



— 1109 VINE STREET, CINCINNATI, OH 45202 —

**RETAIL SPACE | OVER-THE-RHINE**

*2,635 SqFt | For Lease | \$17.00 Sf/Yr (MG)*

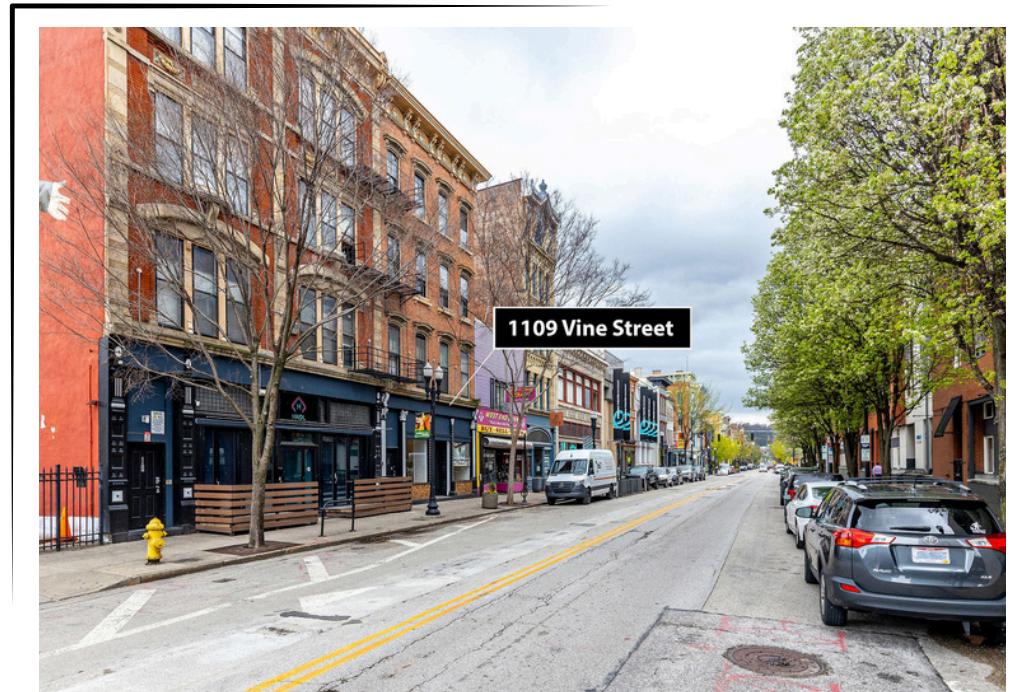
## The Offering

3CRE is pleased to offer an exceptional retail space for lease at 1109 Vine Street, located in the highly desirable Over-the-Rhine (OTR) district of downtown Cincinnati. This prime 2,635 - square-foot space is available for immediate occupancy with a Modified Gross lease structure.

Situated in the heart of OTR, a vibrant and rapidly evolving neighborhood, this property is surrounded by a diverse mix of established local businesses and national retailers. The area is renowned for its unique blend of historic architecture and contemporary amenities, making it one of the city's most sought-after commercial districts. OTR attracts both residents and visitors, with its array of high-end restaurants, boutiques, cultural venues, and arts organizations, ensuring consistent foot traffic and visibility.

## Highlights

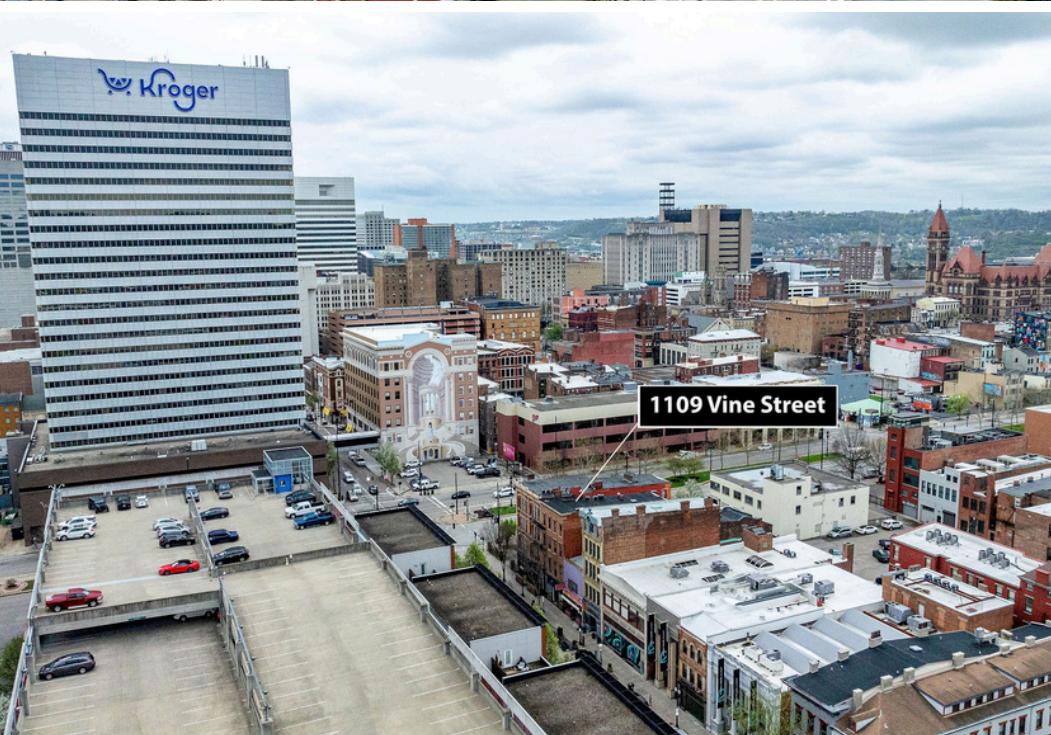
- 2,635 Square Feet
- Lease Rate: \$17.00 Sf/Yr (MG)
- Recently Renovated
- White Box Space
- Large Storage Space
- High Ceilings
- One Private Restrooms
- Open Layout Floorplan
- Located on Vine Street In the Heart of OTR











**Retail Space | 1109 Vine Street**

	1 MILE	3 MILE	5 MILE
POPULATION	26,574	159,704	333,438
AVERAGE HOUSEHOLD INCOME	\$96,961	\$75,398	\$77,758
NUMBER OF HOUSEHOLDS	14,385	72,641	146,881
RENTER OCCUPIED HOUSEHOLDS	34.6	33.2	34.4
MEDIAN AGE	5,303	18,012	24,373
TOTAL BUSINESSES	127,198	247,530	308,203

# 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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Contact our Retail Services Group for any of your retail assignments. Visit us at any of our offices listed below or on our website at [3CRE.com](http://3CRE.com)