

RETAIL SPACE FOR LEASE THE HOOPER BUILDING

151 W 4TH Street, Cincinnati, OH 45202



TC Bartoszek
tc@lee-associates.com
C 513.535.0563

Dean Misleh
dmisleh@lee-associates.com
C 513.543.9710

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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:

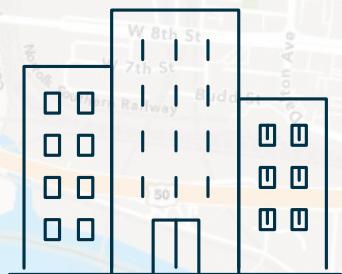
- **Highly visible dual-street frontage** with approximately **40' along West 4th Street and 9' along Elm Street**, a key pedestrian corridor leading directly to Paycor Stadium
- **Exceptional daytime and lunch-hour demand**, supported by dense surrounding employment and proven neighboring food operators, 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



APARTMENTS



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

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



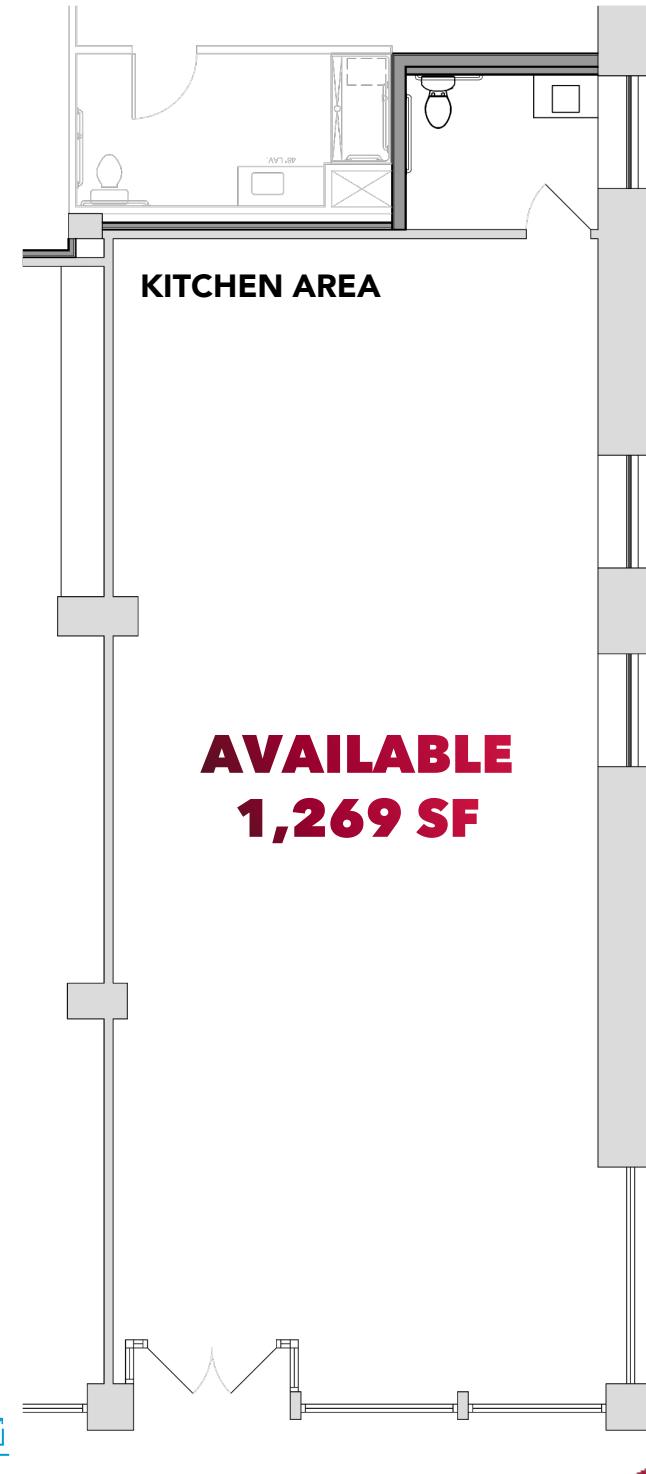
1,077,726
Visitors



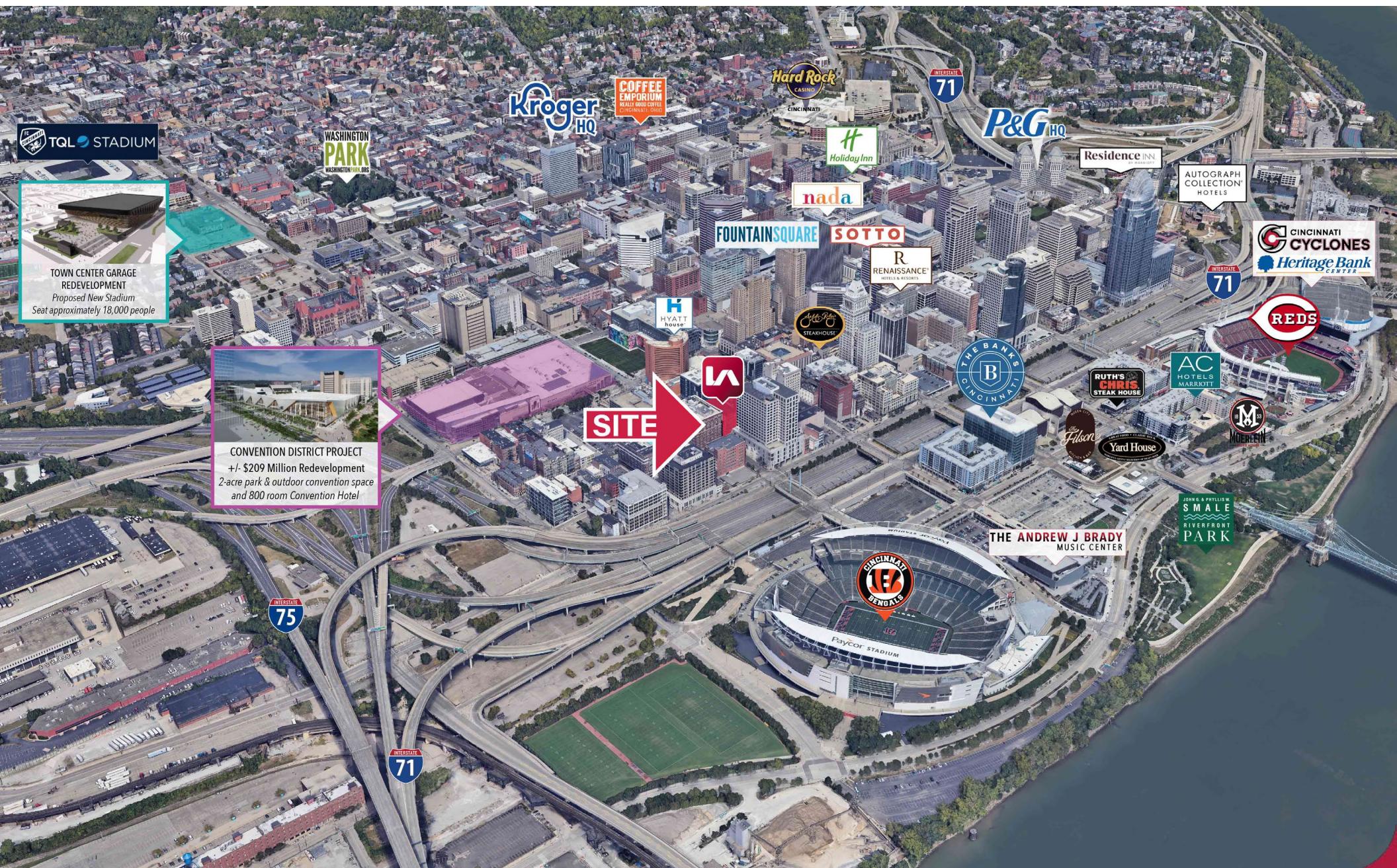
1,065,236
Visitors

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

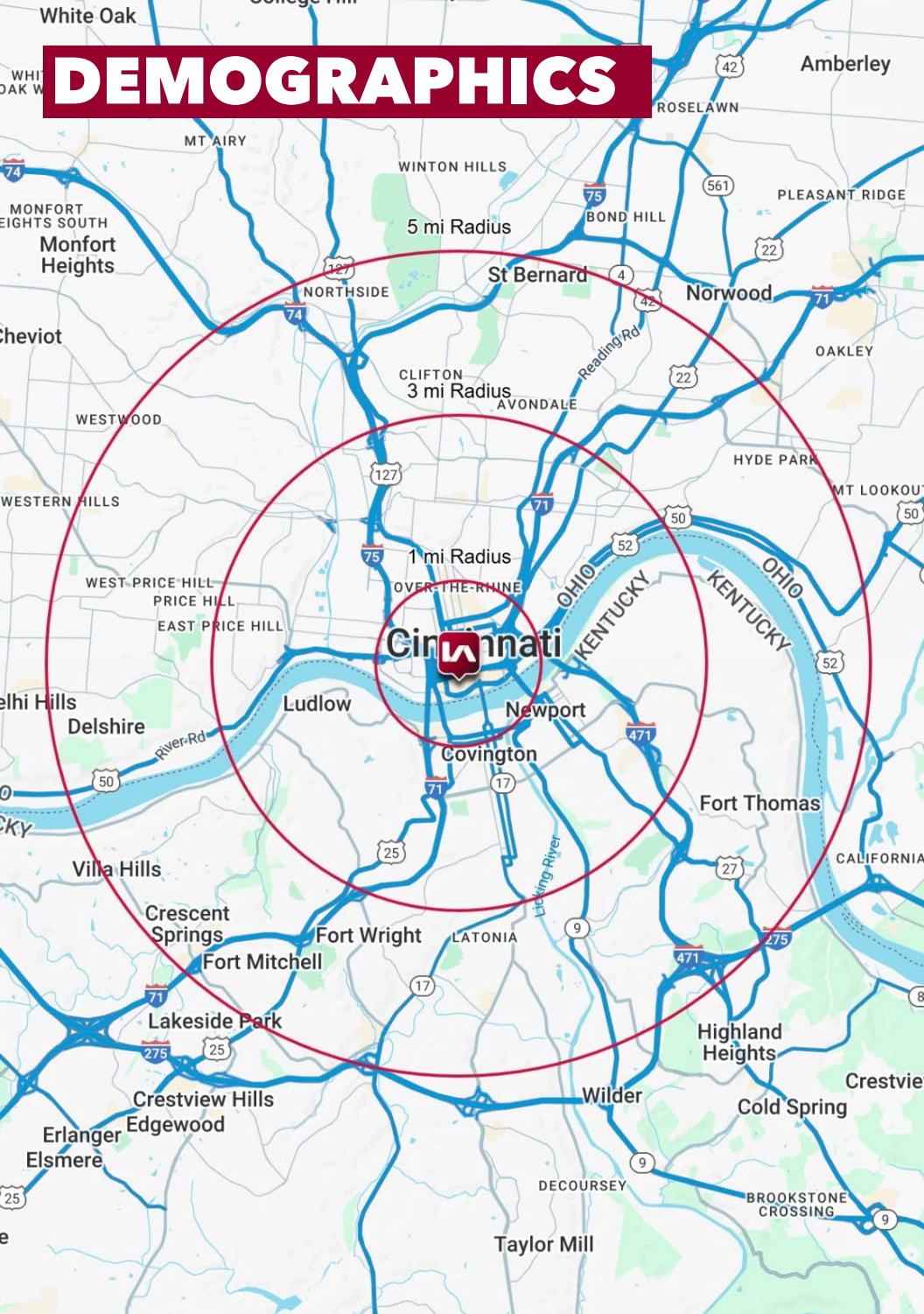
[View Full CBD Market Overview](#)



RETAIL SPACE FOR LEASE THE HOOPER BUILDING



DEMOGRAPHICS



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POPULATION			
2025 Estimated Population	21,044	156,437	322,555
2030 Projected Population	24,223	164,522	328,396
2020 Census Population	15,409	135,819	298,558
2010 Census Population	15,292	133,641	295,021
Projected Annual Growth 2025 to 2030	3.0%	1.0%	0.4%
Historical Annual Growth 2010 to 2025	2.5%	1.1%	0.6%
HOUSEHOLDS			
2025 Estimated Households	12,480	72,652	143,567
2030 Projected Households	14,721	78,257	148,800
2020 Census Households	8,844	61,474	130,429
2010 Census Households	7,435	58,026	125,928
Projected Annual Growth 2025 to 2030	3.6%	1.5%	0.7%
Historical Annual Growth 2010 to 2025	4.5%	1.7%	0.9%
AGE			
2025 Est. Population Under 10 Years	8.8%	10.5%	11.6%
2025 Est. Population 10 to 19 Years	6.9%	11.5%	12.6%
2025 Est. Population 20 to 29 Years	24.9%	24.3%	19.7%
2025 Est. Population 30 to 44 Years	28.0%	22.0%	21.8%
2025 Est. Population 45 to 59 Years	14.8%	14.3%	15.1%
2025 Est. Population 60 to 74 Years	13.2%	13.2%	14.2%
2025 Est. Population 75 Years or Over	3.3%	4.2%	4.9%
2025 Est. Median Age	33.7	32.6	33.9
MARITAL STATUS & GENDER			
2025 Est. Male Population	56.1%	54.5%	52.1%
2025 Est. Female Population	43.9%	45.5%	47.9%
2025 Est. Never Married	61.5%	55.7%	50.1%
2025 Est. Now Married	22.1%	27.0%	31.6%
2025 Est. Separated or Divorced	13.8%	13.5%	13.9%
2025 Est. Widowed	2.6%	3.9%	4.4%
INCOME			
2025 Est. HH Income \$200,000 or More	17.4%	9.3%	10.3%
2025 Est. HH Income \$150,000 to \$199,999	8.2%	5.9%	7.0%
2025 Est. HH Income \$100,000 to \$149,999	16.5%	13.4%	13.5%
2025 Est. HH Income \$75,000 to \$99,999	12.5%	11.3%	11.0%
2025 Est. HH Income \$50,000 to \$74,999	12.7%	13.5%	14.2%
2025 Est. HH Income \$35,000 to \$49,999	7.5%	12.1%	12.3%
2025 Est. HH Income \$25,000 to \$34,999	6.0%	8.1%	7.6%
2025 Est. HH Income \$15,000 to \$24,999	6.9%	9.9%	9.1%
2025 Est. HH Income Under \$15,000	12.2%	16.5%	15.1%
2025 Est. Average Household Income	\$130,664	\$89,898	\$97,359
2025 Est. Median Household Income	\$86,042	\$62,120	\$68,832
2025 Est. Per Capita Income	\$77,890	\$42,290	\$43,706
2025 Est. Total Businesses	3,588	8,811	14,048
2025 Est. Total Employees	58,850	127,286	180,358