

PRIME RETAIL SPACE AT WASHINGTON PARK

1216 RACE STREET

Cincinnati, OH 45202



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PROPERTY SPECIFICATIONS

PRICING:	\$995,000
PRICING PSF:	\$133/SF
RENTABLE AREA:	7,500 SF
LAND AREA:	0.168 acres
PROPERTY ADDRESS:	1216 Race Street Cincinnati, OH 45202
YEAR BUILT:	1218-1880 & 1216-1921
PARCEL NUMBERS:	081-0004-0208-00 & 081-0004-0208-00
ZONING:	CC-P (Commercial Community – Pedestrian)

Overlooking Washington Park In Cincinnati's Trendiest Downtown District

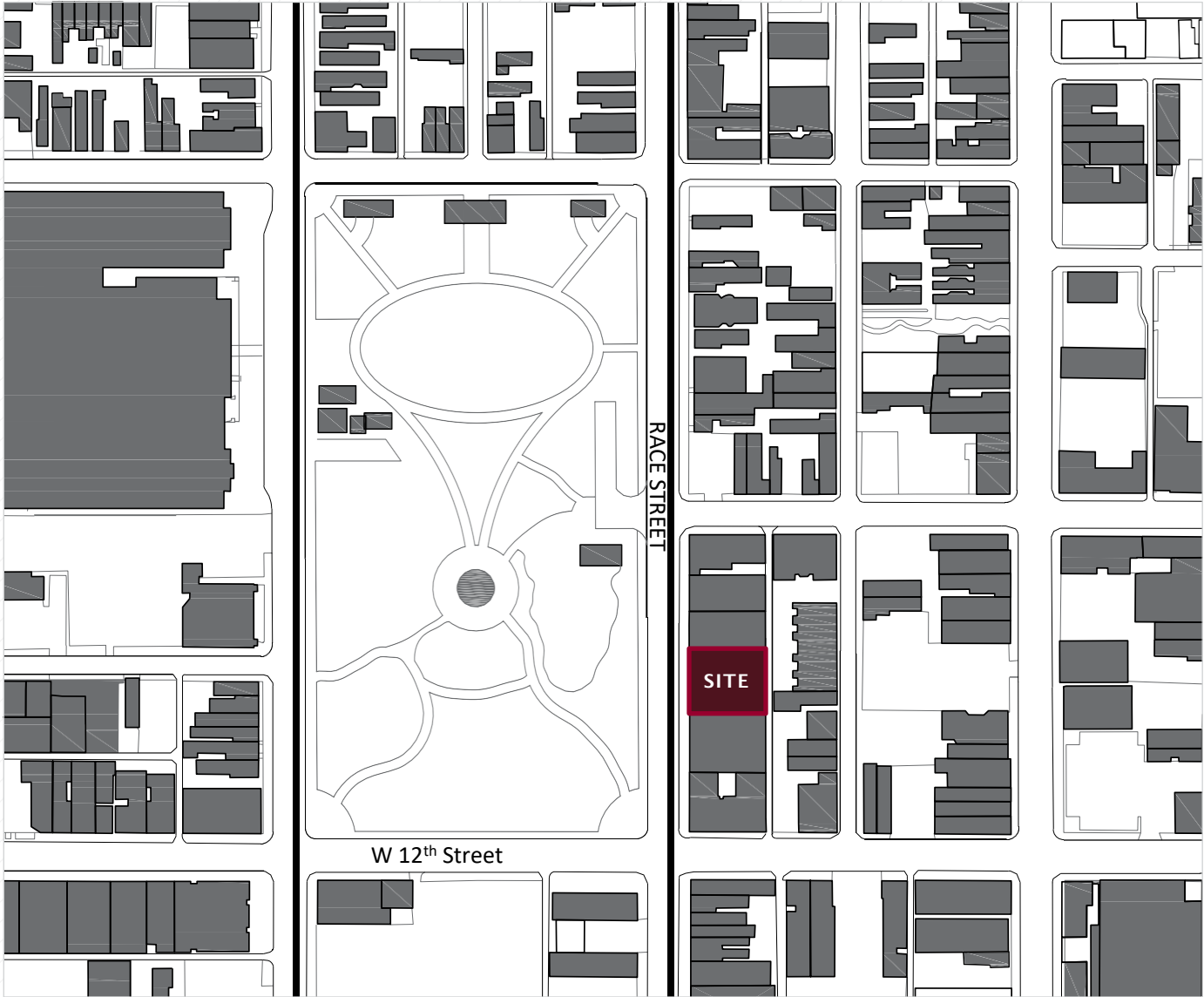
- 7,500 SF Available Retail Space
- 165,000 Daytime Population In Immediate Area
- 2,000,000 Total Washington Park Visitors Per Year
- Sound Restrictions:
 - No restrictions indoors
 - Outdoors no sound from 12AM-7AM Friday & Saturday, 10PM-7AM other days





Zoned CC-P (Commercial Community – Pedestrian)

1216 RACE STREET





ZULA

LOSANTI

SUNDRY and VICE



WASHINGTON PARK
Over 2M Visitors Annually

CINCINNATI ARTS ASSOCIATION
Aronoff Center for the Arts
Weston Art Gallery
Music Hall

MEMO
MEMORIAL HALL

the
transept





- SACRED BEAST
- PEPP & DOLORES
- LOST & FOUND
- CITYBIRD
- GUAN
- HAPA
- SUGAR
- BOOM BOX BURGERS
- HOLMAN'S
- THE EAGLE
- GRATERS
- THE CANDLE LAB
- DCM
- BRICK
- GHOST BABY
- 1215
- KISMET
- THE LACKMAN
- BAKERSFIELD
- SIMPLY ZERO
- IDLEWILD SLOANE
- PAPER WINGS
- ABIGAIL STREET
- TASTE OF BELGIUM
- MICA
- THE GARAGE
- G. SALZANO'S BARBER SHOP

WASHINGTON PARK
 WASHINGTONPARK.ORG
 2M VISITORS

NEW 
 2-Story Grocery
 \$90.5 million
 18-story mixed-use development
 555-space parking garage
 139 market-rate apartments

HQ 

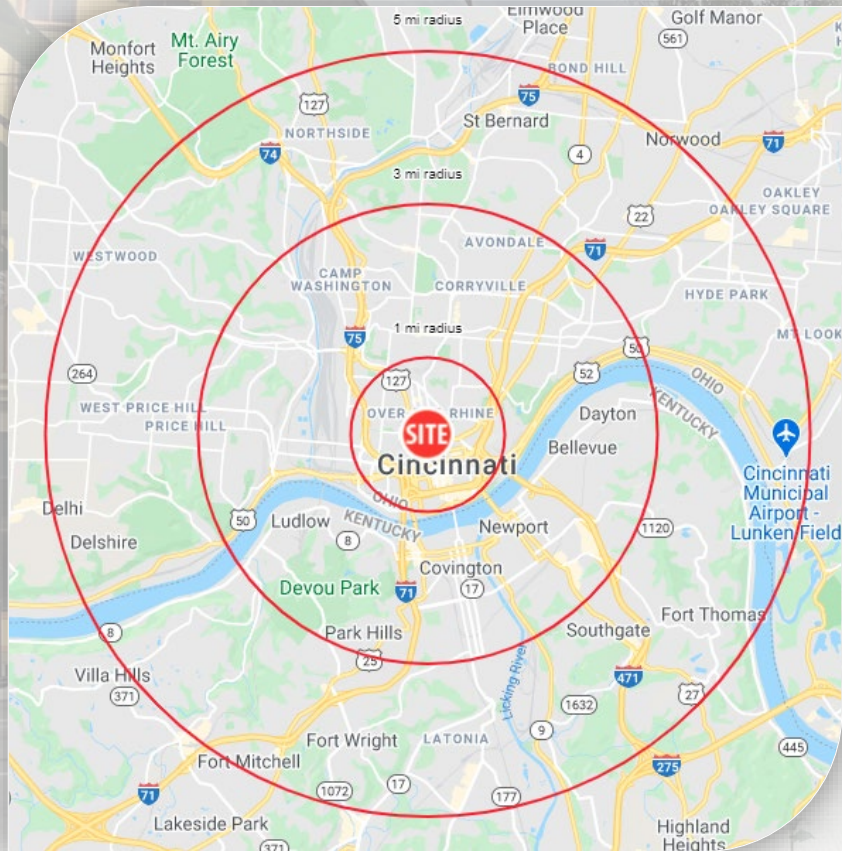


The Over-the-Rhine district is located on the north edge of downtown Cincinnati and boasts some of the hottest restaurants and shops in the region. The neighborhood, listed in the National Register of Historic Places, is easily traversed on foot or, if you're looking to cover a bit more ground, you can nab a rental bike from one of several Red Bike hubs downtown.

362.5 AC
DISTRICT SIZE

90%
RESIDENTS UNDER 45

\$80M+
IN DEVELOPMENT



	1 mi radius	3 mi radius	5 mi radius	
POPULATION	2020 Estimated Population	25,414	147,681	315,764
	2025 Projected Population	27,555	159,063	333,496
	2010 Census Population	21,846	138,861	305,536
	2000 Census Population	23,841	155,635	338,681
	Projected Annual Growth 2020 to 2025	1.7%	1.5%	1.1%
	Historical Annual Growth 2000 to 2020	0.3%	-0.3%	-0.3%
HOUSEHOLDS	2020 Estimated Households	12,660	64,723	137,027
	2025 Projected Households	13,735	69,978	144,825
	2010 Census Households	10,231	60,307	131,550
	2000 Census Households	11,039	67,799	145,440
	Projected Annual Growth 2020 to 2025	1.7%	1.6%	1.1%
	Historical Annual Growth 2000 to 2020	0.7%	-0.2%	-0.3%
AGE	2020 Est. Population Under 10 Years	11.4%	11.1%	12.4%
	2020 Est. Population 10 to 19 Years	11.5%	13.7%	13.1%
	2020 Est. Population 20 to 29 Years	22.1%	21.7%	18.7%
	2020 Est. Population 30 to 44 Years	22.4%	19.9%	20.1%
	2020 Est. Population 45 to 59 Years	17.3%	16.1%	16.6%
	2020 Est. Population 60 to 74 Years	12.1%	12.8%	13.7%
	2020 Est. Population 75 Years or Over	3.2%	4.7%	5.5%
2020 Est. Median Age	32.2	32.5	34.0	
MARITAL STATUS & GENDER	2020 Est. Male Population	52.9%	51.4%	49.4%
	2020 Est. Female Population	47.1%	48.6%	50.6%
	2020 Est. Never Married	63.5%	56.7%	51.0%
	2020 Est. Now Married	17.3%	22.7%	28.0%
	2020 Est. Separated or Divorced	16.4%	16.0%	16.0%
2020 Est. Widowed	2.9%	4.5%	4.9%	
INCOME	2020 Est. HH Income \$200,000 or More	8.6%	5.5%	6.1%
	2020 Est. HH Income \$150,000 to \$199,999	5.7%	3.8%	4.4%
	2020 Est. HH Income \$100,000 to \$149,999	11.1%	10.1%	11.2%
	2020 Est. HH Income \$75,000 to \$99,999	10.1%	9.4%	10.1%
	2020 Est. HH Income \$50,000 to \$74,999	13.6%	15.9%	16.5%
	2020 Est. HH Income \$35,000 to \$49,999	8.9%	11.4%	11.7%
	2020 Est. HH Income \$25,000 to \$34,999	7.8%	10.4%	10.4%
	2020 Est. HH Income \$15,000 to \$24,999	10.5%	11.4%	10.5%
	2020 Est. HH Income Under \$15,000	23.6%	22.2%	19.0%
	2020 Est. Average Household Income	\$74,158	\$66,891	\$74,813
	2020 Est. Median Household Income	\$55,679	\$48,005	\$53,141
2020 Est. Per Capita Income	\$38,907	\$30,167	\$32,959	
2020 Est. Total Businesses	3,601	8,350	13,160	
2020 Est. Total Employees	63,420	135,721	190,602	