

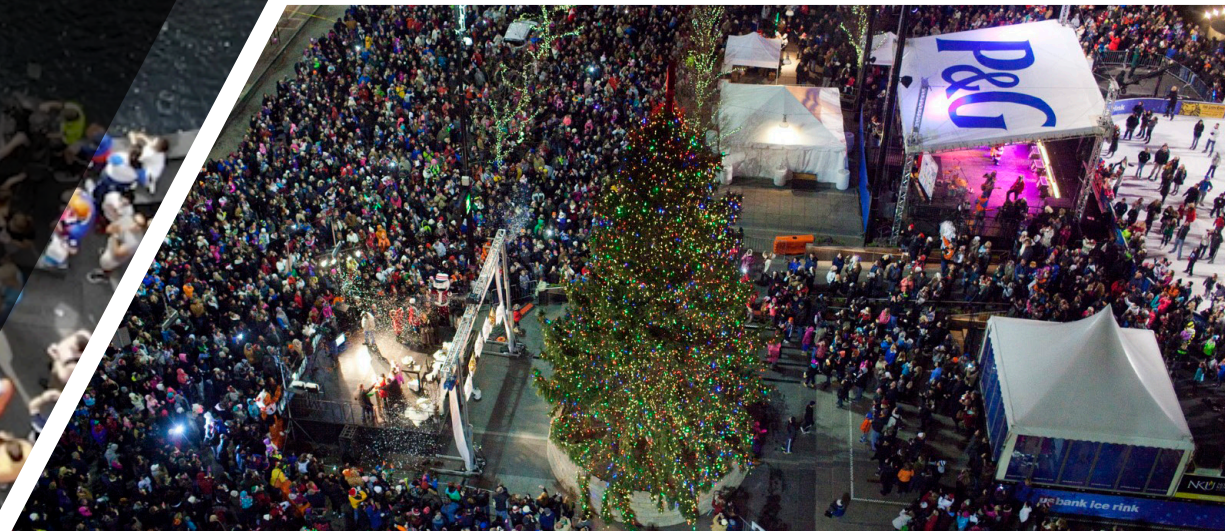






Fourth & Race is a new residential tower on the northwest corner of 4th & Race streets. The existing parking garage at the site was recently demolished to make way for a new mixed-use development. The project will consist of a 584-space above-grade parking garage, 22,000 SF of street-level commercial space, and a 264-unit apartment building, beginning at level 7.

Fourth & Race is 1 block away from Fountain Square, the lynchpin of Downtown retail, connecting Fountain Square to the hotels, convention center and surrounding offices. Moreover, Fountain Square is the bridge connecting The Reds and Bengals stadium district (The Banks) to the South and the Over-The-Rhine (OTR) neighborhood to the North. Fountain Place is the most visible and accessible location to all Downtown visitors and daily population.







- New mixed-use development in downtown Cincinnati

- Up to 7,500 SF of Retail Space Available

- Underneath 264 multi-family apartment units - Now leasing!

- 1 block from Fountain Square, the hub of Downtown Cincinnati

- High ceilings and patio seating available

- Ideal for fast casual restaurants, coffee shops, fitness and service providers

- Other retail opportunities by 3CDC available at 84.51° and 4th & Race.

## PROPERTY HIGHLIGHTS





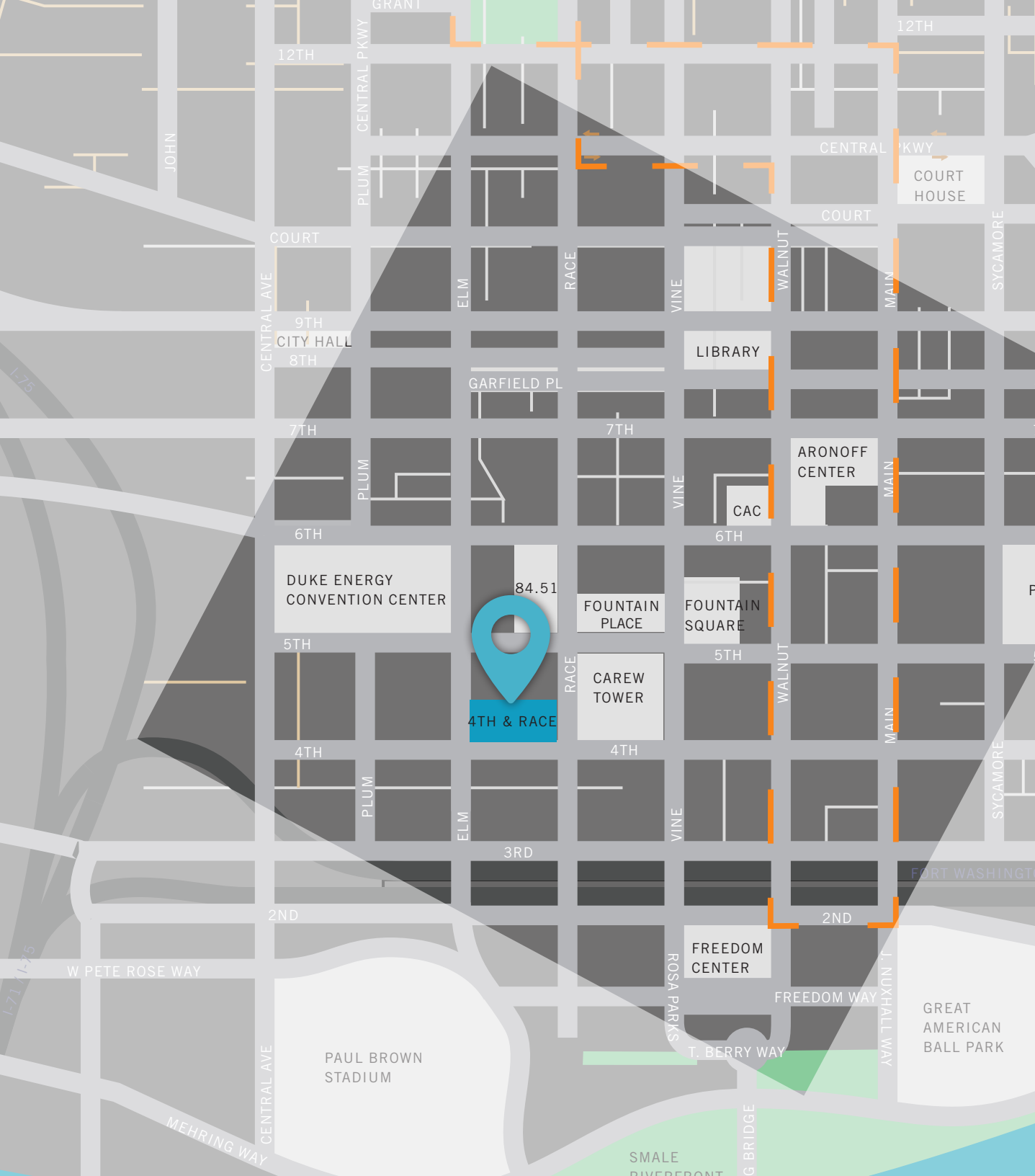
PARKING

RETAIL SPACE AVAILABLE  
CONTACT ARNOLD  
3000

SIDEWALK OPEN FOR ACCESS TO GARAGE ELEVATOR LOBBY

*Now Leasing!*





# DEMOGRAPHICS



## POPULATION

1 mile: 21,126  
 3 miles: 145,295  
 5 miles: 310,177



## DAYTIME POPULATION

1 mile: 145,714  
 3 miles: 311,691  
 5 miles: 421,122



## AVG HOUSEHOLD INCOME

1 mile: \$72,373  
 3 miles: \$60,340  
 5 miles: \$68,050



## AVG # OF HOUSEHOLDS

1 mile: 10,558  
 3 miles: 65,288  
 5 miles: 137,544



## ANNUAL ENTERTAINMENT \$

1 mile: \$32.2M  
 3 miles: \$162M  
 5 miles: \$368M



## TOTAL EMPLOYEES

1 mile: 120,661  
 3 miles: 303,888  
 5 miles: 408,966

 Cincinnati Bell Streetcar Connector

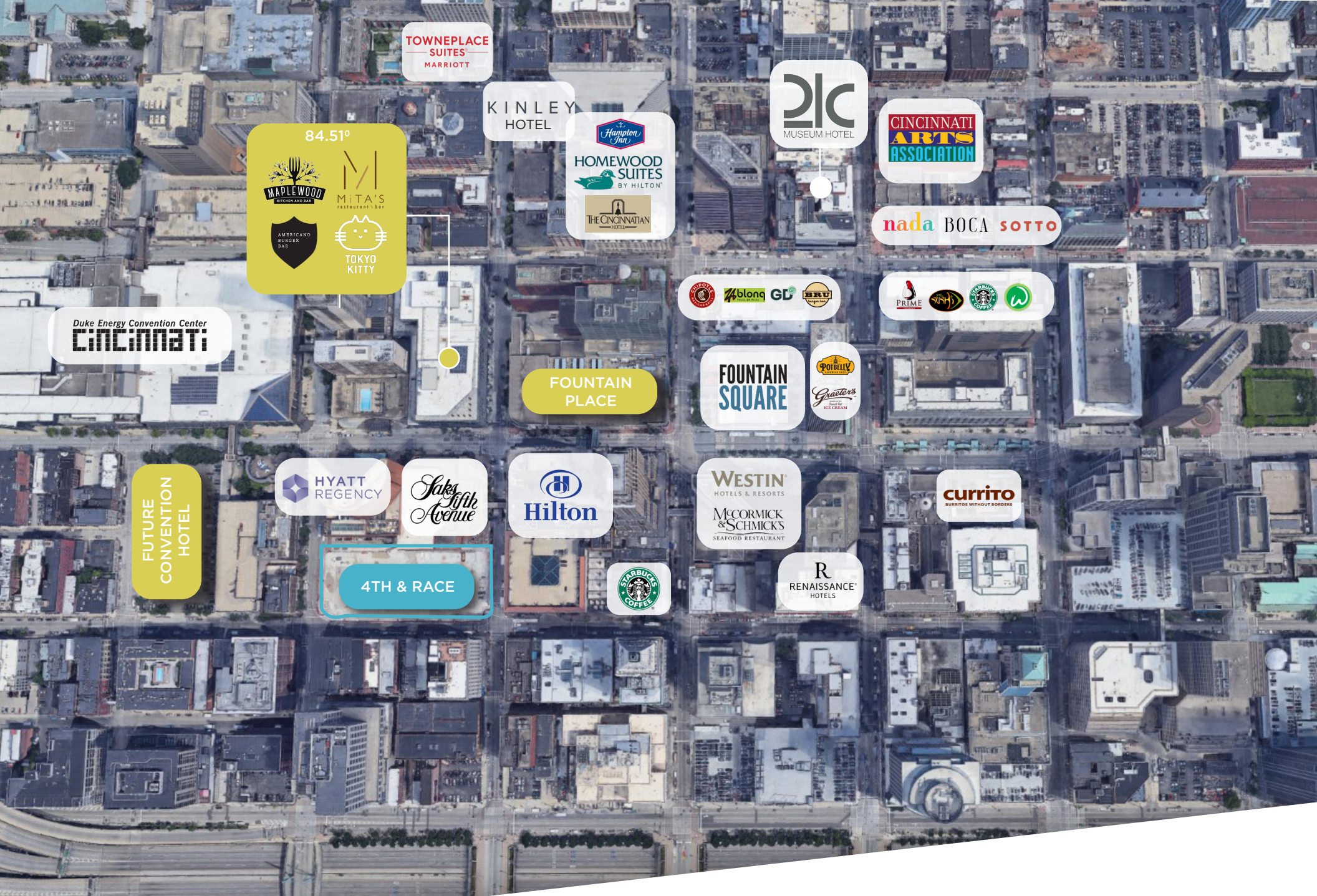




# LARGEST EMPLOYERS

*and drivers of activity*





# RESTAURANTS & HOSPITALITY



ELM STREET



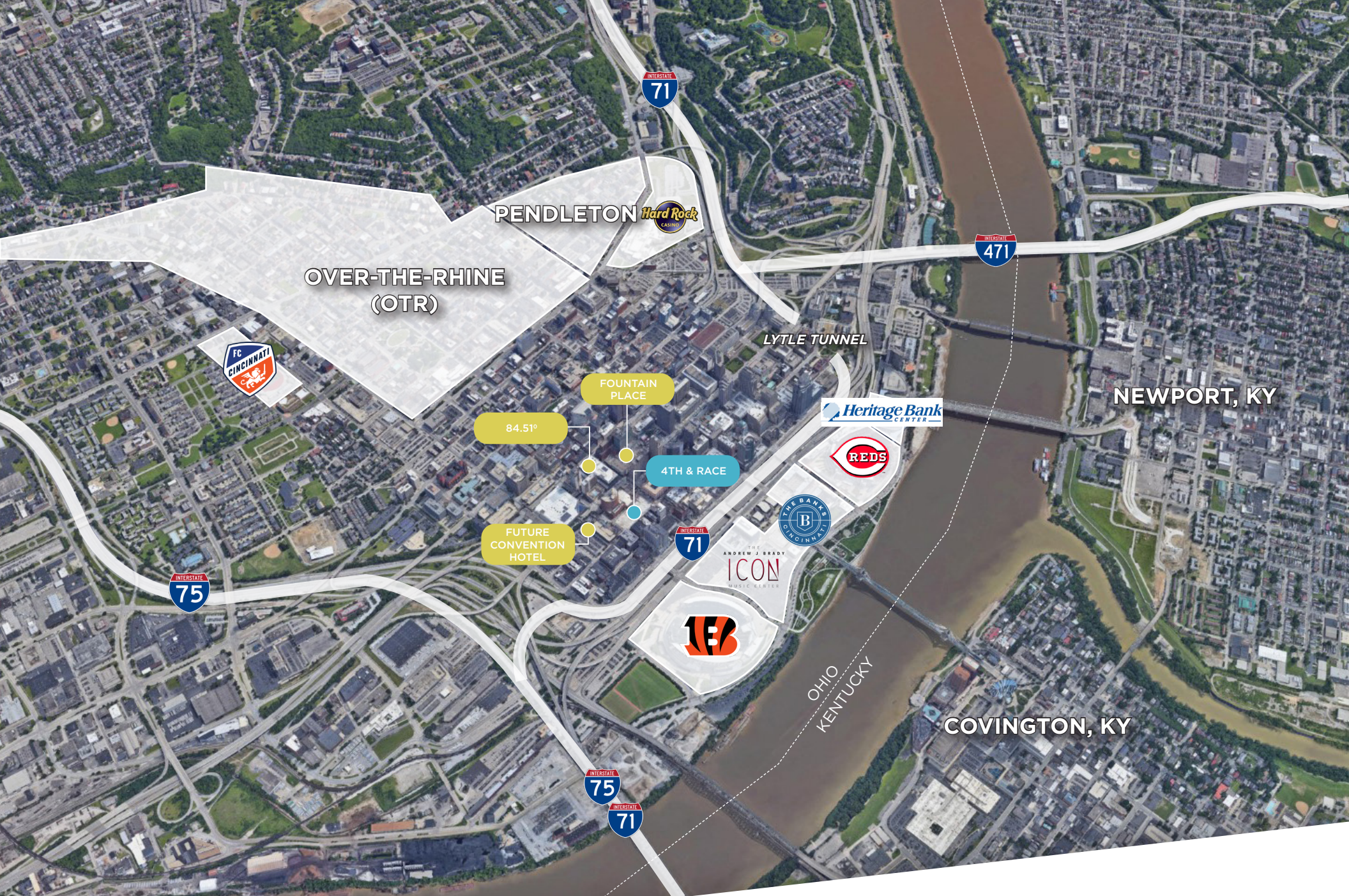
RACE STREET

FOURTH STREET



RETAIL FLOOR PLAN  
UP TO 7,500 SF





OVER-THE-RHINE  
(OTR)

PENDLETON *Hard Rock*  
CASINO

LYTLE TUNNEL

NEWPORT, KY

COVINGTON, KY

DOWNTOWN AT A GLANCE





**17 MILLION**

*Downtown Visitors*

**3 MILLION**

*Attend Fountain Square Events  
1 block NE of property*

**550 EVENTS**

*On Fountain Square per Year*

**26.6 MILLION**

*Cincinnati Tourists (*

**\$5.3 BILLION**

*Spent on Tourism*

**DOWNTOWN TOURISM**





**OKTOBERFEST ZINZINNATI**



**BLINK**



**PADDLEFEST**

## DOWNTOWN EVENTS



**BUNBURY MUSIC FESTIVAL**



**RIVERFEST**



**FINDLAY MARKET OPENING DAY PARADE**



**TASTE OF CINCINNATI**



# 3CDC

3CDC is a Cincinnati non-profit real estate development company, bringing neglected buildings and spaces in our center city back into use including the core of the Over-the-Rhine (OTR) neighborhood. 3CDC has built commercial spaces and filled them with restaurants, stores, service businesses and offices, encouraging tenants to hire from the neighborhood whenever possible. They've built parking garages, managing them with the customer in mind by offering 24-hour attendants, civic center parking rates, and clean, well-lit parking decks. And they've renovated public spaces into well-programmed arenas of entertainment, attracting nearby residents as well as visitors from all over the country with quality events.

This is made possible with the support of Cincinnati's major corporations, who formed, fund, and continue to advise 3CDC in all aspects of building, managing and growing a vibrant mixed-income neighborhood in downtown Cincinnati.

[Visit us at 3cdc.org](http://3cdc.org)

## FOUNTAIN PLACE



## COURT & WALNUT

*New Kroger On  
The Rhine*







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