

# RETAIL SPACE FOR LEASE THE HOOPER BUILDING

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# RETAIL SPACE FOR LEASE

## THE HOOPER BUILDING

**FOR LEASE:** 1,269 SF First Floor Retail

**LEASE RATE:** \$20 PSF + \$5.00 NNN

### PROPERTY HIGHLIGHTS:

- **Highly visible dual-street frontage** with approximately **40'** along **West 4th Street** and **9'** along **Elm Street**, a key pedestrian corridor leading directly to Paycor Stadium
- **Exceptional daytime and lunch-hour demand**, supported by dense surrounding employment and proven neighboring food operators, including **Saigon Subs (5+ years in operation, ~\$1,000/day in lunch sales)**
- **Strong evening and weekend foot traffic** generated by Paycor Stadium, Great American Ball Park, the Duke Energy Convention Center, and the riverfront park system
- **Dense residential and hospitality base**, with approximately **5,000 hotel rooms** (plus 270+ under construction) and **12,800+ apartment units** (with 900+ units under construction) within a one-mile radius
- **Located within a newly converted historic building**, featuring **102 modern, Class A apartments above retail**, with immediate access to the Cincinnati Streetcar





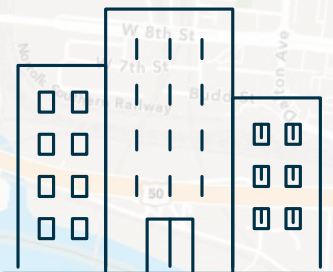
# DEMOGRAPHICS



**4,945 ROOMS**

Within 1-mile radius

## APARTMENTS



**12,829 Units**

Within 1-mile radius



**\$99,318**

Median Household Income

Within 5-minute walk

Source: This infographic contains data provided by Esri (2025, 2020), Esri-MRI-Simmons (2025), Esri-U.S. BLS (2025).

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**2025 TOTAL EMPLOYEES** **110,040**

**TOTAL NUMBER OF BUSINESSES** **3,321**

**2025 DAYTIME POPULATION** **96,867**

Within a 20 Minute Walk

**WALKER'S  
PARADISE**  
**93** WALK  
SCORE

**EXCELLENT**  
**80**  
TRANSIT SCORE

**CONNECTOR**

Streetcar Route  
and Stops



**esri**  
THE SCIENCE OF WHERE

# RETAIL SPACE FOR LEASE

## THE HOOPER BUILDING

### MARKET & DEMAND DRIVERS

- **Located in Cincinnati's Central Business District**, a high-traffic entertainment and business corridor drawing sustained daily activity from office workers, residents, hotel guests, and regional visitors
- **Exceptional daytime population**, supported by proximity to major downtown employers and institutions within a one-mile radius, driving consistent weekday demand
- **Major regional attractions nearby**, including Great American Ball Park, Paycor Stadium, Smale Riverfront Park, and Heritage Bank Center, collectively generating **millions of annual visits**
- **Immediate access to public transportation**, including a five-minute walk to the Cincinnati Streetcar
- **Walk Score of 93 (Walker's Paradise)**, supporting pedestrian-oriented retail and minimizing reliance on vehicle traffic

### 2025 ANNUAL VISITS - NEARBY DEMAND DRIVERS



**2,933,986**  
Visitors



**2,607,783**  
Visitors



**2,145,755**  
Visitors



**1,157,436**  
Visitors



**1,110,505**  
Visitors



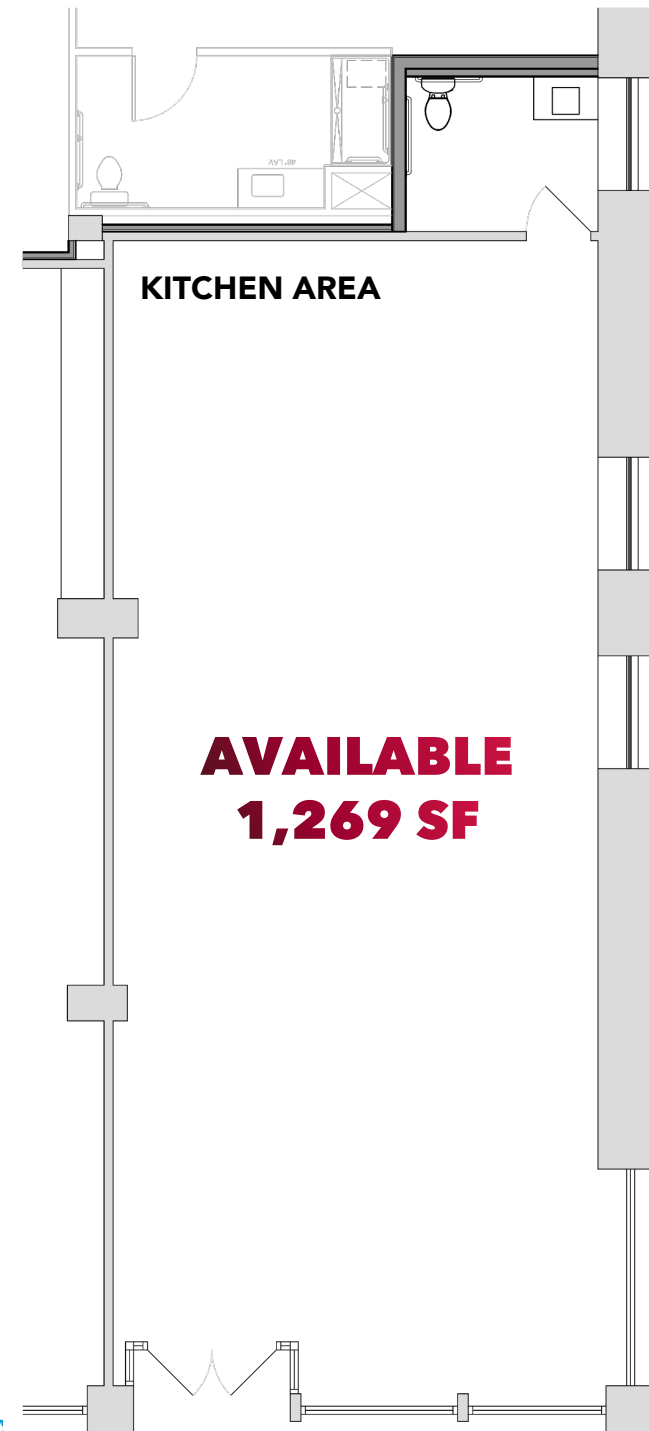
**1,077,726**  
Visitors



**1,065,236**  
Visitors

[View Full CBD Market Overview](#)

Source: Placer.ai | Jan 1 - Dec 31, 2025





# RETAIL SPACE FOR LEASE

## THE HOOPER BUILDING





**DEMOGRAPHICS**

White Oak  
WHI  
OAK W

MT AIRY

WINTON HILLS

5 mi Radius

St Bernard

NORTHSIDE

CLIFTON

3 mi Radius

AVONDALE

Reading Rd

Norwood

OAKLEY

HYDE PARK

MT LOOKOU

1 mi Radius

OVER-THE-RHINE

Cincinnati

Ludlow

Newport

Covington

Fort Thomas

CALIFORNIA

Villa Hills

Crescent Springs

Fort Wright

LATONIA

Highland Heights

Crestvie

Lakeside Park

Fort Mitchell

Wilder

Cold Spring

Edgewood

Erlanger

Elsmere

DE COURSEY

Taylor Mill

BROOKSTONE CROSSING

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