



1109 VINE STREET, CINCINNATI, OH 45202

RETAIL SPACE | OVER-THE-RHINE

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

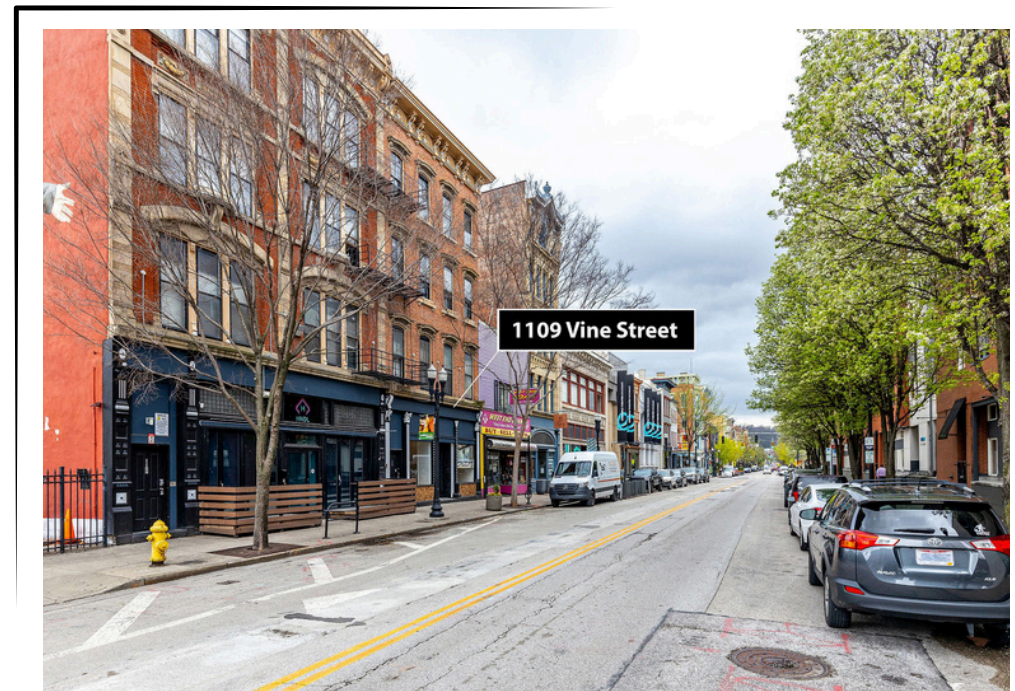
The Offering

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



Music Hall

Washington Park

Central Pkwy

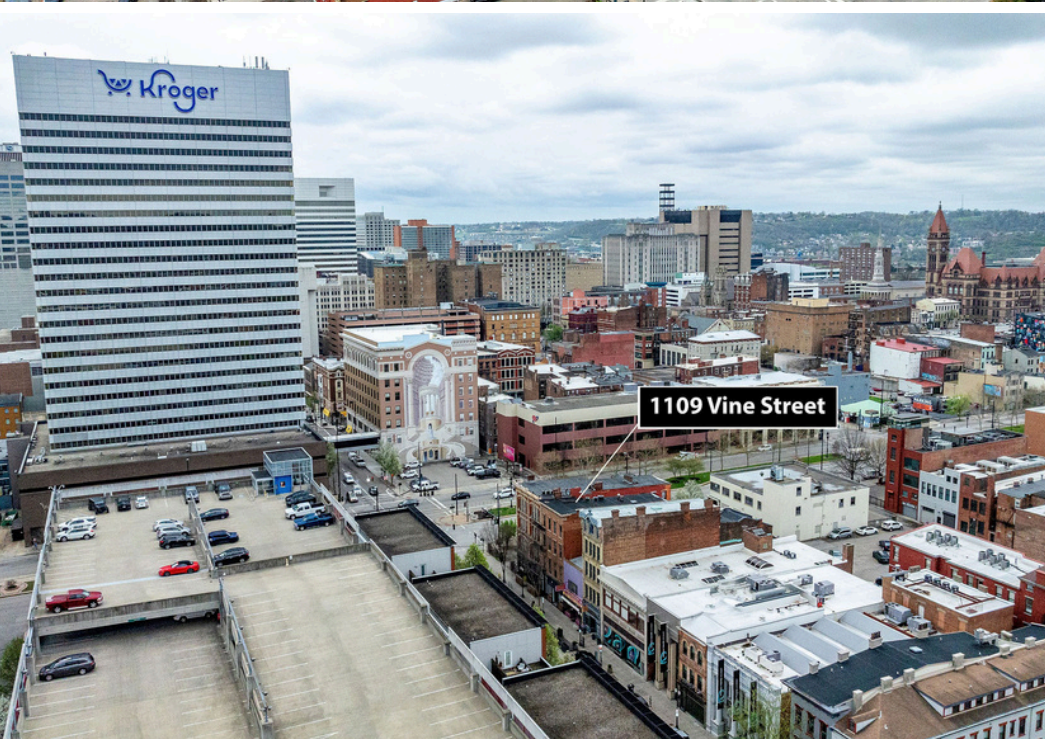


SUBJECT SITE

2,635 SqFt Available







1109 VINE STREET

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



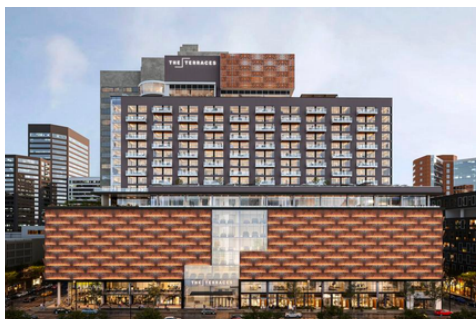
FC Cincinnati Mixed-Use District
Mixed-Use Development



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



SINA DANESH

SENIOR ADVISOR

513-824-5406

SINA@3CRE.COM



TRYFON CHRISTOFOROU

MANAGING PARTNER & BROKER

513-490-6881

TRYF@3CRE.COM



3CRE Advisors is a multi-state brokerage that has expertise in Commercial Real Estate Investment, Leasing, Property Management, and Business Brokering. 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](https://www.3CRE.com)