

RETAIL SPACE FOR LEASE

HUB CINCINNATI

350 Straight Street, Cincinnati, OH 45219



HUB 
CINCINNATI

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COMMERCIAL REAL ESTATE SERVICES

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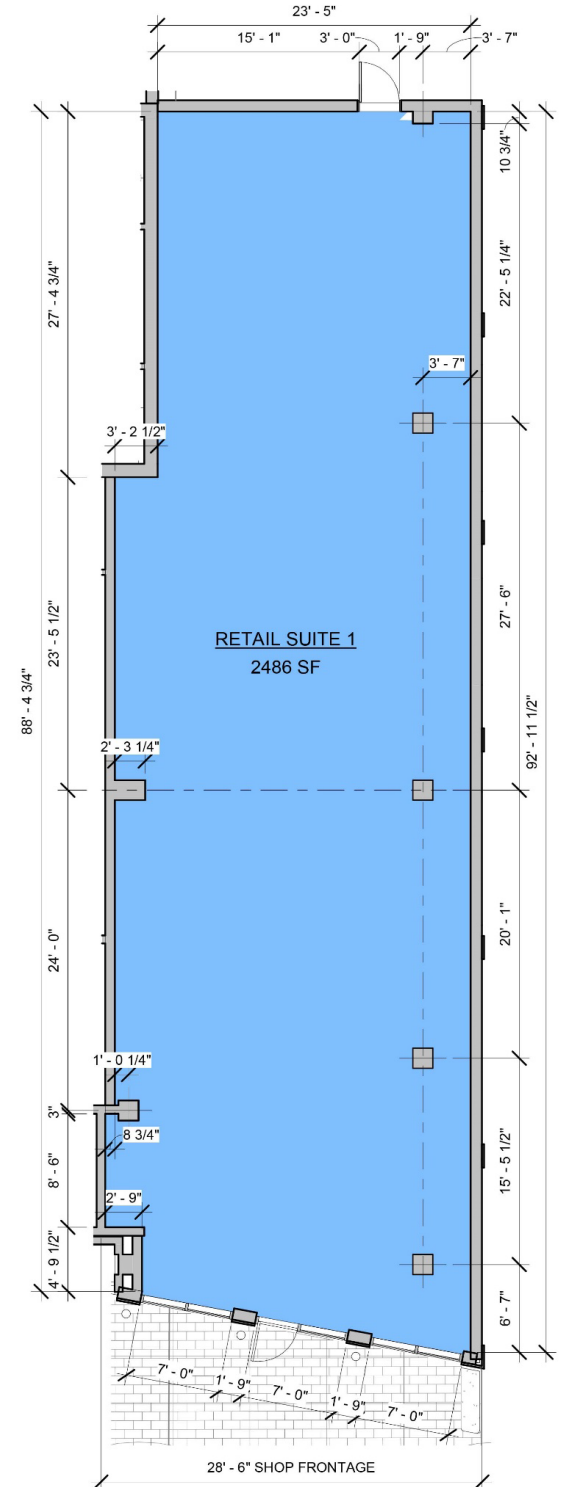
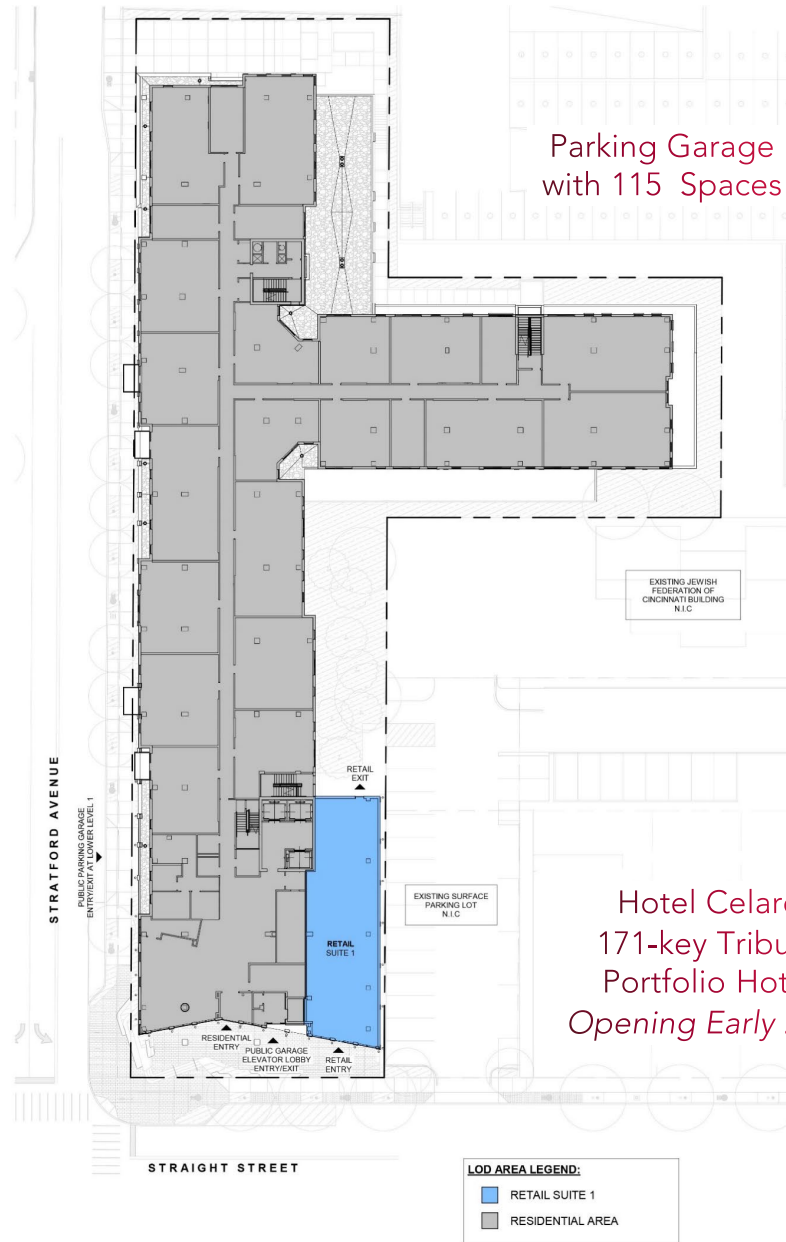
RETAIL SPACE FOR LEASE

FOR LEASE:

2,486 SF

LEASE RATE:

\$25 PSF NNN





CINCINNATI

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The Hub Cincinnati is a part of The District at Clifton Heights. This urban development blends the fast-growing University of Cincinnati community with Cincy locals, bringing together a diverse mix of young professionals, lifelong residents, educational faculty, healthcare professionals, students and more.



The District at Clifton Heights is a mixed-use development connecting campus and community.



The District at Clifton Heights is a truly transformational project that will connect University of Cincinnati's campus with the Clifton Heights community. Spanning 12 acres in total, the redevelopment of the former Deaconess Hospital.



850 STUDENT HOUSING BEDS



171 HOTEL ROOMS



30,000 SF COMMERCIAL



400 APARTMENTS



170 SENIOR HOUSING UNITS



600 PARKING SPACES

RETAIL SPACE FOR LEASE

HUB CINCINNATI

The DEACON
1,032
Beds

HUB
CINCINNATI

the District
at Clifton
Heights

RETAIL SPACE FOR LEASE

HUB CINCINNATI



HUB
CINCINNATI



YUGO
CINCINNATI DESIGN
1,032 BEDS

Hotel Celare
171-key

District at Clifton Heights

VERGE
500 BEDS

The Majestic
45 UNITS

U SQUARE
161 Units



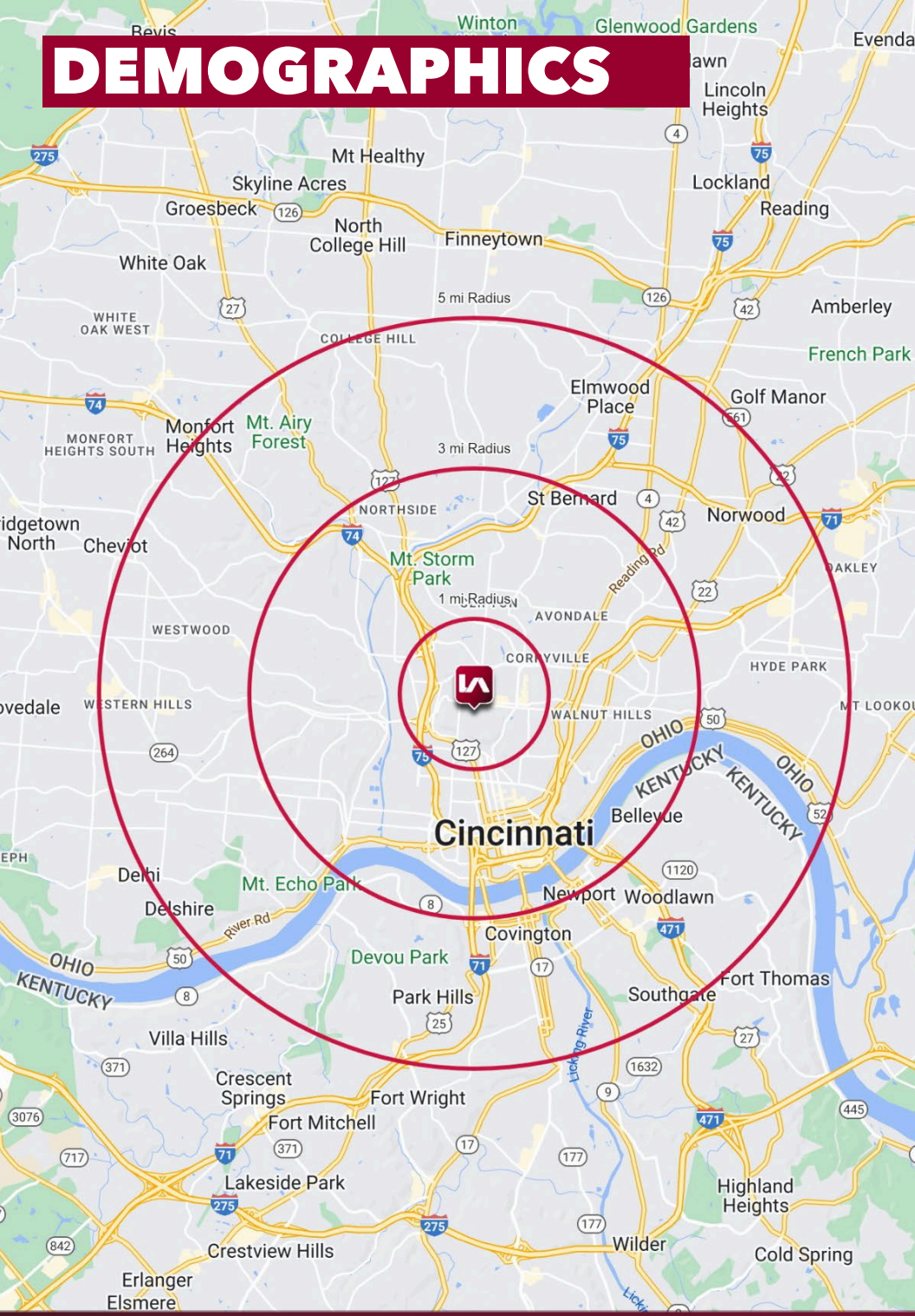
65 West Apartments
129 UNITS



Project: \$326 m
+/-1,310 beds
Expected: Fall 2022

UNIVERSITY OF Cincinnati
52,000 Students
RECORD-BREAKING ENROLLMENT

DEMOGRAPHICS



	1 MI RADIUS	3 MI RADIUS	5 MI RADIUS
POPULATION			
2024 Estimated Population	33,146	146,149	348,596
2029 Projected Population	33,574	151,245	354,895
2020 Census Population	30,288	132,861	329,596
2010 Census Population	26,070	131,661	324,435
Projected Annual Growth 2024 to 2029	0.3%	0.7%	0.4%
Historical Annual Growth 2010 to 2024	1.9%	0.8%	0.5%
HOUSEHOLDS			
2024 Estimated Households	12,326	66,398	156,924
2029 Projected Households	12,486	69,029	160,059
2020 Census Households	11,585	58,847	145,744
2010 Census Households	10,536	57,100	140,451
Projected Annual Growth 2024 to 2029	0.3%	0.8%	0.4%
Historical Annual Growth 2010 to 2024	1.2%	1.2%	0.8%
AGE			
2024 Est. Population Under 10 Years	6.4%	10.6%	11.9%
2024 Est. Population 10 to 19 Years	16.9%	13.5%	12.7%
2024 Est. Population 20 to 29 Years	44.6%	24.3%	18.9%
2024 Est. Population 30 to 44 Years	14.8%	21.1%	22.0%
2024 Est. Population 45 to 59 Years	8.2%	14.2%	15.7%
2024 Est. Population 60 to 74 Years	7.0%	12.6%	14.2%
2024 Est. Population 75 Years or Over	2.1%	3.7%	4.7%
2024 Est. Median Age	24.8	31.8	33.9
MARITAL STATUS & GENDER			
2024 Est. Male Population	64.6%	54.8%	51.5%
2024 Est. Female Population	35.4%	45.2%	48.5%
2024 Est. Never Married	82.9%	61.3%	52.2%
2024 Est. Now Married	8.8%	20.9%	28.0%
2024 Est. Separated or Divorced	6.6%	14.5%	15.3%
2024 Est. Widowed	1.7%	3.4%	4.5%
INCOME			
2024 Est. HH Income \$200,000 or More	3.7%	7.3%	7.5%
2024 Est. HH Income \$150,000 to \$199,999	2.4%	5.6%	6.5%
2024 Est. HH Income \$100,000 to \$149,999	6.8%	10.8%	11.9%
2024 Est. HH Income \$75,000 to \$99,999	9.9%	10.4%	11.1%
2024 Est. HH Income \$50,000 to \$74,999	13.8%	14.2%	15.2%
2024 Est. HH Income \$35,000 to \$49,999	13.8%	11.8%	12.3%
2024 Est. HH Income \$25,000 to \$34,999	13.3%	9.4%	10.1%
2024 Est. HH Income \$15,000 to \$24,999	13.9%	10.5%	9.2%
2024 Est. HH Income Under \$15,000	22.4%	20.0%	16.4%
2024 Est. Average Household Income	\$57,449	\$82,365	\$86,596
2024 Est. Median Household Income	\$40,093	\$55,499	\$60,570
2024 Est. Per Capita Income	\$22,678	\$37,994	\$39,323
2024 Est. Total Businesses	969	8,062	14,279
2024 Est. Total Employees	15,199	128,100	194,250