

2010 ELM STREET

CINCINNATI, OH 45202



For Lease / Retail/Entertainment/Event Space/Creative Office

**WE ARE
THE CENTER
OF RETAIL**



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RETAIL SPACE

6,000 SF +
6,000 SF Basement

RENT

\$18.00/SF NNN
(\$4.09/SF OPEX)
on first floor

COMMENTS

- 6,000 SF single-story building in Over-The-Rhine (OTR)
- Large Drive-in Door + Off-street loading area
- Fire suppression system throughout
- All new mechanical in 2018
- Onsite Parking of 8-10 spaces
- Full building alarm system
- Electrical: 800amp, 3 phase
- Immediately adjacent to Rhinegeist Brewery (23rd largest in U.S.) and Northern Row Brewing & Distillery
- Designated Ride-Share pick up in front + 1/2 block from street-car stop

NEIGHBORHOOD DEMOGRAPHICS



POPULATION

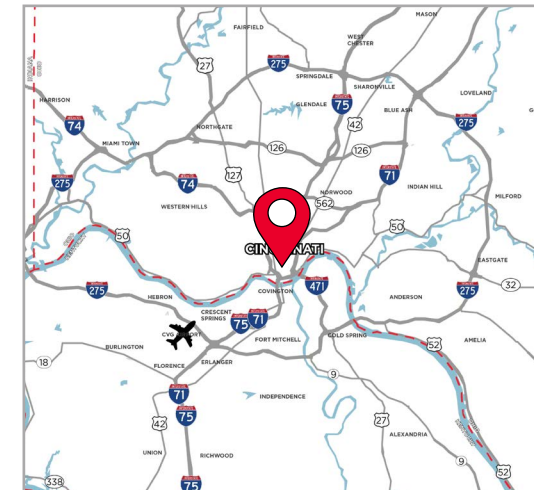


AVERAGE
HOUSEHOLD INCOME



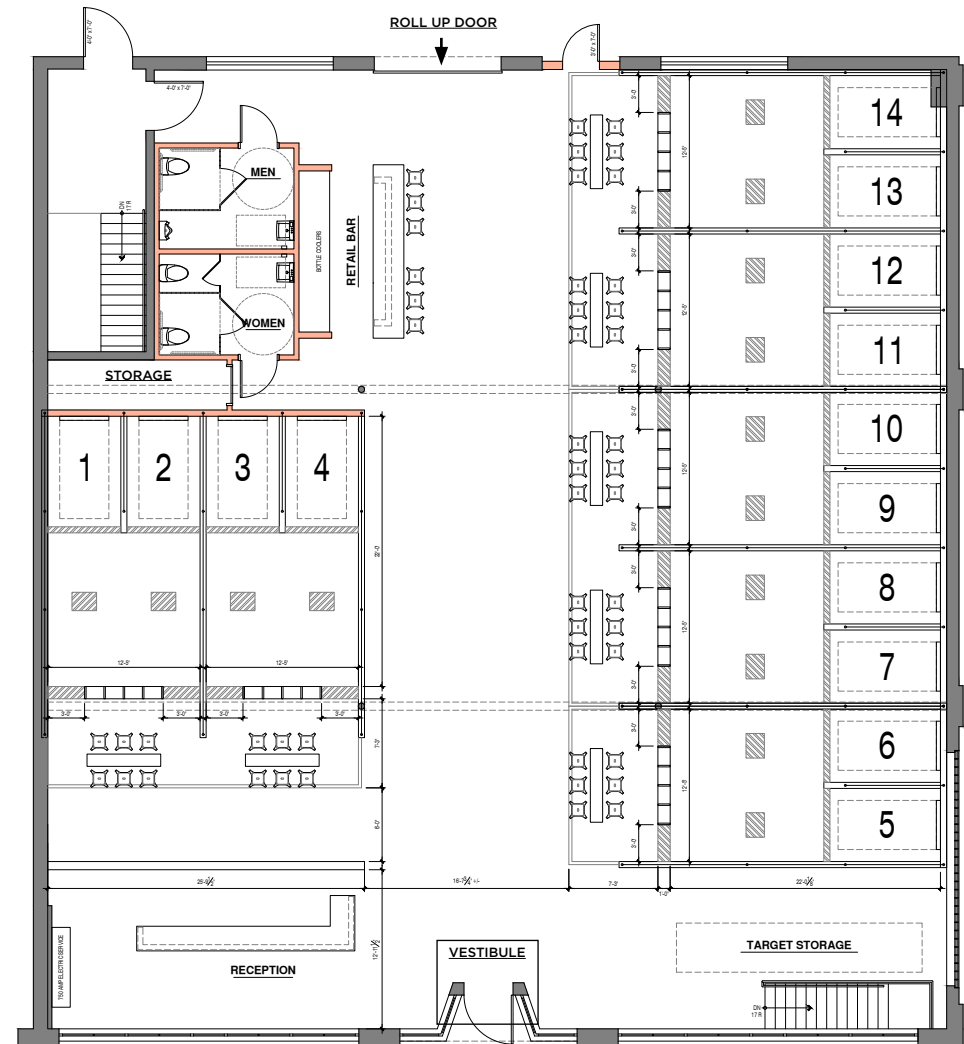
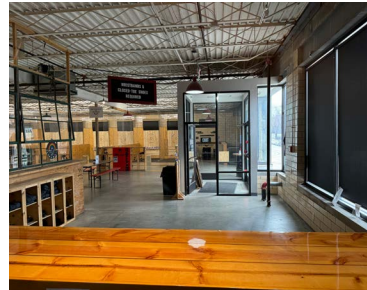
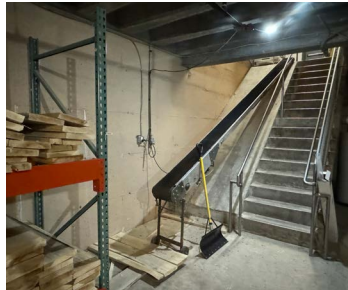
DAYTIME
POPULATION

1 Mile	34,050	\$74,674	35,843
3 Miles	147,650	\$81,660	179,067
5 Miles	327,572	\$92,557	286,858



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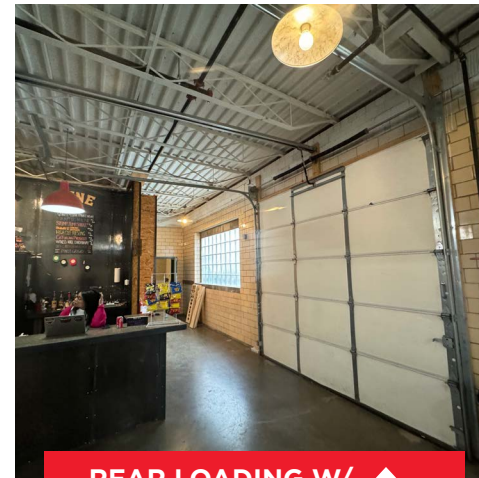


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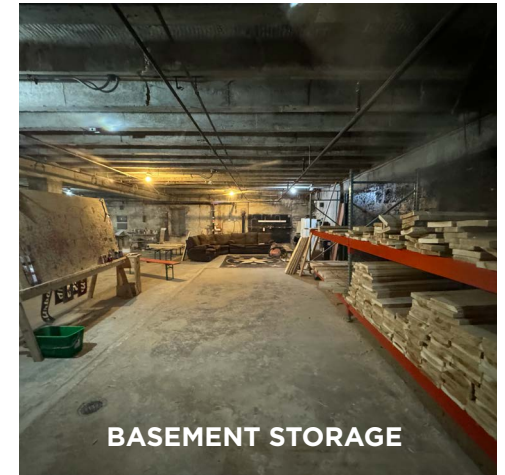
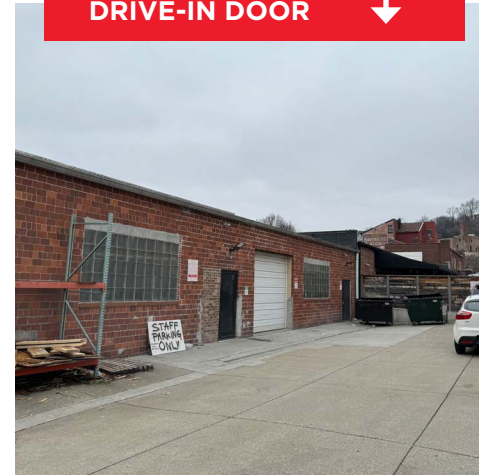
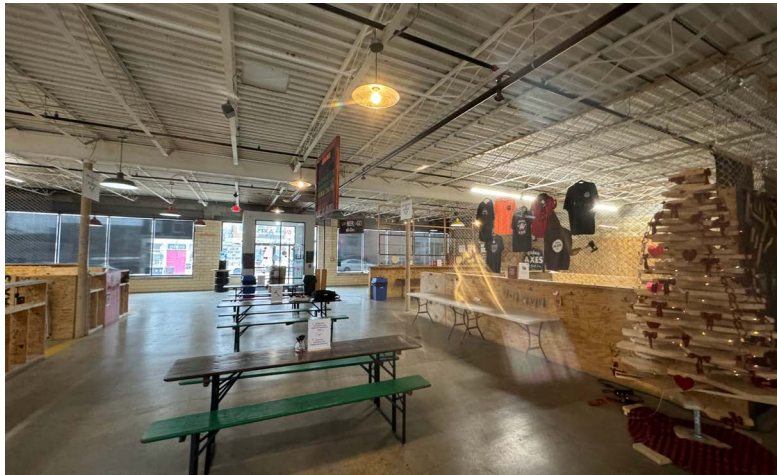
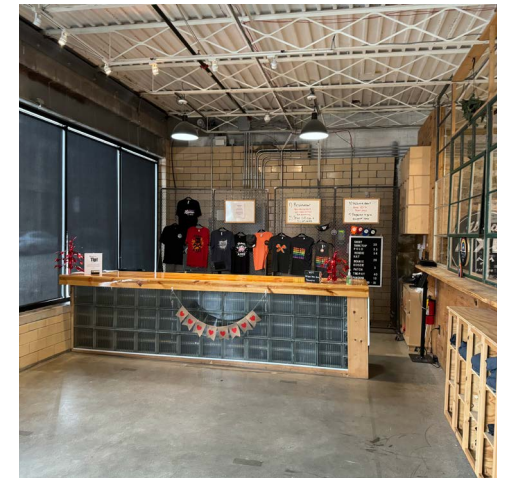
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REAR LOADING W/
DRIVE-IN DOOR 



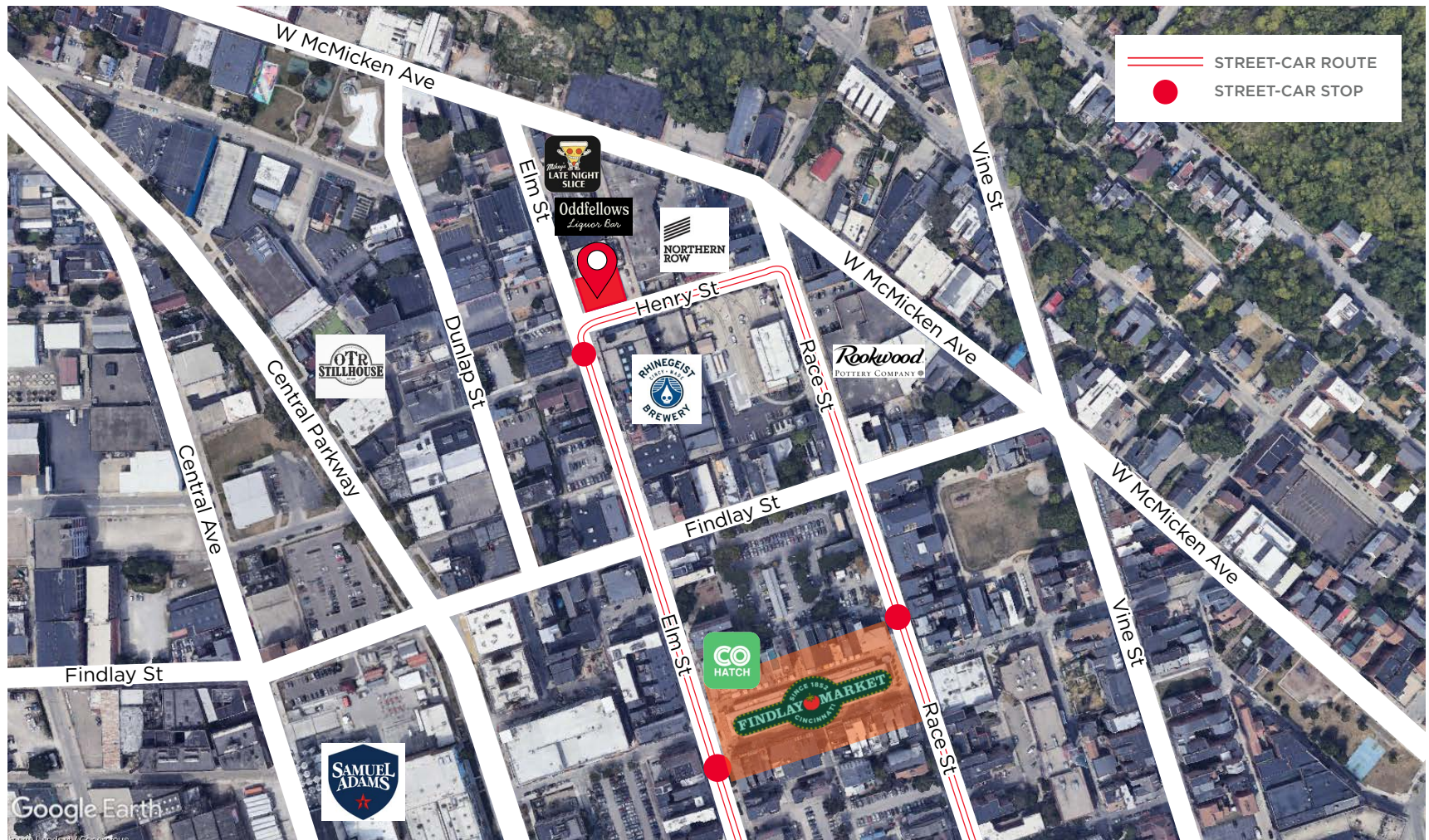
BASEMENT STORAGE

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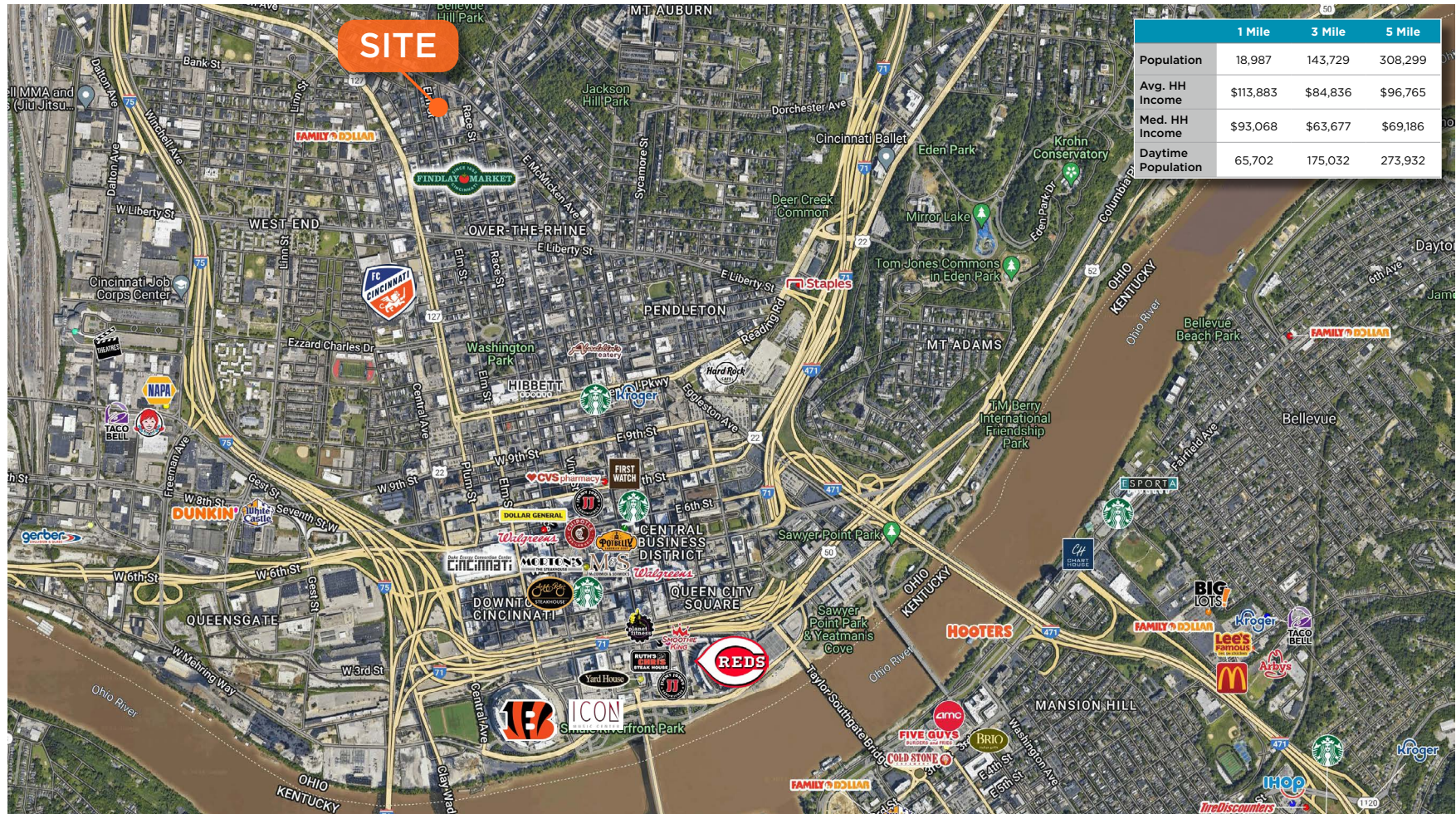


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