



— 1833 VINE STREET, CINCINNATI, OH 45202 —

2nd Generation Bar Space | OTR

1,238 SqFt | For Lease | \$22.00 Sf/Yr (MG)

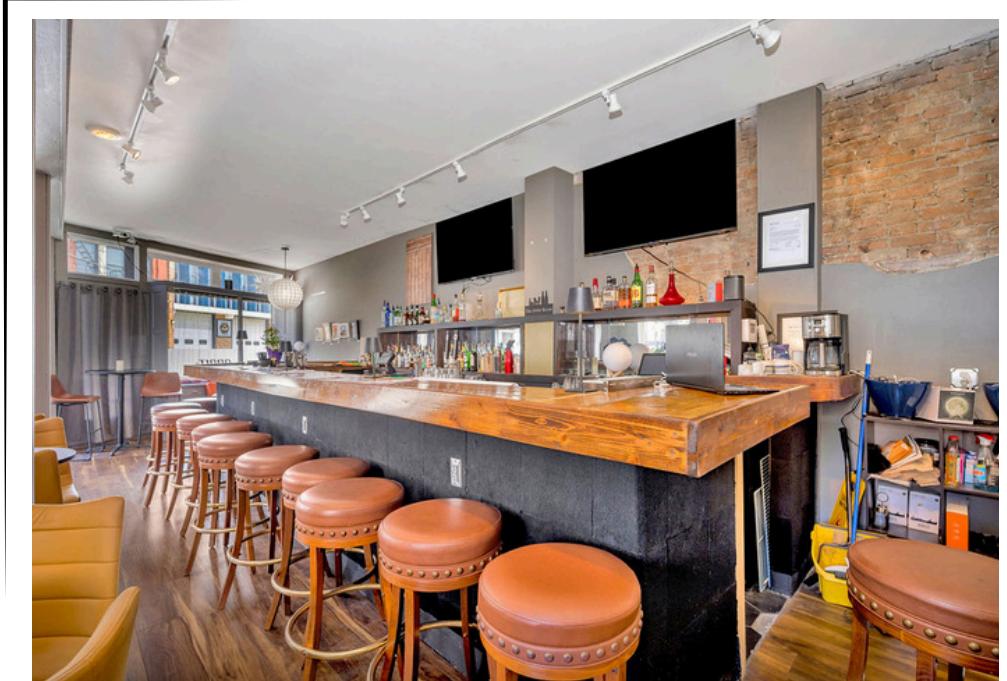
The Offering

3CRE is pleased to offer an exceptional retail space for lease at 1833 Vine Street, located in the highly desirable Over-the-Rhine (OTR) district near Findlay Market In downtown Cincinnati. This prime 1,238- square-foot space is available for immediate occupancy with a Modified Gross lease structure.

1833 Vine Street is a mixed-use property located in Cincinnati's vibrant Over-the-Rhine (OTR) neighborhood. The ground-floor commercial space provides excellent visibility in a high-foot-traffic area, just one block from the Cincinnati Bell Connector Streetcar. Surrounded by major attractions such as Findlay Market, Rhinegeist Brewery, and TQL Stadium, this property offers a strong location for businesses seeking connectivity and exposure in one of the city's most dynamic districts.

Highlights

- 1,238 Square Feet
- Lease Rate: \$22.00 Sf/Yr (MG)
- Turn-Key Bar Buildout
- Two Restrooms
- D5/D6 Liquor License
- Close proximity to Findlay Market
- Situated at the bustling intersection of Vine Street and East McMicken Avenue





DOWNTOWN CINCINNATI
CENTRAL BUSINESS DISTRICT



MUSIC HALL
CINCINNATI ARTS CENTER



TQL STADIUM
SOCCER STADIUM



OVER-THE-RHINE
COMMERCIAL DISTRICT

E MCMICKEN AVENUE

VINE STREET

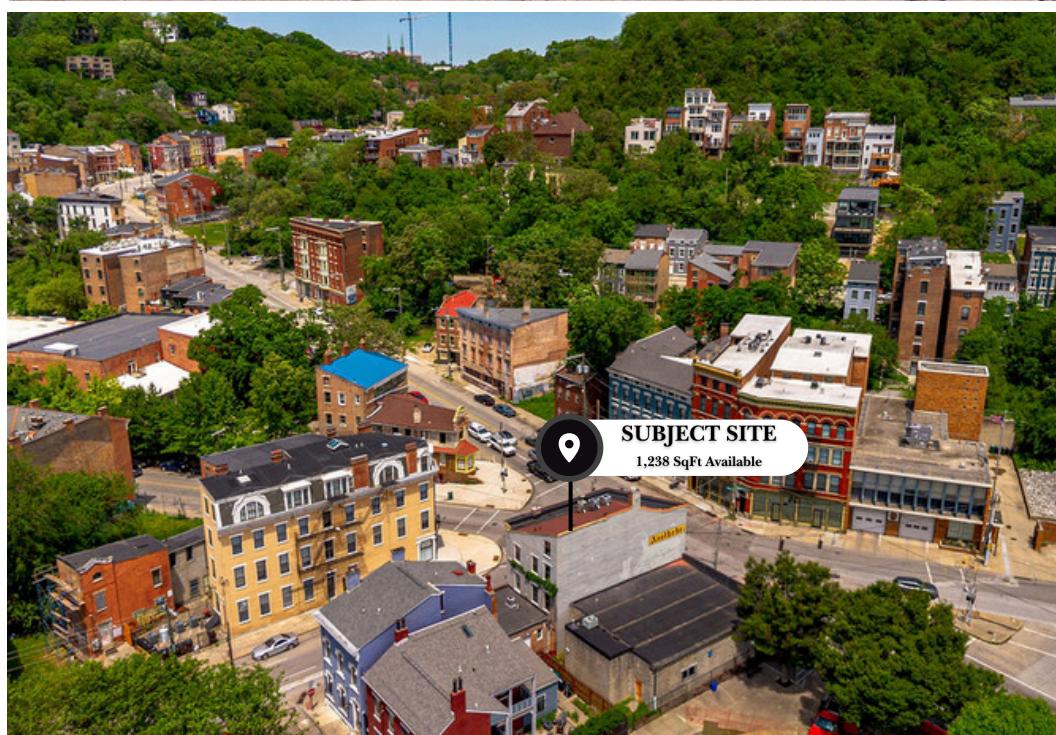
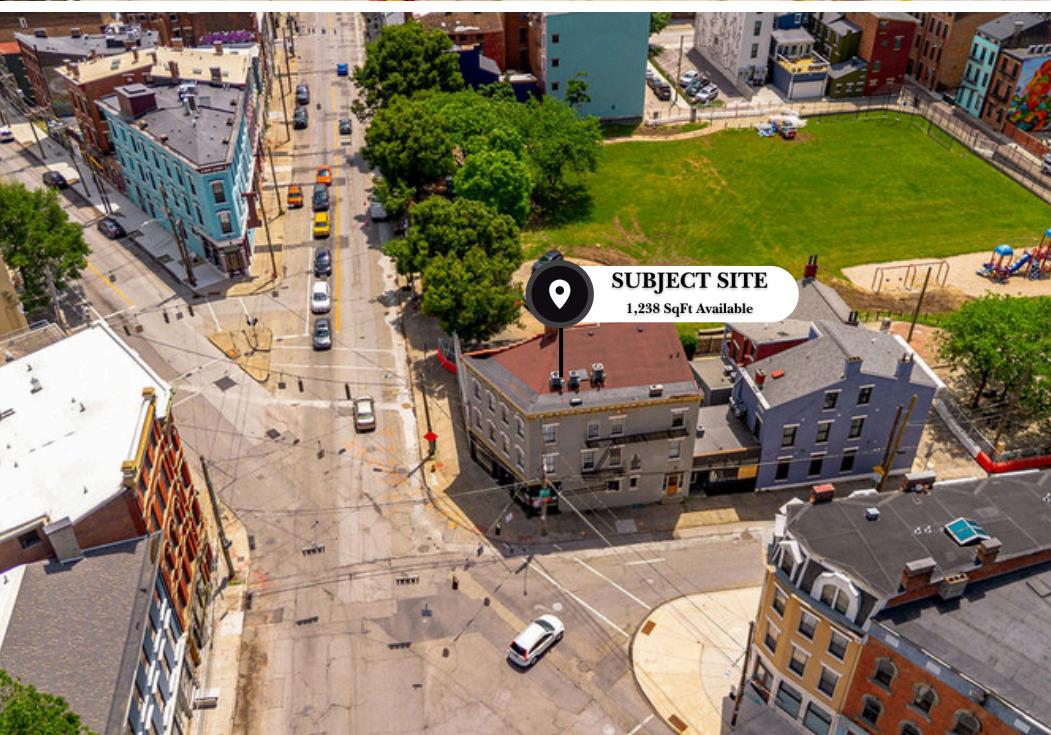


SUBJECT SITE

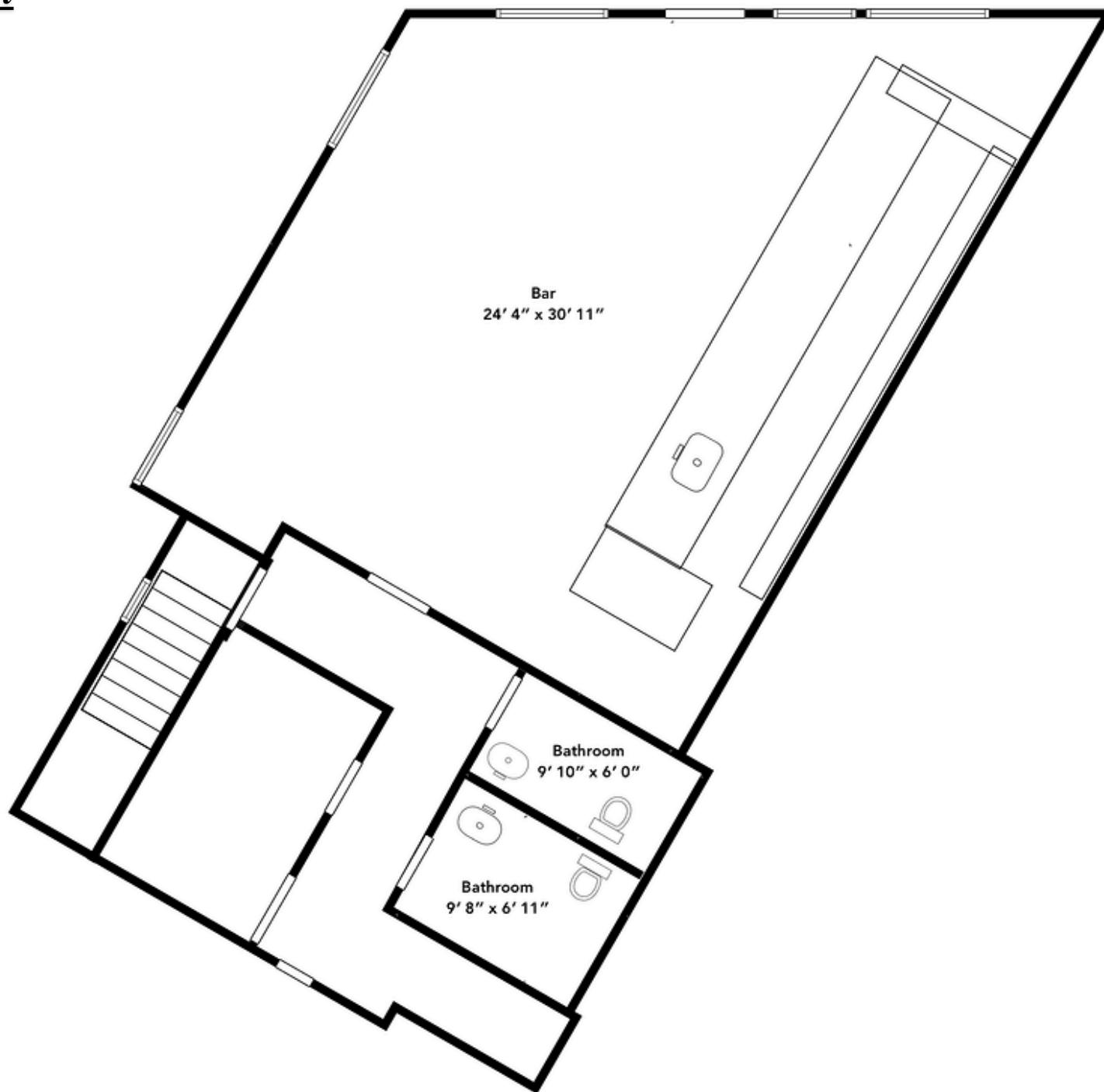
1,238 SqFt Available







1833 Vine Street



1 MILE

3 MILE

5 MILE

POPULATION

37,900

159,885

341,634

**AVERAGE HOUSEHOLD
INCOME**

\$73,483

\$73,364

\$76,818

**NUMBER OF
HOUSEHOLDS**

16,582

72,756

150,661

MEDIAN AGE

29.4

32.9

34.3

TOTAL BUSINESSES

3,913

17,726

24,606

TOTAL EMPLOYEES

64,468

243,747

310,218

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



The Barrister
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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