

CORNER RETAIL SPACE FOR LEASE

FORMER WALGREENS @ 6TH & RACE

601 Race Street, Cincinnati, OH 45202



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CORNER RETAIL SPACE FOR LEASE

FORMER WALGREENS

601 Race Street, Cincinnati, OH 45202

FOR LEASE: 11,940 & 6,582 SF (Finished Basement)

LEASE RATE: \$25.00 PSF + NNN

PROPERTY INFORMATION:

- Former build-to-suit Walgreens Pharmacy
- Hard corner, signalized intersection with excellent visibility
- Located within 3CDC's new Fountain District
- Within walking distance of almost \$2 billion in redevelopment projects including:
 - 2,600 planned new apartment units (office to residential)
 - 1,200 new hotel rooms, including 800 rooms of new ground up construction
 - \$200 million Duke Energy Convention Center redevelopment
- Luxury apartments located above
- Within easy walking distance to the Duke Energy Convention Center, Paycor Stadium, Great American Ballpark, TQL Stadium, Fountain Square, and The Banks
- Six Fortune 500 headquarters also within walking distance

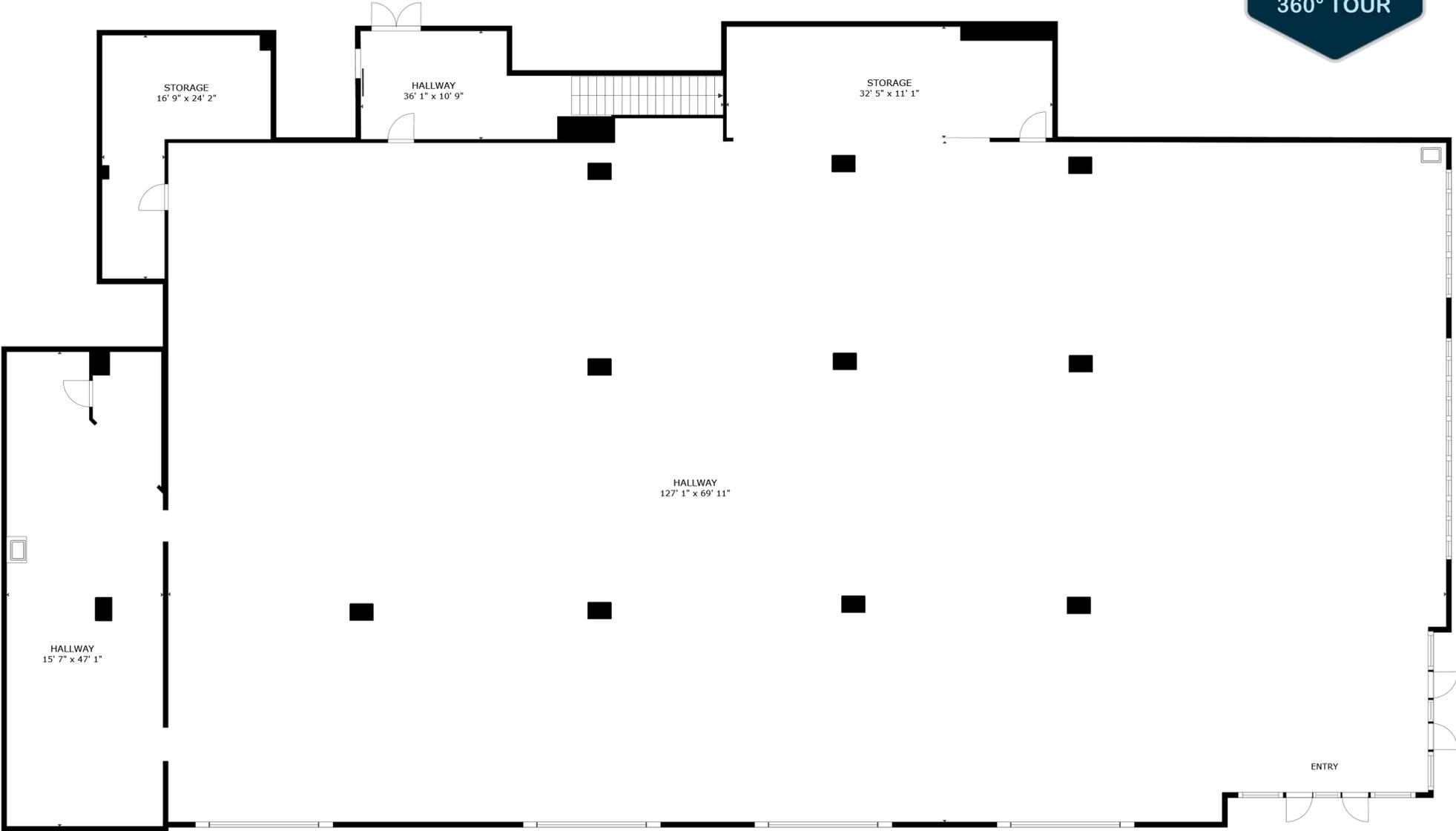
TRAFFIC COUNTS:

- 6th Street – 6,703 VPD
- Race Street – 3,780 VPD



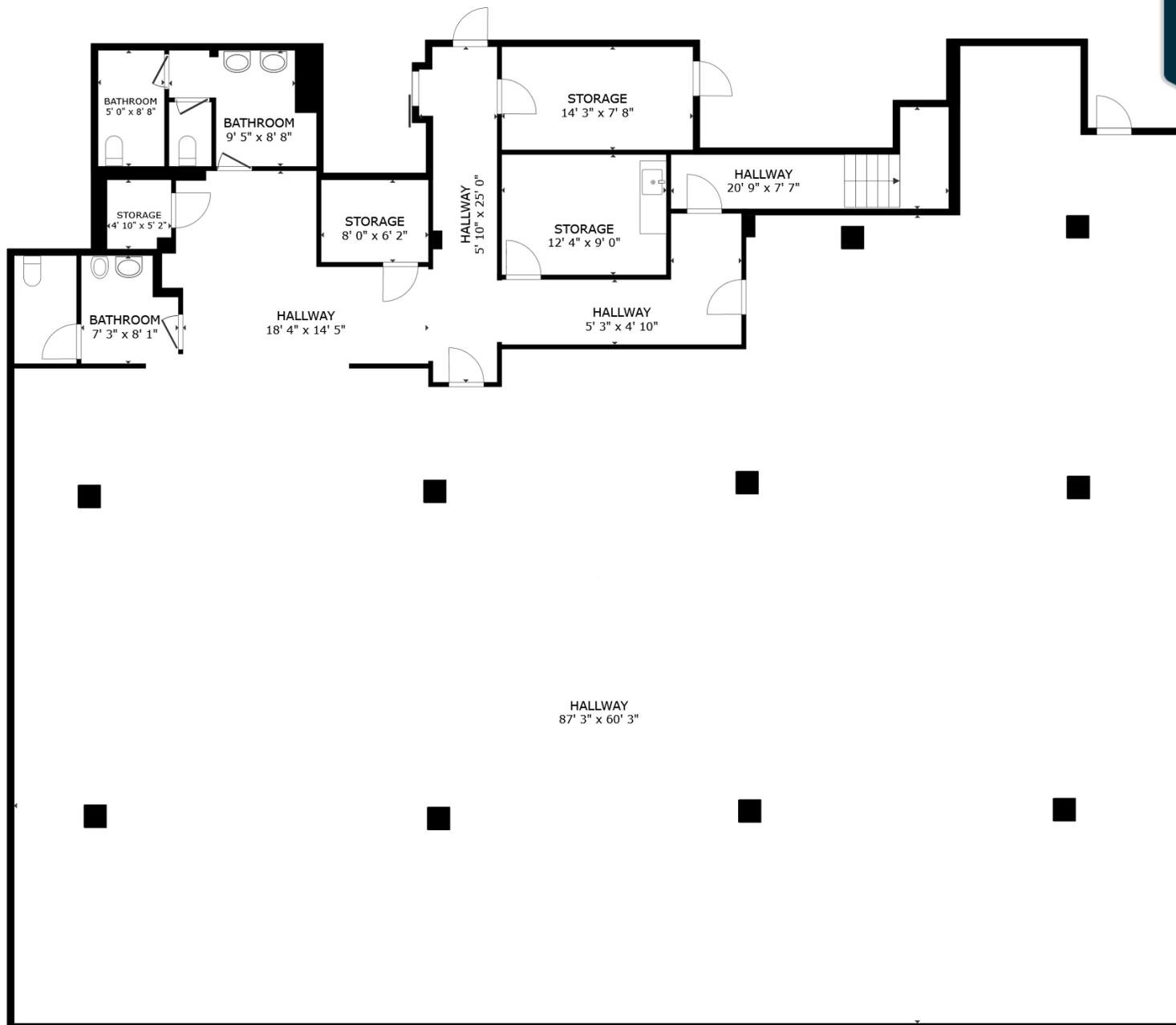
CORNER RETAIL SPACE FOR LEASE

FIRST FLOOR PLAN - 11,940 SF



CORNER RETAIL SPACE FOR LEASE

BASEMENT FLOOR PLAN - 6,582 SF





**88,000 WORKERS
DOWNTOWN**



**956 HOUSING UNITS
CURRENTLY
UNDER CONSTRUCTION**



**12,327 RESIDENTS
IN CBD & OTR**



The Fountain District is a rebranding of the area around Fountain Square which is aimed at promoting street-level commercial, office, residential, parking & civic spaces to the public, as well as new business. This rebranding is meant to encourage downtown workers and residents to stay for local dining and nights out, market local businesses and add new ones, and bring more Cincinnatians Downtown as tourism dips with the Duke Energy Convention Center closing for an 18-month renovation.

\$200 million redevelopment of Duke Energy Convention Center

614-616 Race Street conversion from retail to 110 new hotel rooms

Former Macy's Headquarters conversion from office to 338 new apartment units

New Duke Energy Convention Center Outdoor Pavilion

Terrace Plaza Hotel conversion from hotel to 167 new apartment units

Convention Center Hotel Ground up construction of new 800 room hotel & conference center



The Foundry redevelopment with mixed-use with retail and Class A office anchor tenants including Deloitte, Turner Construction, and Divisions Maintenance Group

FOUNTAIN SQUARE

Former Saks Fifth Avenue \$40 million office & retail redevelopment, Paycor is new HQ office tenant

Carew Tower conversion from office to 385 new apartment units

Former Textile Building conversion from office to 282 new apartment units

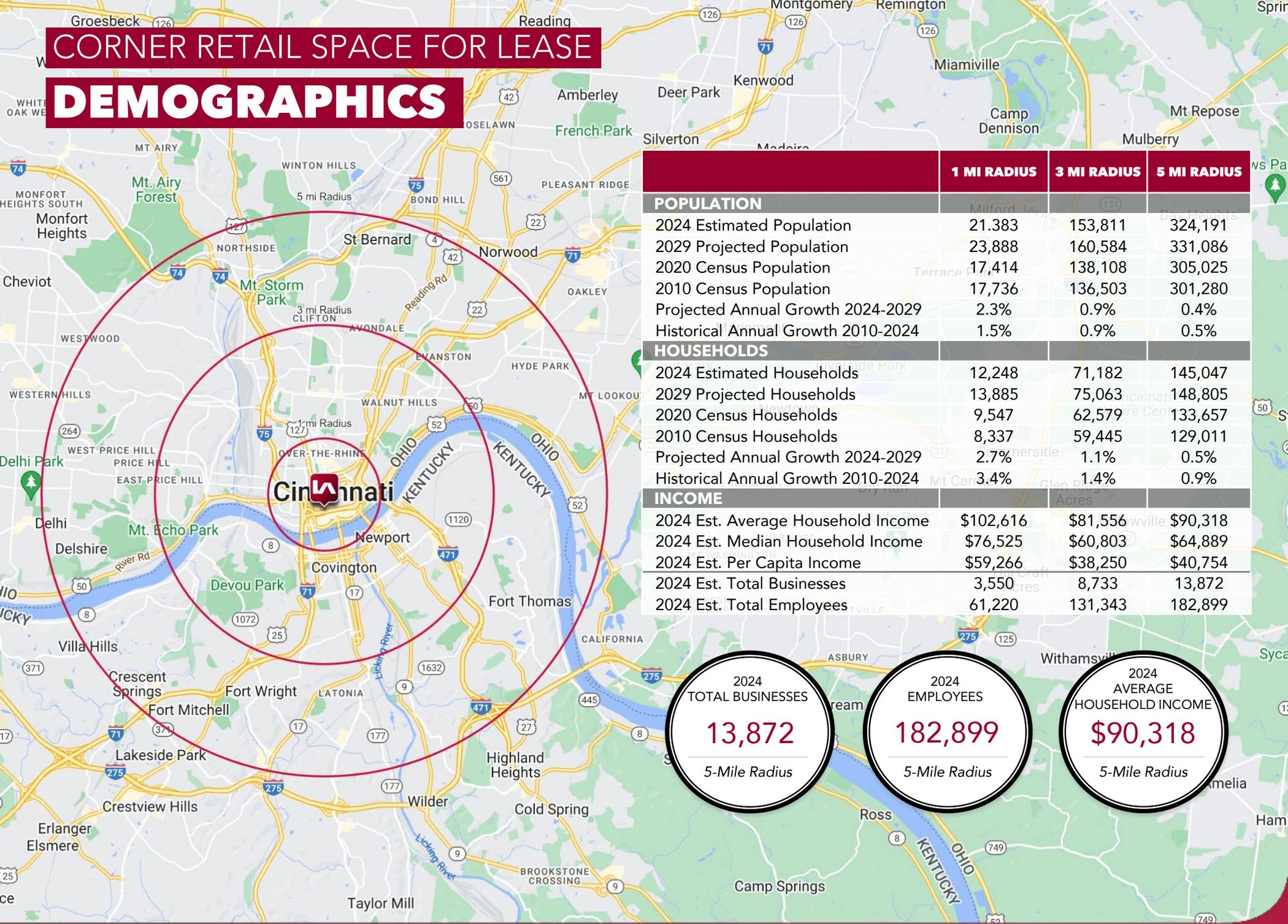
Former Mercantile Center Building conversion from office to 175 new apartment units

4th Race
Ground up construction of 264 Class A luxury apartment units

City Club Phase II conversion from office to mixed-use with retail and 267 new apartment units

CORNER RETAIL SPACE FOR LEASE

DEMOGRAPHICS



	1 MI RADIUS	3 MI RADIUS	5 MI RADIUS
POPULATION			
2024 Estimated Population	21,383	153,811	324,191
2029 Projected Population	23,888	160,584	331,086
2020 Census Population	17,414	138,108	305,025
2010 Census Population	17,736	136,503	301,280
Projected Annual Growth 2024-2029	2.3%	0.9%	0.4%
Historical Annual Growth 2010-2024	1.5%	0.9%	0.5%
HOUSEHOLDS			
2024 Estimated Households	12,248	71,182	145,047
2029 Projected Households	13,885	75,063	148,805
2020 Census Households	9,547	62,579	133,657
2010 Census Households	8,337	59,445	129,011
Projected Annual Growth 2024-2029	2.7%	1.1%	0.5%
Historical Annual Growth 2010-2024	3.4%	1.4%	0.9%
INCOME			
2024 Est. Average Household Income	\$102,616	\$81,556	\$90,318
2024 Est. Median Household Income	\$76,525	\$60,803	\$64,889
2024 Est. Per Capita Income	\$59,266	\$38,250	\$40,754
2024 Est. Total Businesses	3,550	8,733	13,872
2024 Est. Total Employees	61,220	131,343	182,899

2024
TOTAL BUSINESSES
13,872
5-Mile Radius

2024
EMPLOYEES
182,899
5-Mile Radius

2024
AVERAGE
HOUSEHOLD INCOME
\$90,318
5-Mile Radius