

the
District at Clifton Heights
RETAIL @ HOTEL CELARE

310 Straight Street, Cincinnati, OH 45219



2,472 SF

6,421 SF

5,009 SF

TC Bartoszek
tc@lee-associates.com
C 513.535.0563

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

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RETAIL SPACE FOR LEASE

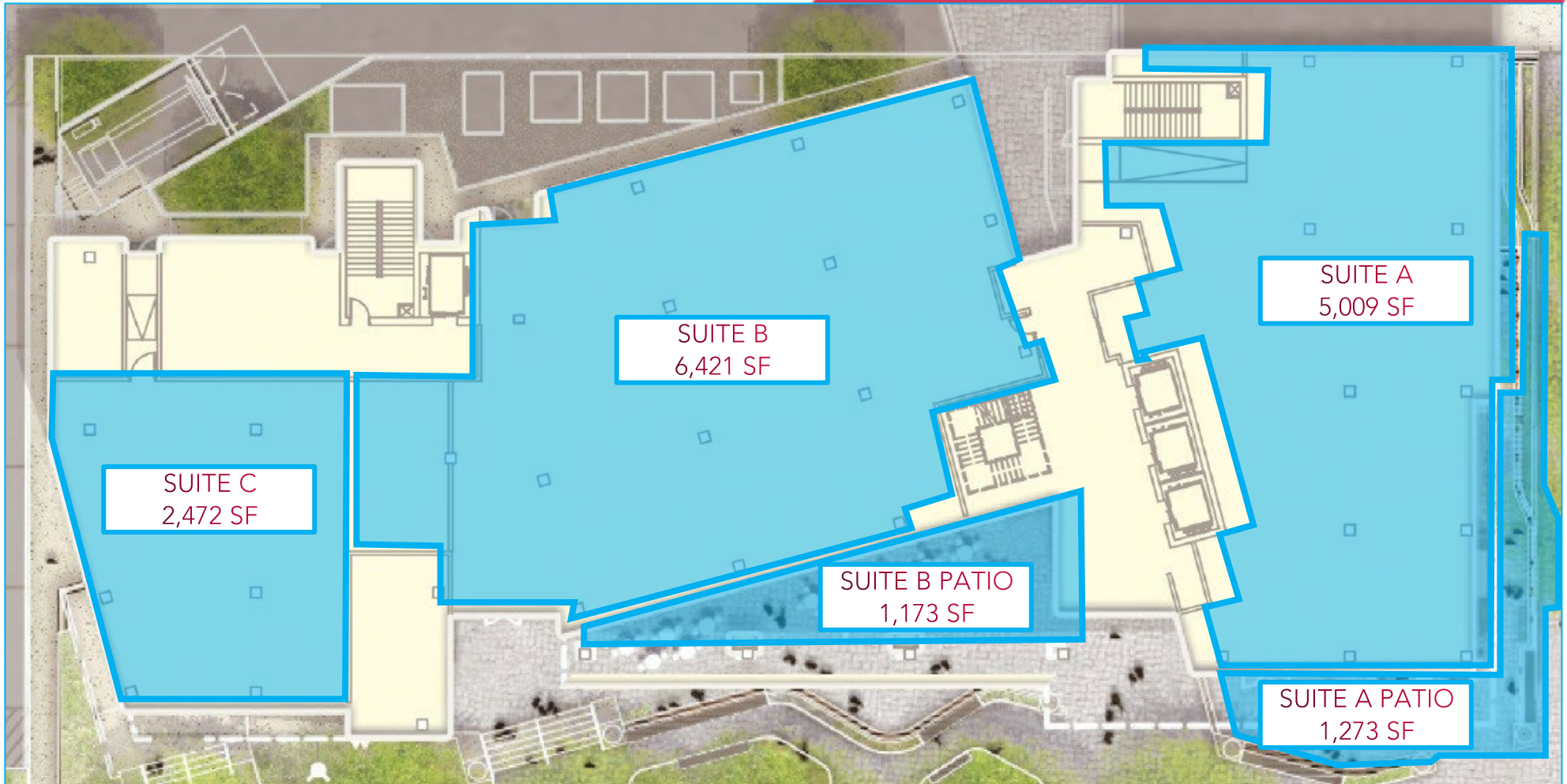
AVAILABLE:

Suite A: 5,009 SF (Commercial Space + Patio)

Suite B: 6,421 SF (Commercial Space + Patio)

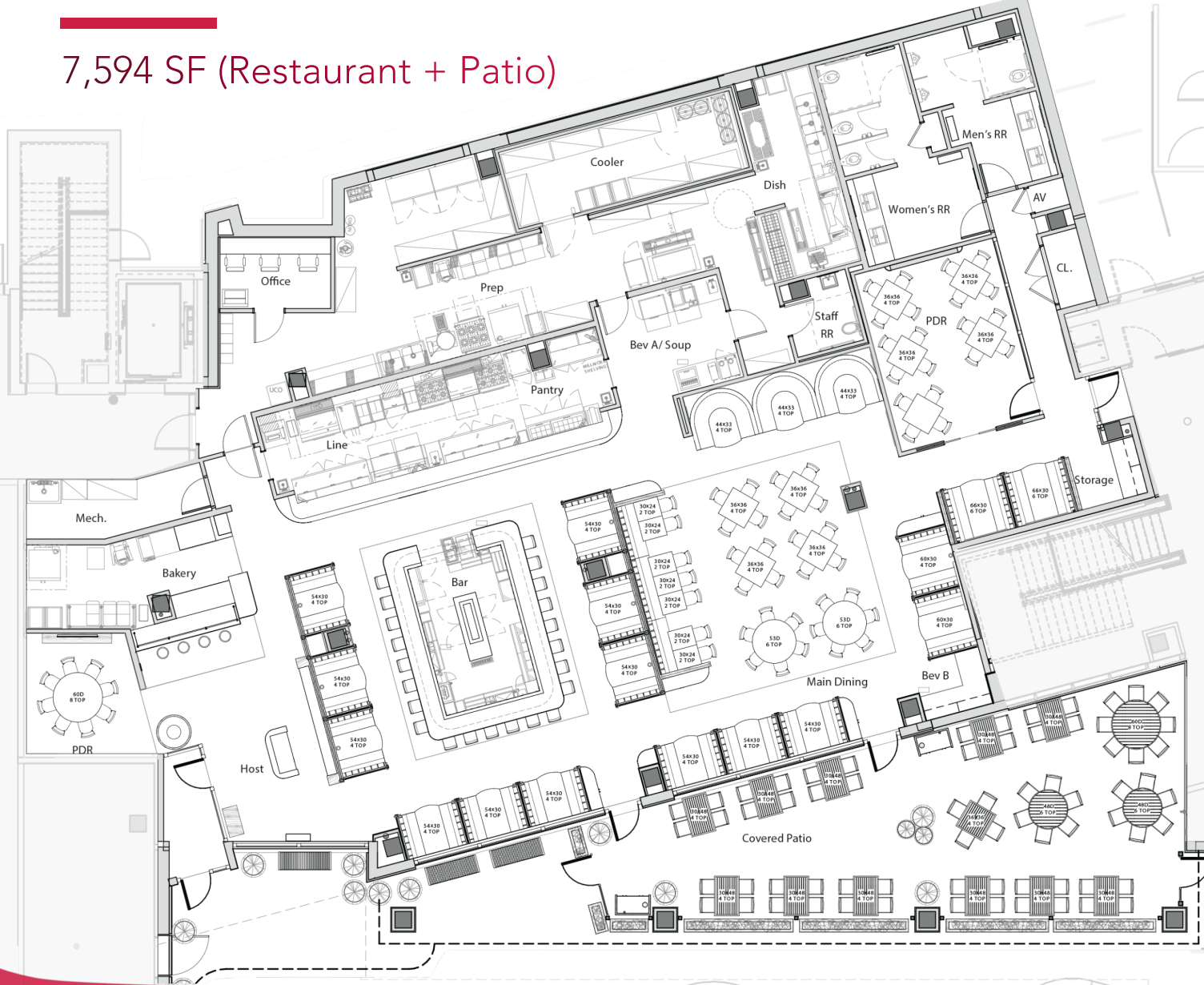
Suite C: 2,472 SF (Commercial Space)

LEASE RATE: Call for Details



2ND GENERATION RESTAURANT SPACE

7,594 SF (Restaurant + Patio)



**TOTAL SEAT
COUNT 240**

INDOOR 172

PATIO 68

the District at Clifton Heights



Located at the high point of Cincinnati, The District at Clifton Heights is a transformative, mixed-use development connecting campus and community. The 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.

UPTOWN CONSORTIUM

The driving force behind the region's dominant core of healthcare, education and innovation with **100,000+ employees** in its network.



TOTAL DEVELOPMENT

[UPON COMPLETION]

- » PARKING // 734 PUBLIC, 980 PRIVATE
- » APARTMENTS // 400 UNITS
- » STUDENT HOUSING // 2,205 BEDS
- » 5-ACRE DEVELOPMENT ALONG BOTH SIDES OF STRAIGHT STREET
- » SENIOR HOUSING // 190 UNITS
- » COMMERCIAL // 66,300 SF
- » HOTEL // 171 KEYS

NEIGHBORHOOD

- » RESIDENTS // 6,000+
- » BUSINESSES // 100+
- » UNIVERSITY OF CINCINNATI STUDENTS // 51,000+
- » UNIVERSITY OF CINCINNATI STAFF // 15,000



HOTEL CELARE

Hotel Celare is Crawford Hoying's first development within The District at Clifton Heights, bringing a 171-key Tribute Portfolio hotel to this growing urban hub. Backed by Marriott's global network, the hotel drives consistent guest traffic while its lobby, event spaces, and rooftop amenities create a built-in flow of activity for the ground floor retail.

BUILT-IN HOSPITALITY DEMAND

- » 171-key Tribute Portfolio Hotel (Marriott)
- » Direct Adjacency to Hotel Lobby
- » On-Site Meeting & Event Space Traffic
- » Rooftop Bar and Amenity Activation
- » Day-to-Night Guest and Visitor Flow

AERIAL



**UNIVERSITY OF
Cincinnati**
53,682 Students
RECORD-BREAKING
ENROLLMENT

yugo
CINCINNATI DESIGN
1,059 BEDS

HUB
CINCINNATI
1,112 BEDS

Hotel Celare
171-key

District at Clifton Heights

Straight St

W Clifton Avenue

**U
SQUARE**
161 Units



W McMillan Street

Calhoun Street

VERGE
500 BEDS

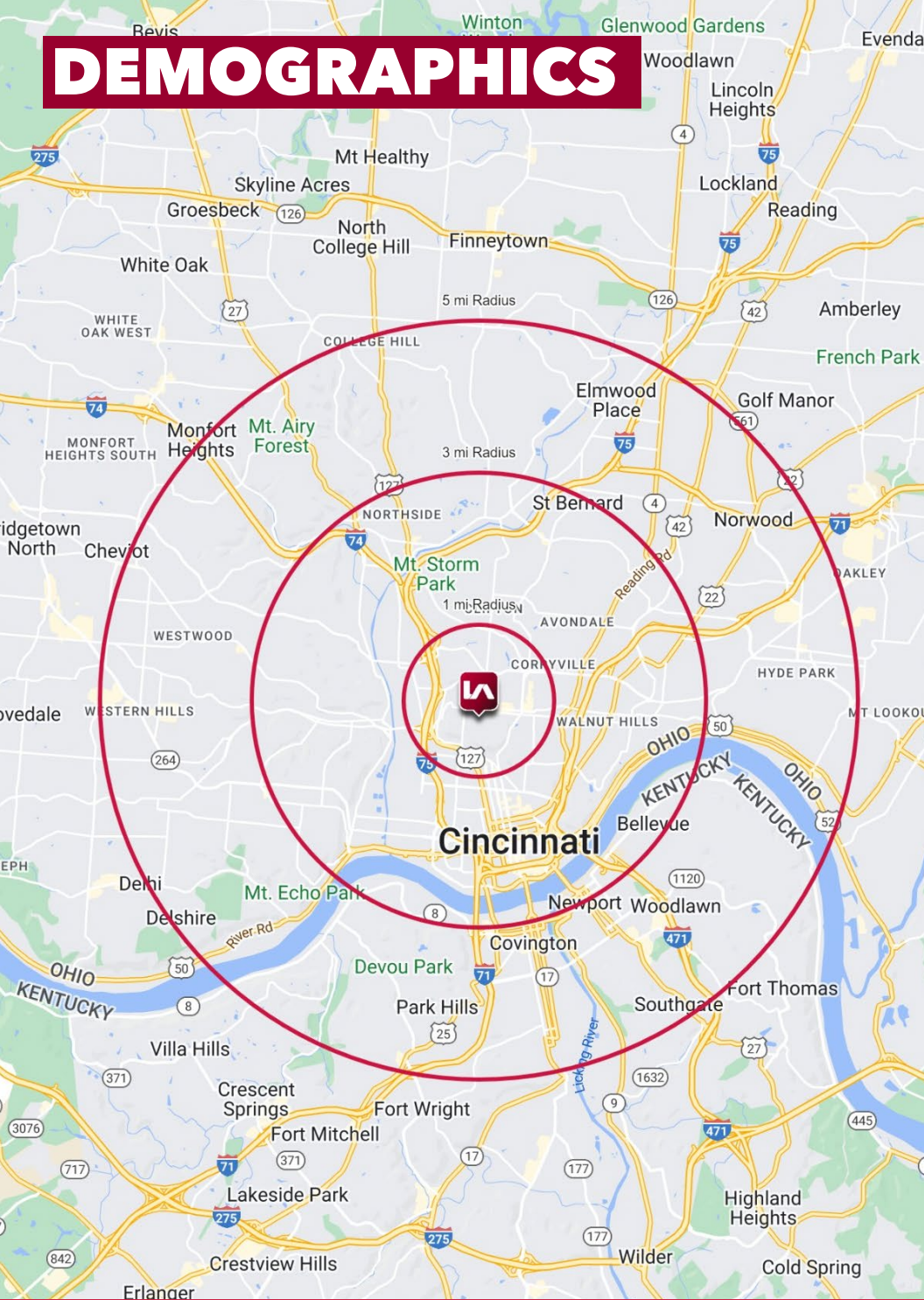
The Majestic
45 UNITS

65 West Apartments
129 UNITS

W Clifton Avenue



DEMOGRAPHICS



	1 MI RADIUS	3 MI RADIUS	5 MI RADIUS
POPULATION			
2025 Estimated Population	35,199	152,108	354,669
2030 Projected Population	36,605	158,382	358,327
2020 Census Population	30,915	133,624	329,742
2010 Census Population	26,762	132,456	324,482
Projected Annual Growth 2025 to 2030	0.8%	0.8%	0.2%
Historical Annual Growth 2010 to 2025	2.1%	1.0%	0.6%
HOUSEHOLDS			
2025 Estimated Households	13,493	69,408	158,802
2030 Projected Households	14,403	73,721	162,949
2020 Census Households	11,894	59,275	145,844
2010 Census Households	10,861	57,503	140,513
Projected Annual Growth 2025 to 2030	1.3%	1.2%	0.5%
Historical Annual Growth 2010 to 2025	1.6%	1.4%	0.9%
AGE			
2025 Est. Population Under 10 Years	7.3%	10.9%	12.1%
2025 Est. Population 10 to 19 Years	16.9%	13.4%	12.7%
2025 Est. Population 20 to 29 Years	44.7%	24.5%	19.3%
2025 Est. Population 30 to 44 Years	14.5%	21.2%	22.1%
2025 Est. Population 45 to 59 Years	7.7%	13.7%	15.0%
2025 Est. Population 60 to 74 Years	6.8%	12.5%	14.0%
2025 Est. Population 75 Years or Over	2.0%	3.8%	4.8%
2025 Est. Median Age	24.5	31.7	33.7
MARITAL STATUS & GENDER			
2025 Est. Male Population	63.9%	54.7%	51.6%
2025 Est. Female Population	36.1%	45.3%	48.4%
2025 Est. Never Married	81.5%	61.1%	51.8%
2025 Est. Now Married	10.3%	22.7%	29.8%
2025 Est. Separated or Divorced	6.5%	12.7%	14.0%
2025 Est. Widowed	1.8%	3.5%	4.4%
INCOME			
2025 Est. HH Income \$200,000 or More	3.9%	9.1%	9.3%
2025 Est. HH Income \$150,000 to \$199,999	3.5%	5.8%	6.7%
2025 Est. HH Income \$100,000 to \$149,999	7.3%	11.3%	12.7%
2025 Est. HH Income \$75,000 to \$99,999	9.1%	10.5%	10.7%
2025 Est. HH Income \$50,000 to \$74,999	12.5%	13.2%	14.7%
2025 Est. HH Income \$35,000 to \$49,999	15.8%	12.4%	12.9%
2025 Est. HH Income \$25,000 to \$34,999	11.3%	8.0%	8.2%
2025 Est. HH Income \$15,000 to \$24,999	13.4%	10.5%	9.4%
2025 Est. HH Income Under \$15,000	23.2%	19.2%	15.6%
2025 Est. Average Household Income	\$59,959	\$86,592	\$91,968
2025 Est. Median Household Income	\$39,819	\$59,453	\$64,476
2025 Est. Per Capita Income	\$24,470	\$40,132	\$41,546
2025 Est. Total Businesses	1,015	8,252	14,636
2025 Est. Total Employees	15,662	125,995	193,550