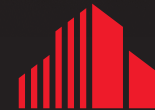


# E 3384 RIE AVE

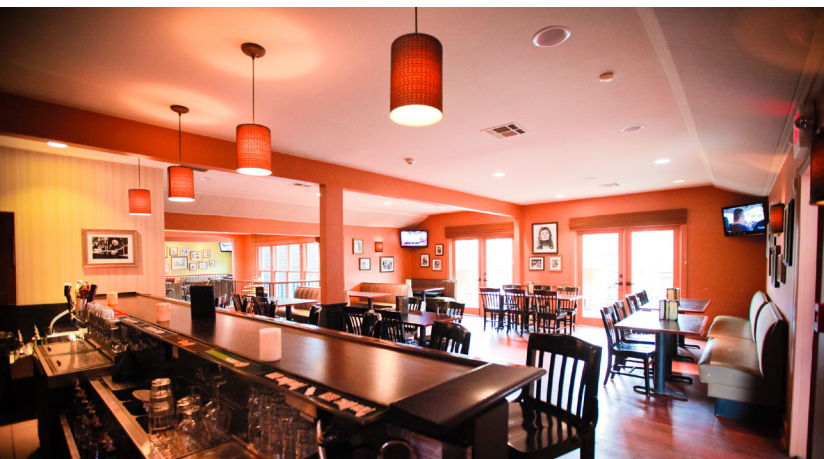


**CUSHMAN &  
WAKEFIELD**





**1st Floor Bar**



**2nd Floor Bar**

## PROPERTY HIGHLIGHTS

- 4,528 SF restaurant space available with 2nd floor seating and outdoor patio & rooftop deck
- Full service restaurant with FF&E, 2 full bars, walk-in cooler, walk-in beer cooler, and 2 grease traps
- Liquor license available for purchase
- Roof is 3 years old and has warranty
- HVAC and refrigeration in good working order with quarterly preventative maintenance agreements
- Located on Erie Ave in the East Hyde Park neighborhood and close proximity to Hyde Park Square, Oakley, Rookwood & Mt. Lookout
- Approximately 22 parking spaces on the property plus street parking

## NEIGHBORING TENANTS

Bangkok Bistro, Forno Osteria+Bar, Cafe Mediterranean, Coffee Emporium, Lola's Hyde Park, Hyde Park Bridal, Hap's, 3501 Seoul, Lightbox Salon

### BUILDING SF

4,528 SF Building  
0.149 Acres

### LEASE RATE

\$100,000/year GROSS

### SALE PRICE

Call for more details

## NEIGHBORHOOD DEMOGRAPHICS



POPULATION



AVERAGE  
HOUSEHOLD INCOME



AVG DAYTIME  
POPULATION

1 Mile	14,129	\$138,793	9,769
3 Miles	89,004	\$100,129	90,042
5 Miles	234,311	\$88,788	229,552



ROOFTOP  
DECK

ENTRANCE

FOUNTAIN

OUTDOOR  
PATIO





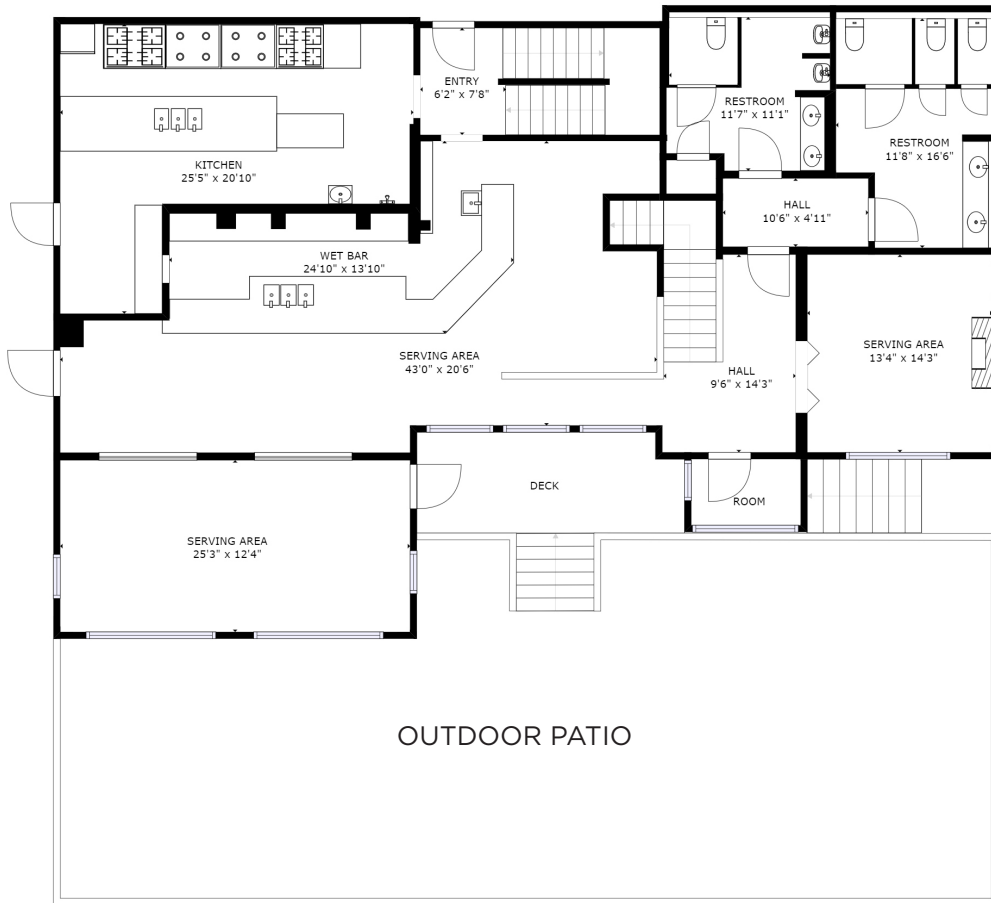


# FOR SALE OR LEASE

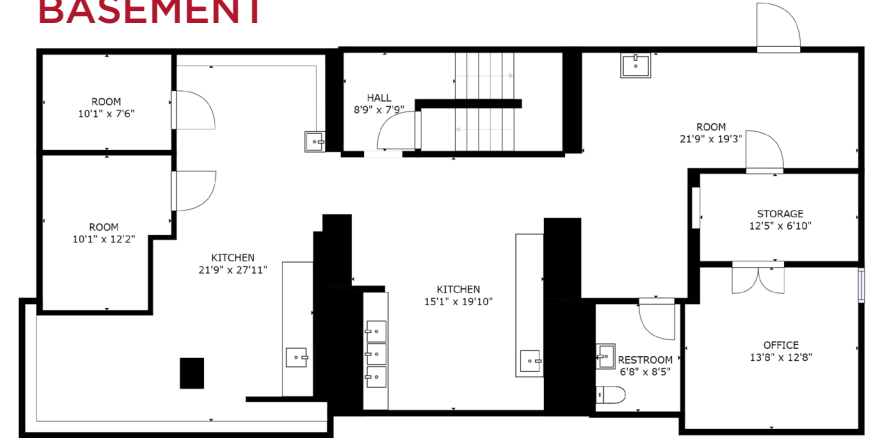
## 3384 ERIE AVENUE

CINCINNATI, OH

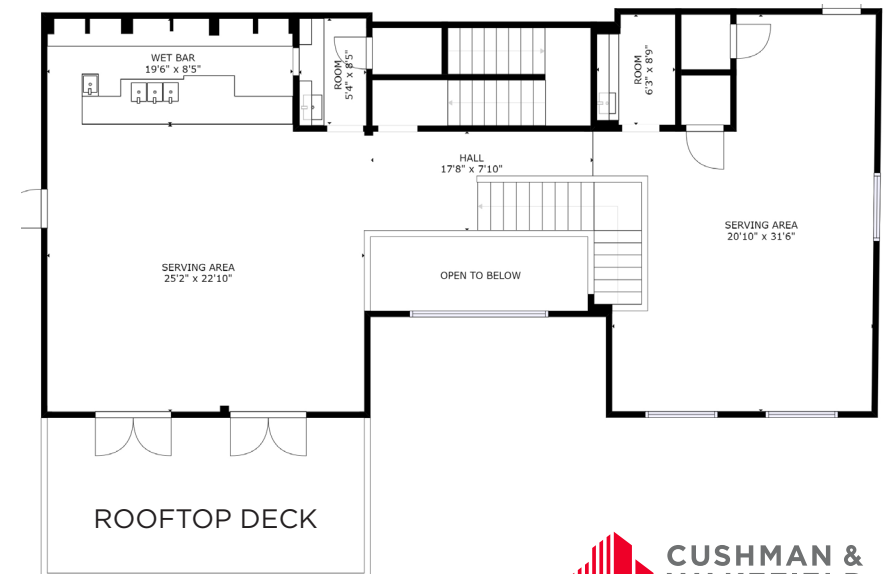
### MAIN LEVEL



### BASEMENT



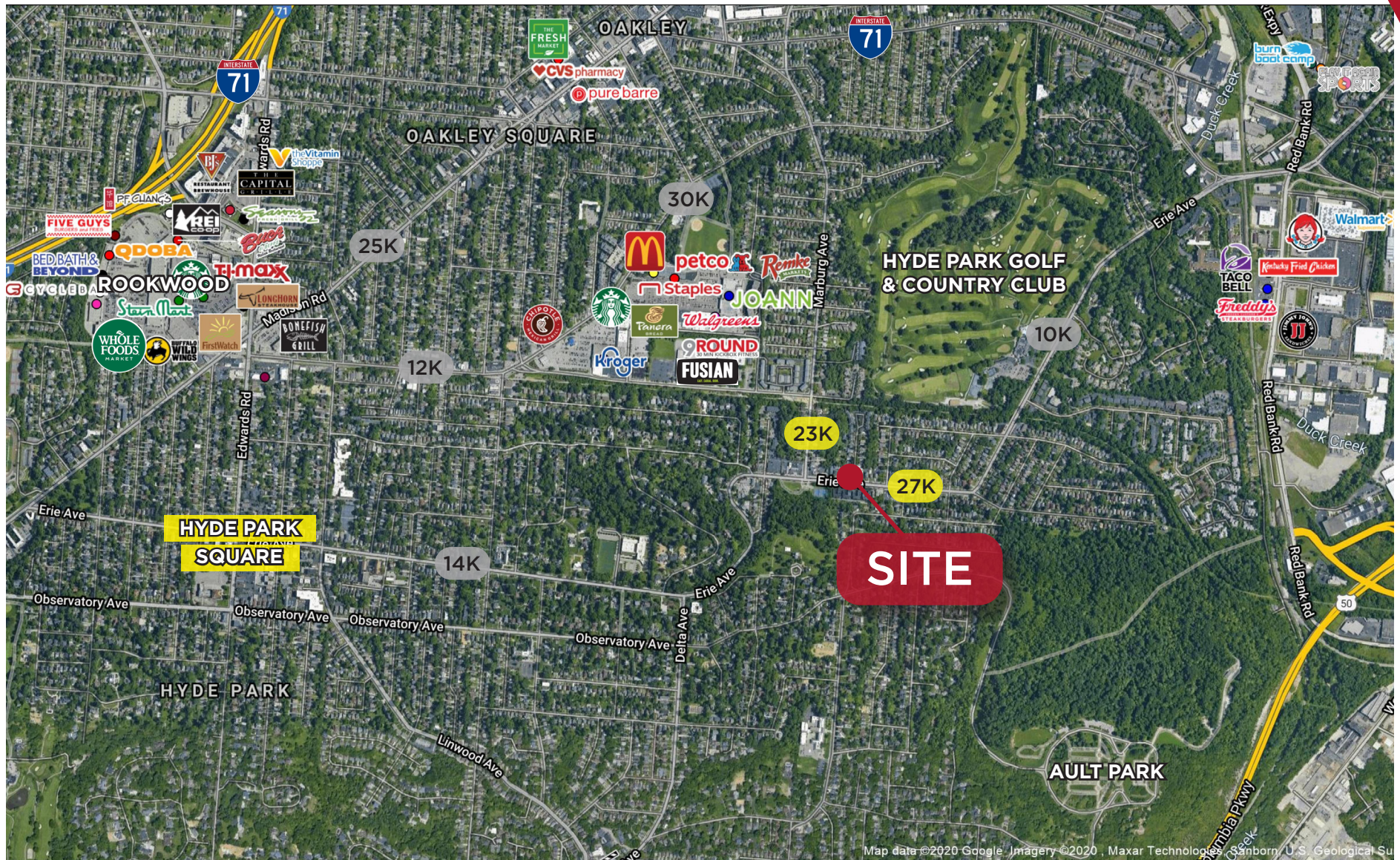
### 3RD FLOOR





# FOR SALE OR LEASE 3384 ERIE AVENUE

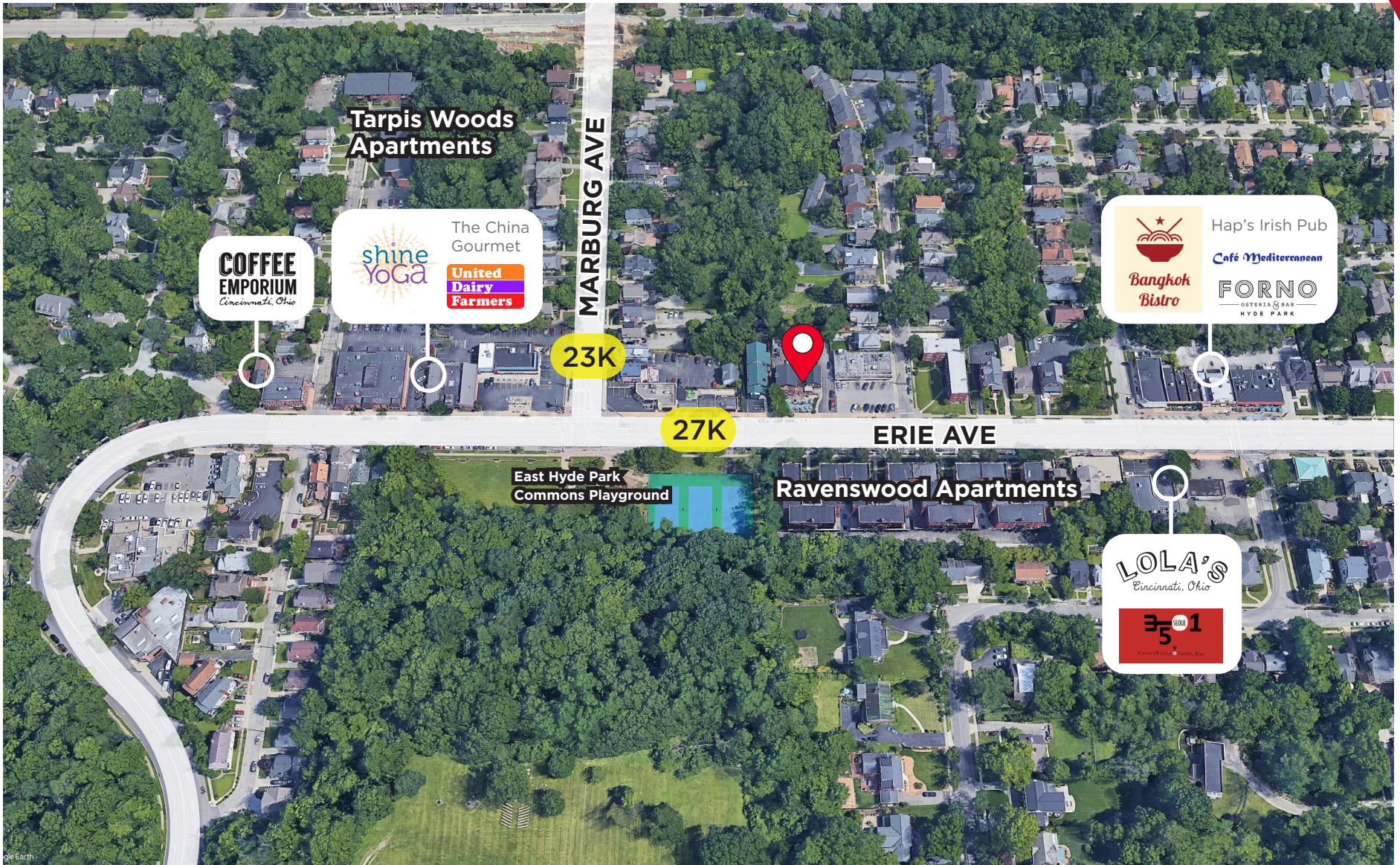
CINCINNATI, OH





# FOR SALE OR LEASE 3384 ERIE AVENUE

CINCINNATI, OH





# E 3384 RIE AVE



FOR MORE INFORMATION, CONTACT:

**TERRY OHNMEIS**

Director

+1 513 763 3059

[terry.ohnmeis@cushwake.com](mailto:terry.ohnmeis@cushwake.com)

**ANDREW SELLET**

Managing Director

+1 513 763 3053

[andrew.sellet@cushwake.com](mailto:andrew.sellet@cushwake.com)



**CUSHMAN &  
WAKEFIELD**