

3451°



4,630 SF RESTAURANT SPACE AVAILABLE



CUSHMAN & WAKEFIELD

84.51°

84.51°, a 300,000 SF mixed-use development in downtown Cincinnati encompasses the headquarters for consumer analytics company 84.51°, with over 900+ employees, street-level retail and underground parking.

84.51° is 1 block away from Fountain Square, the lynchpin of Downtown retail, connecting Fountain Square to the hotels, convention center and surrounding offices. Moreover, Fountain Square is the bridge connecting The Reds and Bengals stadium district (The Banks) to the South and the Over-The-Rhine (OTR) neighborhood to the North. 84.51° is accessible to all Downtown visitors and daily population.



84.51°



- 4,630 SF of Retail/Restaurant Space Available with outdoor patio

- Mixed-use development in downtown Cincinnati

- Underneath 280,000 SF of Office Space occupied by 84.51° and 900+ employees

- 1 block from Fountain Square, the hub of Downtown Cincinnati

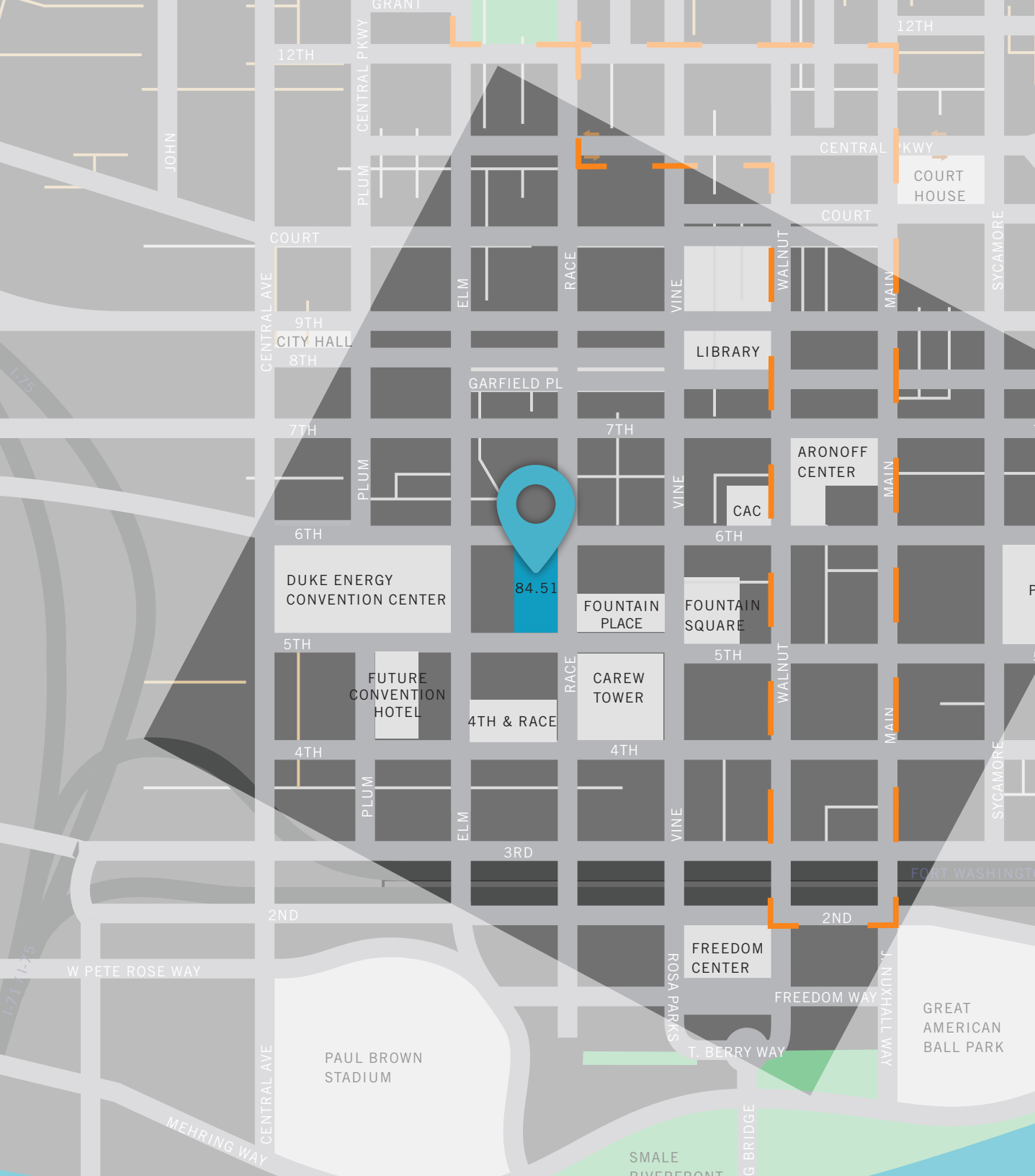
- High ceilings and patio seating available

- Join Maplewood, Mita's, Americano, Tokyo Kitty and adjacent Walgreens

- Other retail opportunities by 3CDC available at Fountain Place and 4th & Race.

- **FOR LEASE: \$25.00/psf NNN**

PROPERTY HIGHLIGHTS



DEMOGRAPHICS



POPULATION

1 mile: 21,126
 3 miles: 145,295
 5 miles: 310,177



DAYTIME POPULATION

1 mile: 145,714
 3 miles: 311,691
 5 miles: 421,122



AVG HOUSEHOLD INCOME

1 mile: \$72,373
 3 miles: \$60,340
 5 miles: \$68,050



AVG # OF HOUSEHOLDS

1 mile: 10,558
 3 miles: 65,288
 5 miles: 137,544



ANNUAL ENTERTAINMENT \$

1 mile: \$32.2M
 3 miles: \$162M
 5 miles: \$368M



TOTAL EMPLOYEES

1 mile: 120,661
 3 miles: 303,888
 5 miles: 408,966

 Cincinnati Bell Streetcar Connector



TOWNEPLACE SUITES
MARRIOTT
Q4 2019

KINLEY HOTEL
Q4 2019

21c
MUSEUM HOTEL

CINCINNATI
ARTS
ASSOCIATION

84.51°

MAPLEWOOD
KITCHEN AND BAR

MITA'S
RESTAURANT & BAR

AMERICAN
BODGER
BAR

TOKYO
KITTY

Hampton
Inns
BY HILTON

HOMewood
SUITES
BY HILTON

THE CINCINNATI
HOTEL

nada BOCA SOTTO

Duke Energy Convention Center
Cincinnati

MILLENNIUM
HOTELS AND RESORTS

FOUNTAIN
PLACE

Rock Bottom
Tanera
BLU
BLOND

Starbucks
Taco Bell
Prime

CAMBRIA
SUITES
Q1 2020

FOUNTAIN
SQUARE

POTBELLY
Gracie's
ICE CREAM

FUTURE
CONVENTION
HOTEL

HYATT
REGENCY

Take
Fifth
Avenue

Hilton

WESTIN
HOTELS & RESORTS

MCCORMICK
& SCHMICK'S
SEAFOOD RESTAURANT

currito
BURRITOS WITHOUT BORDERS

4TH & RACE

STARBUCKS
COFFEE

R
RENAISSANCE
HOTELS

KIMPTON
HOTEL
Q1 2020

SREE
HOTELS
TBD

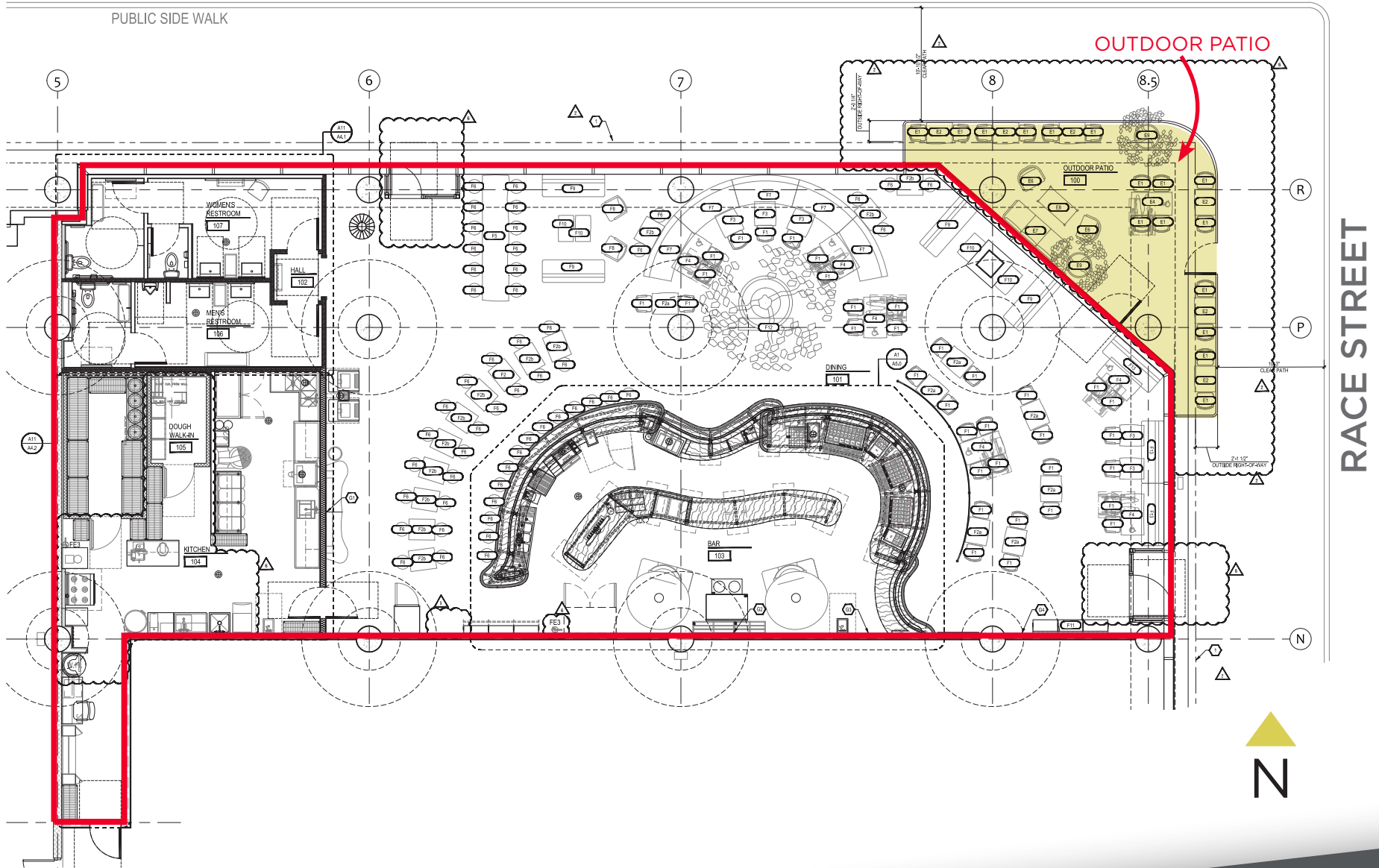
BOUTIQUE
HOTEL
TBD

RESTAURANTS & HOSPITALITY



- 4,630 SF RESTAURANT SPACE AVAILABLE
- PATIO SEATING

6TH STREET



RETAIL FLOOR PLAN
4,630 SF WITH OUTDOOR PATIO



SMOKING
IN
DESIGNATED
AREAS ONLY

PEOPLE ARE THE BEST THING THAT CAN HAPPEN TO ANYONE

3CDC

3CDC is a Cincinnati non-profit real estate development company, bringing neglected buildings and spaces in our center city back into use including the core of the Over-the-Rhine (OTR) neighborhood. 3CDC has built commercial spaces and filled them with restaurants, stores, service businesses and offices, encouraging tenants to hire from the neighborhood whenever possible. They've built parking garages, managing them with the customer in mind by offering 24-hour attendants, civic center parking rates, and clean, well-lit parking decks. And they've renovated public spaces into well-programmed arenas of entertainment, attracting nearby residents as well as visitors from all over the country with quality events.

This is made possible with the support of Cincinnati's major corporations, who formed, fund, and continue to advise 3CDC in all aspects of building, managing and growing a vibrant mixed-income neighborhood in downtown Cincinnati.

[Visit us at 3cdc.org](http://3cdc.org)

FOUNTAIN PLACE

84.51°



451°

TERRY OHNMEIS

Director
+1 513 763 3059
terry.ohnmeis@cushwake.com

ANDREW SELLET

Senior Director
+1 513 763 3053
andrew.sellet@cushwake.com

Visit all our listings at:
www.cincyretailteam.com

201 E. Fourth Street, Suite 1800
Cincinnati, OH 45202
main +1 513 421 4884
fax +1 513 421 1215
cushmanwakefield.com

Cushman & Wakefield Copyright 2015. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

