

FOR LEASE

Downtown Retail Space



312 W 4th Street, Cincinnati, OH 45202

PROPERTY HIGHLIGHTS

- 2,827 SF Premier Downtown Storefront
- Short Distance to Newly Remodeled \$240 Million Convention Center - Now Open
- Adjacent to \$536M/700-Room Marriott Convention Center Hotel - Opening 2027
- .2 Miles away from Cincinnati's Thriving Entertainment District, The Banks
- Convenient Public Parking Access + On Street Parking
- Hundreds of New Apartments in Every Direction
- Traffic Counts: 4,785 ADT W 4th Street

DEMOGRAPHICS

<u>Year 2024</u>	<u>One Mile</u>	<u>Three Mile</u>	<u>Five Mile</u>
Estimated Population	18,729	150,957	320,874
Median Income	\$82,504	\$60,679	\$65,755
Average HH Income	\$132,287	\$88,883	\$95,723
Daytime Population	60,009	129,704	181,422



Haleigh Jones

haleigh@onsiteretailgroup.com
513.924.5266

Joshua M. Rothstein

josh@onsiteretailgroup.com
513.268.4453

[CLICK HERE TO VIEW OUR OTHER LISTINGS!](#)



Haleigh Jones
 haleigh@onsiteretailgroup.com
 513.924.5266

Joshua M. Rothstein
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 josh@onsiteretailgroup.com

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WASHINGTON PARK

Over the Rhine

Hard Rock CASINO

THE SCHOOL FOR CREATIVE & PERFORMING ARTS

763.8K Visits in 2024

GARFIELD GARAGE

LIBRARY SQUARE

ARONOFF CENTER FOR THE ARTS

CINCINNATI CITY HALL

PLUM STREET GARAGE

MI COZUMEL FUTURE LOCATION
5,600 Square Foot Space

Duke Energy Convention Center
\$240 Million Project Now Open

QUEEN CITY WINE & SPIRITS

NEW MARRIOTT CONVENTION CENTER HOTEL
\$536M/700 Rooms

SALAZAR RESTAURANT NEW LOCATION
8,300 Square Foot Space

SITE

118,495 ADT '24

312 W 4TH STREET
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REDS

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Duke Energy Convention Center
Cincinnati

**\$240 Million Project set to
reopen Jan. 2026**

HYATT REGENCY

**NEW MARRIOTT
CONVENTION
CENTER HOTEL**
\$536M/700 Rooms

SPOT
ROASTERY

**CINCINNATI
FIRE
STATION**

**SOLE
FOOD**

**DEEPER ROOTS
COFFEE**

BETTER BLEND

**HAND
CRAFT**
BREAD & BUTTER

SITE

**NIGHTSHADE
INK**

W 6th St

Central Ave

Plum St

W 4th St

20,492 ADT '24

29,381 ADT '24

5,963 ADT '24

71

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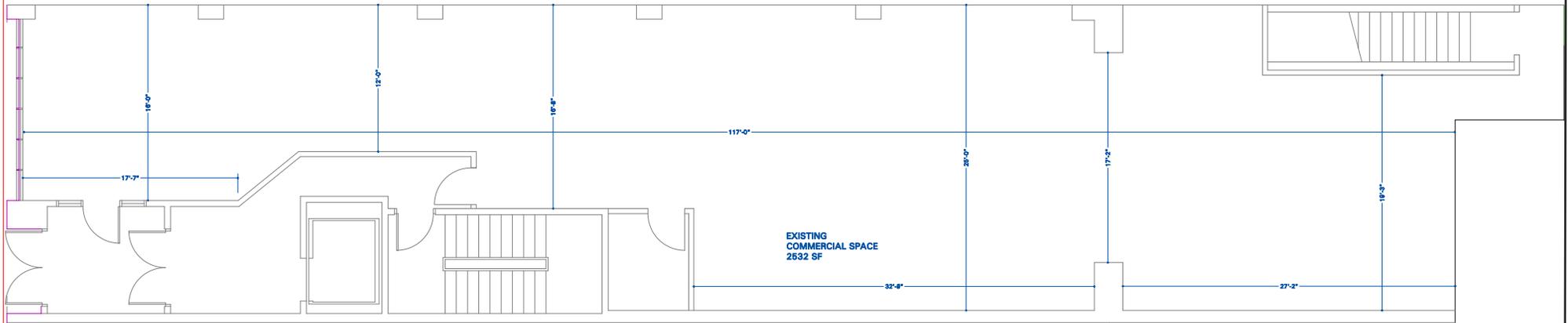


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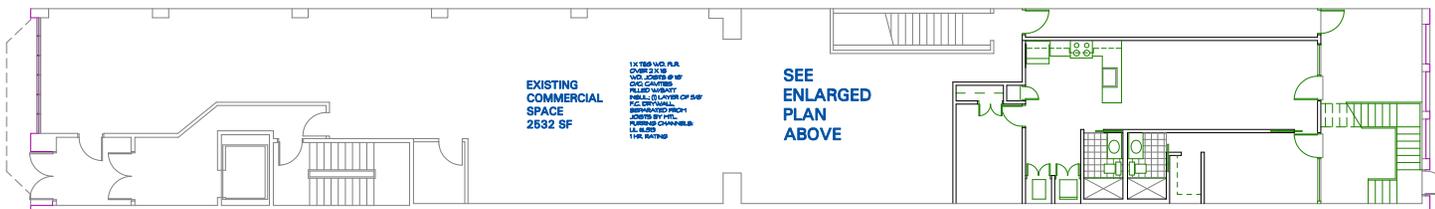
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PARTIAL 1ST FLOOR PLAN
 NORTH
 SC. 1/4" = 1'-0"



1ST FLR PLAN
 SC. 1/8" = 1'-0"

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Summary Profile

2010-2020 Census, 2024 Estimates with 2029 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 39.0994/-84.518

312 W 4th St Cincinnati, OH 45202	1 mi radius	3 mi radius	5 mi radius
Population			
2024 Estimated Population	18,729	150,957	320,874
2029 Projected Population	21,020	157,153	327,138
2020 Census Population	14,796	135,367	301,328
2010 Census Population	14,569	133,230	297,672
Projected Annual Growth 2024 to 2029	2.4%	0.8%	0.4%
Historical Annual Growth 2010 to 2024	2.0%	1.0%	0.6%
2024 Median Age	34.1	32.7	34.0
Households			
2024 Estimated Households	10,950	69,406	142,486
2029 Projected Households	12,480	73,011	146,138
2020 Census Households	8,372	61,074	131,394
2010 Census Households	6,967	57,625	126,862
Projected Annual Growth 2024 to 2029	2.8%	1.0%	0.5%
Historical Annual Growth 2010 to 2024	4.1%	1.5%	0.9%
Race and Ethnicity			
2024 Estimated White	59.3%	68.4%	65.1%
2024 Estimated Black or African American	32.9%	22.7%	26.2%
2024 Estimated Asian or Pacific Islander	3.1%	2.7%	2.3%
2024 Estimated American Indian or Native Alaskan	0.1%	0.2%	0.2%
2024 Estimated Other Races	4.6%	6.1%	6.1%
2024 Estimated Hispanic	3.7%	5.0%	5.0%
Income			
2024 Estimated Average Household Income	\$132,287	\$88,883	\$95,723
2024 Estimated Median Household Income	\$82,504	\$60,679	\$65,755
2024 Estimated Per Capita Income	\$77,787	\$41,363	\$42,848
Education (Age 25+)			
2024 Estimated Elementary (Grade Level 0 to 8)	2.0%	2.9%	3.1%
2024 Estimated Some High School (Grade Level 9 to 11)	4.3%	6.9%	6.3%
2024 Estimated High School Graduate	15.7%	23.1%	24.5%
2024 Estimated Some College	13.0%	17.0%	17.0%
2024 Estimated Associates Degree Only	4.0%	6.4%	7.3%
2024 Estimated Bachelors Degree Only	35.3%	25.7%	23.9%
2024 Estimated Graduate Degree	25.6%	18.0%	18.0%
Business			
2024 Estimated Total Businesses	3,428	8,637	13,669
2024 Estimated Total Employees	60,009	129,704	181,422
2024 Estimated Employee Population per Business	17.5	15.0	13.3
2024 Estimated Residential Population per Business	5.5	17.5	23.5