

FOR LEASE

RESTAURANT/BAR | \$22.00 (SF/YR)

2800 WOODBURN AVENUE, CINCINNATI, OH 45206



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3CRE

► THE OFFERING

3CRE is pleased to present the exceptional commercial space available for lease at 2800 Woodburn Avenue, ideally situated on a high-visibility street in East Walnut Hills. Formerly operating as a bar and restaurant, this establishment is in turn-key condition and ready for immediate use. The property also features a fully-built out kitchen, restrooms and ample parking lots nearby, providing enhanced operational flexibility to accommodate a wide range of business types.

Located in the heart of East Walnut Hills, 2800 Woodburn Avenue sits within the historic DeSales Corner district, an architecturally rich and walkable area known for its vibrant mix of boutiques, restaurants, and cultural attractions. Just minutes from downtown Cincinnati, the property offers excellent visibility, access to major transit routes, and potential historic tax incentives, making it ideal for commercial or mixed-use development.

► PROPERTY HIGHLIGHTS

Offered at: \$22.00 + \$6.20 (SqFt/Year) NNN

Total SqFt: 4,196 Sq. Ft.

- Situated in the East Walnut Hills submarket
- Fully built-out restaurant and bar space
- Complete kitchen with 9-foot hood system
- On-site walk-in cooler
- Easy access to nearby street and paid lot parking
- Potential to lease adjacent patio space and additional storage space with large walk-in cooler

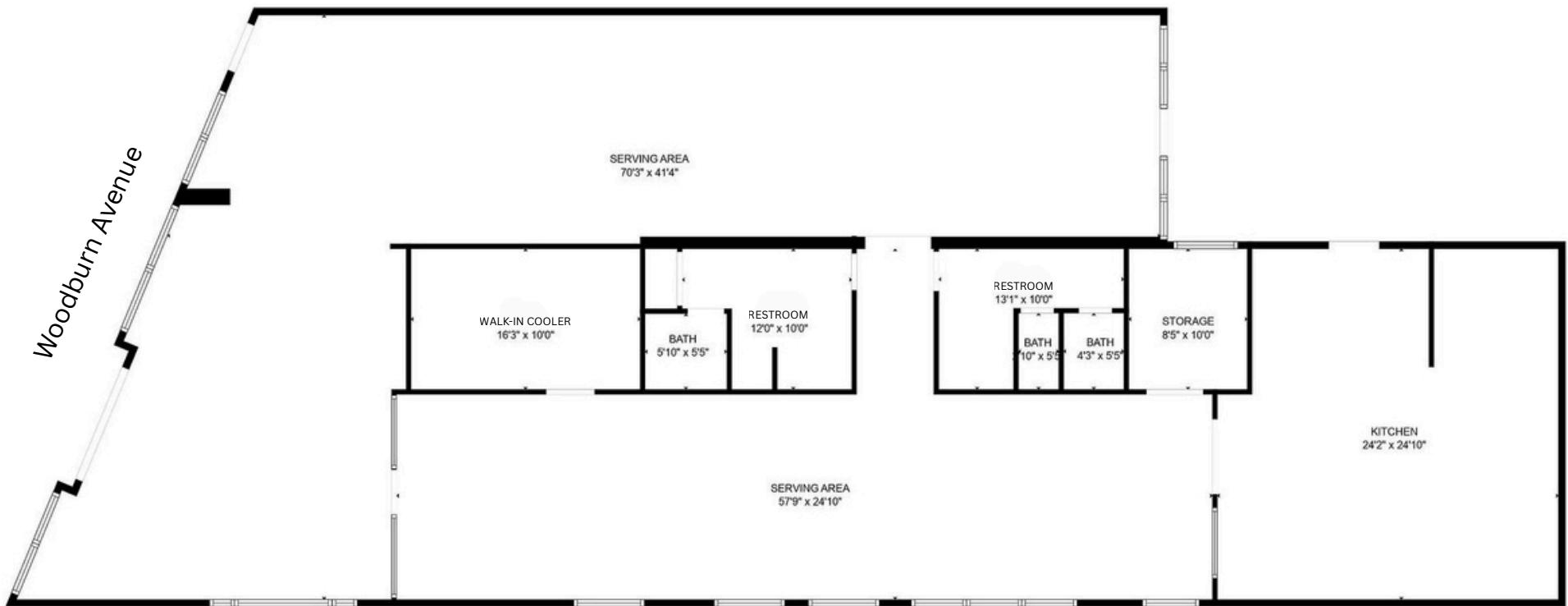




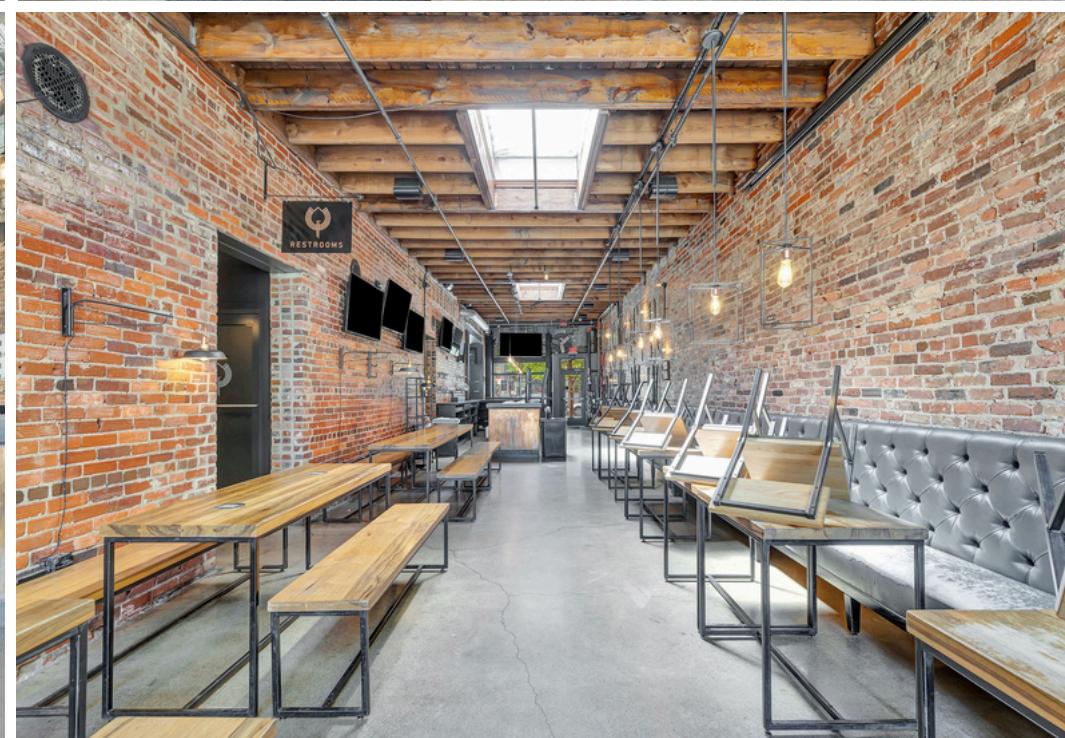
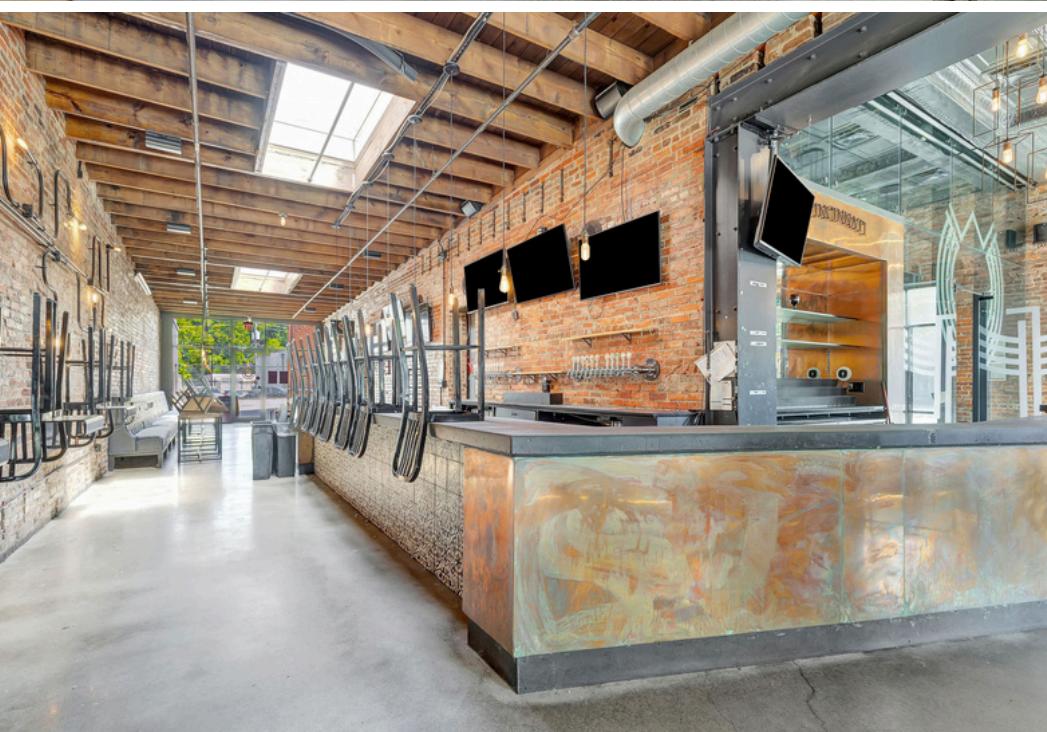


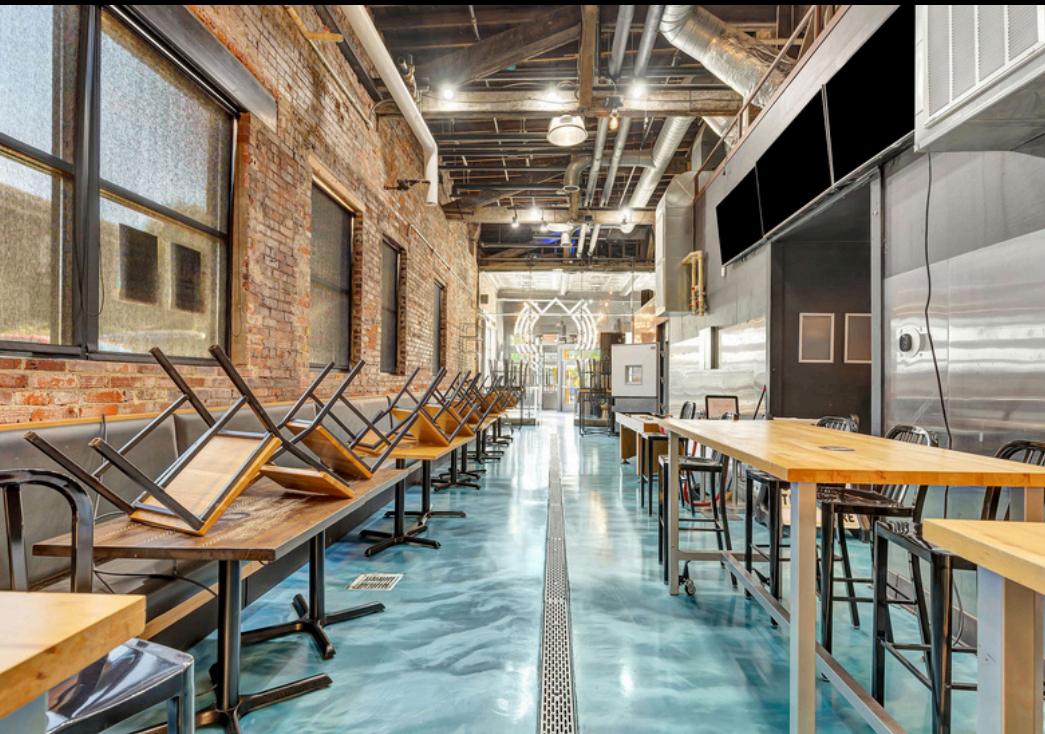
2800 WOODBURN AVENUE

4,196 Square Feet









1 MILE

3 MILE

5 MILE

POPULATION

16,415

164,548

314,371

**AVERAGE HOUSEHOLD
INCOME**

\$78,597

\$90,436

\$83,231

**NUMBER OF
HOUSEHOLDS**

8,486

74,481

143,230

MEDIAN AGE

37.5

32.8

34.5

**TOTAL
BUSINESSES**

1,039

18,140

26,163

TOTAL EMPLOYEES

7,570

238,920

332,802

EAST WALNUT HILLS

SUBMARKET OF CINCINNATI

LOCATION OVERVIEW

- Location: Just east of downtown Cincinnati; bordered by Walnut Hills, Evanston, and Hyde Park.
- Character: Historic, walkable neighborhood known for its preserved architecture, affluent residential base, and vibrant mixed-use corridors.



COMMERCIAL DEVELOPMENTS

- *Peebles Apartments & Paramount Launch* - 94 Units
- *Kemper Lane Apartments* - 48 Units
- *Park Avenue Square* - 244 Units
- *Kingsley + Co. Affordable Housing Proposal* - 180 Units
- *Woodburn Exchange (Phase One)* - Mixed- Use Development



LOCAL ECONOMY & BUSINESS ENVIRONMENT

- Local nodes like DeSales Corner and Woodburn Ave Historic District serve as business and social hubs with restaurants, cafés, bars, and annual street events.
- The commercial corridors of East Walnut Hills feature a vibrant and eclectic mix of small, independent businesses spanning food and drink, specialty retail, wellness, and professional services.



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. 56 - *GENERAL ELECTRIC*

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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