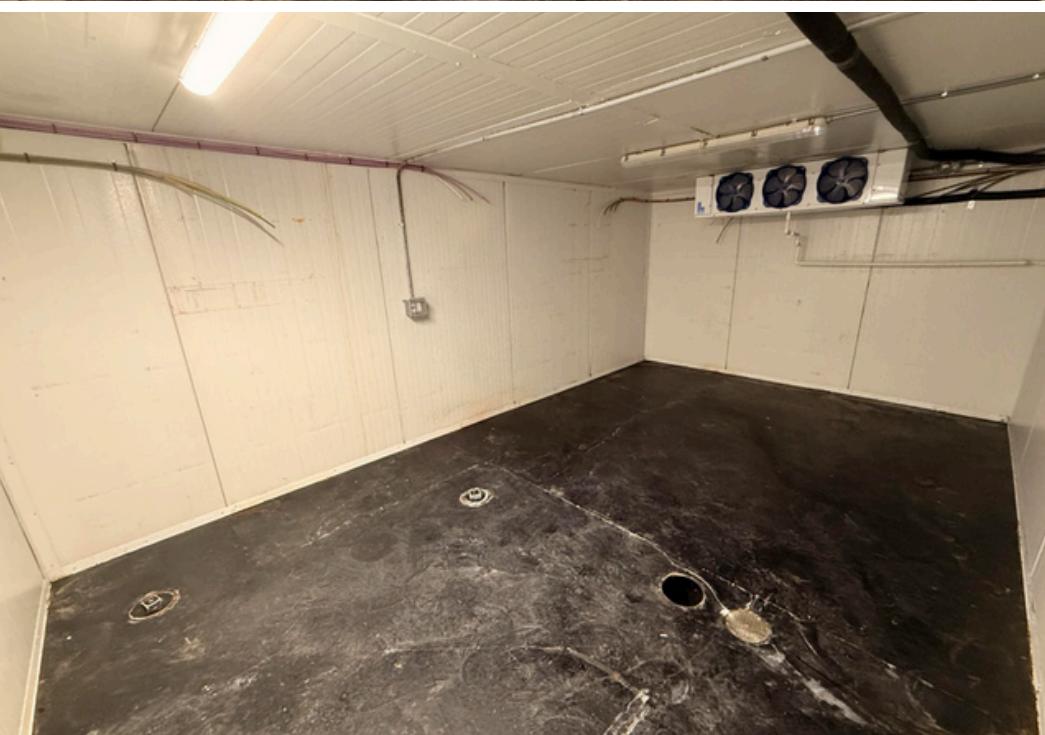
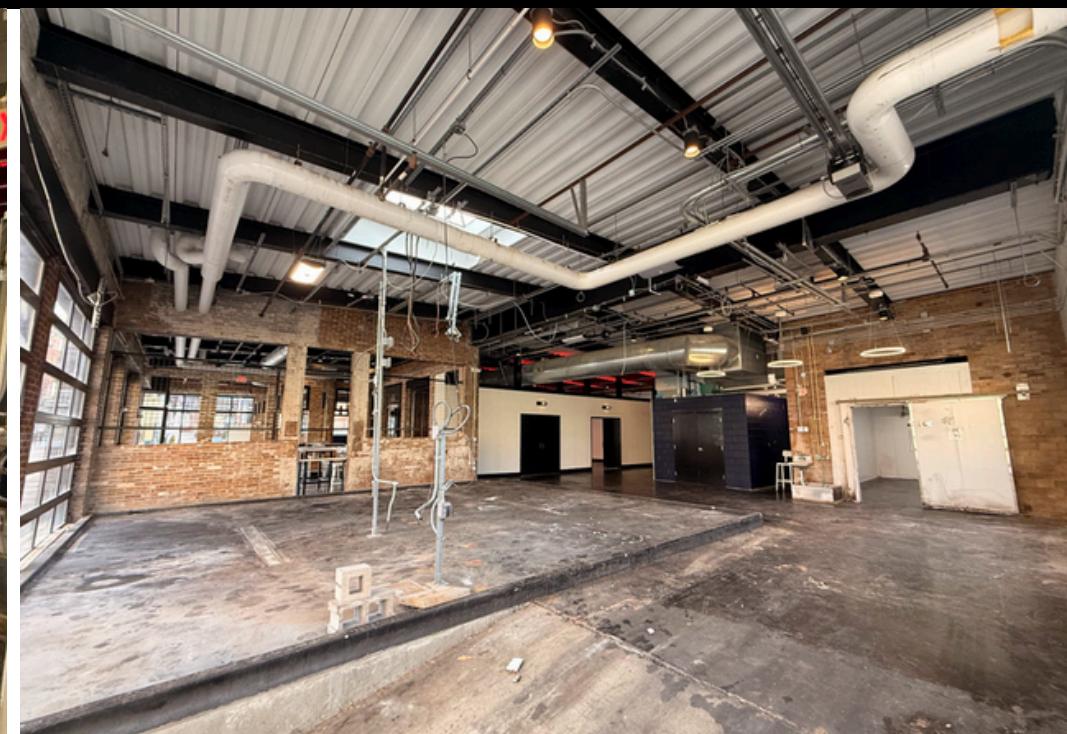
DOWNTOWN
CINCINNATIHARDROCK CASINO
CASINOURBANA CAFE
COFFEE SHOPLUCIUS Q
BARBECUE RESTAURANTCROWN CANINA
MEXICAN RESTAURANTHART & CRU
WINE SHOPPENDLETON PARLOR
ICE CREAM SHOPINDUSTRY CINCINNATI
MULTIFAMILY COMPLEXA&D GARAGE
Public Garage- 690 SpacesALUMNI LOFTS
MULTIFAMILY COMPLEXPUBLIC PARKING
Paid LotPUBLIC PARKING
Paid Lot

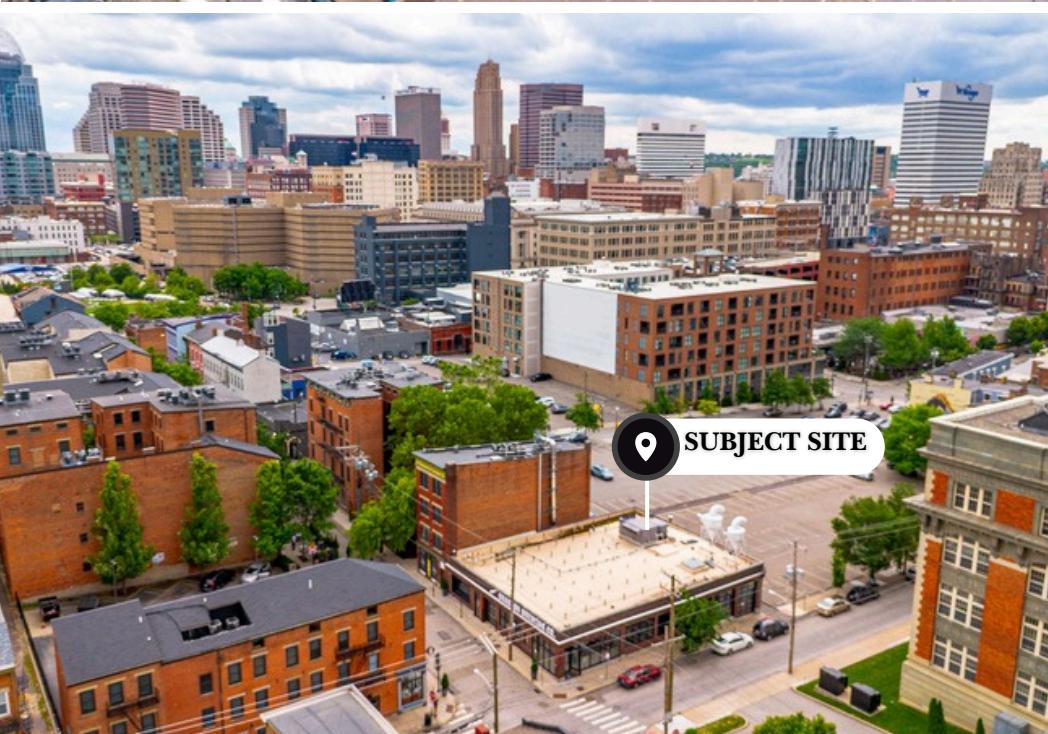
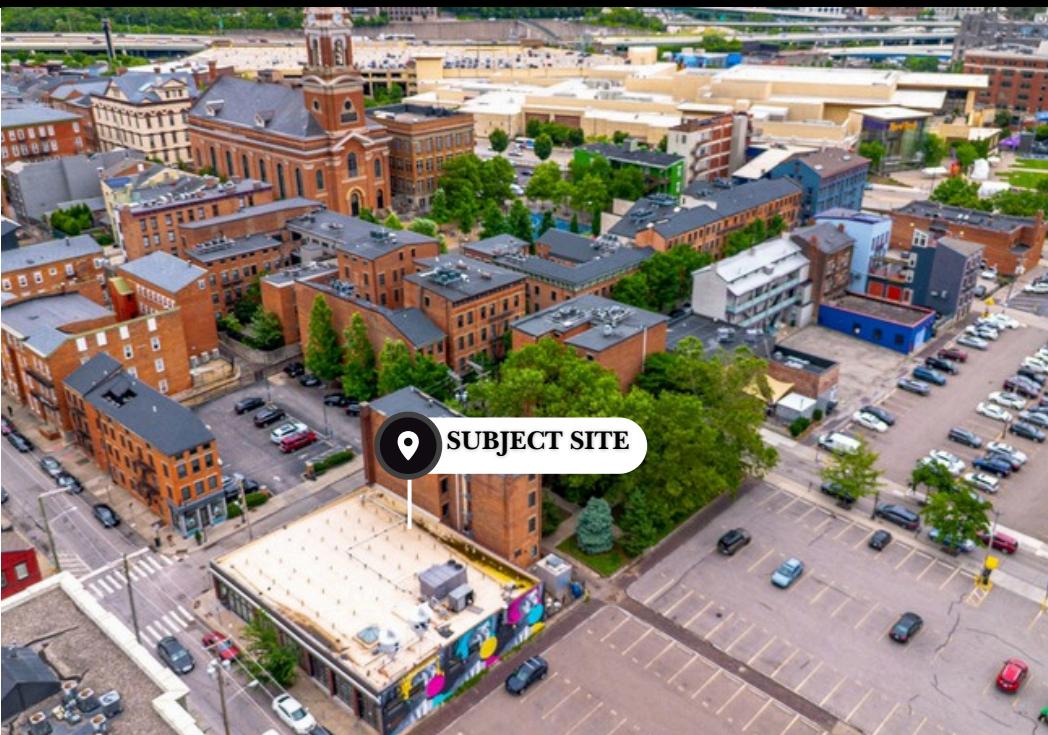
SUBJECT SITE

ZIEGLER GARAGE
Public Garage- 400 Spaces









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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