



For Lease

Prime leasing opportunity across from UC

- 2,200 s.f. currently available for lease
- Located directly across the street from the University of Cincinnati, home to 44,000 students
- The closest intersection of Calhoun/Clifton has 44,650 VPD
- Neighboring retailers include Target, Kroger, Starbucks, Amazon, CVS, Walgreens and countless popular restaurants and bars
- Positioned between I-71 and I-75 and less than three miles from Downtown Cincinnati

335 Calhoun Street
Cincinnati, OH 45219

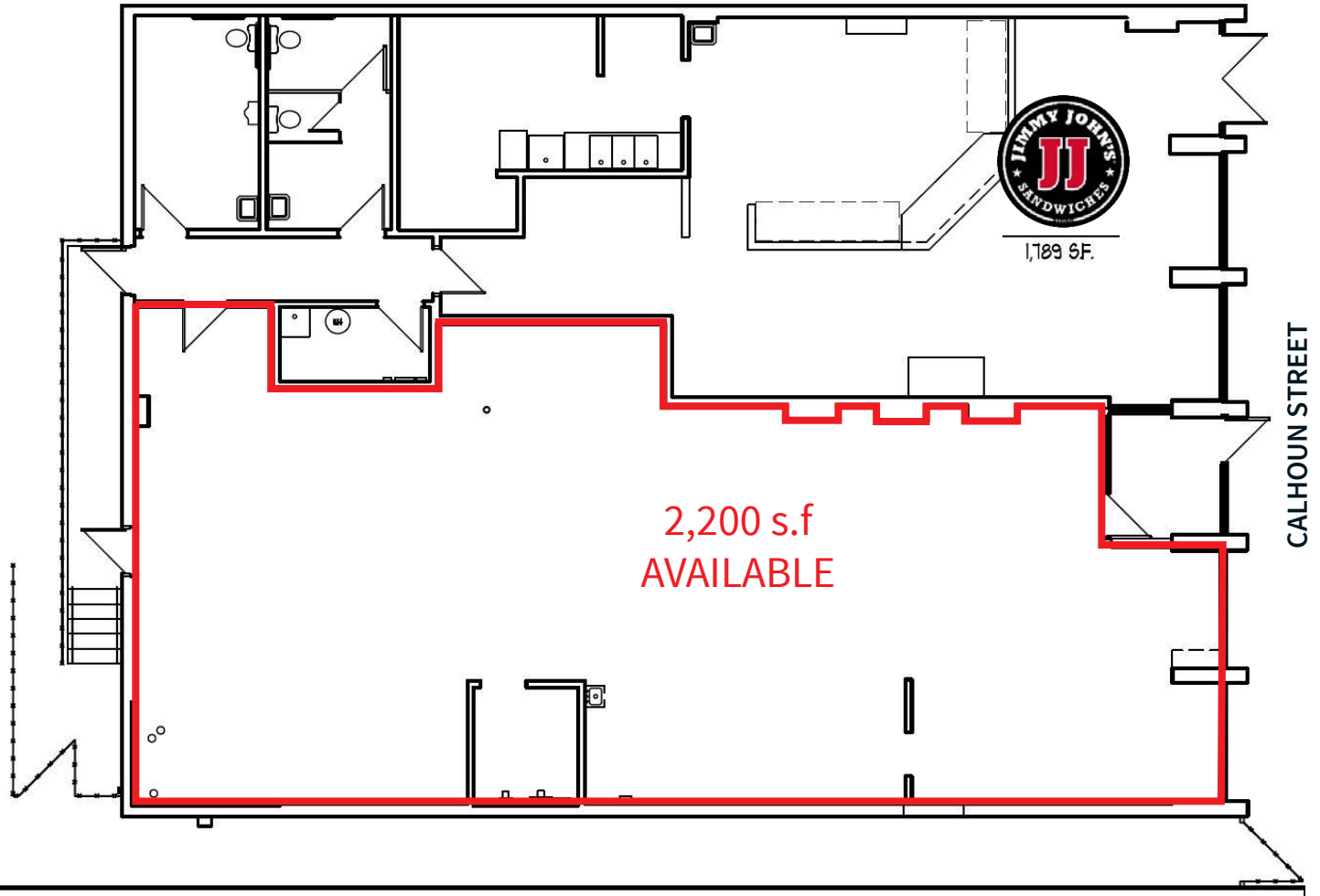
Giorgio A. Karras
Vice President
+1 513 719 3720
giorgio.karras@am.jll.com

Kevin Thobe
Vice President
+1 513 252 2189
kevin.thobe@am.jll.com

jll.com/properties



Floor Plan

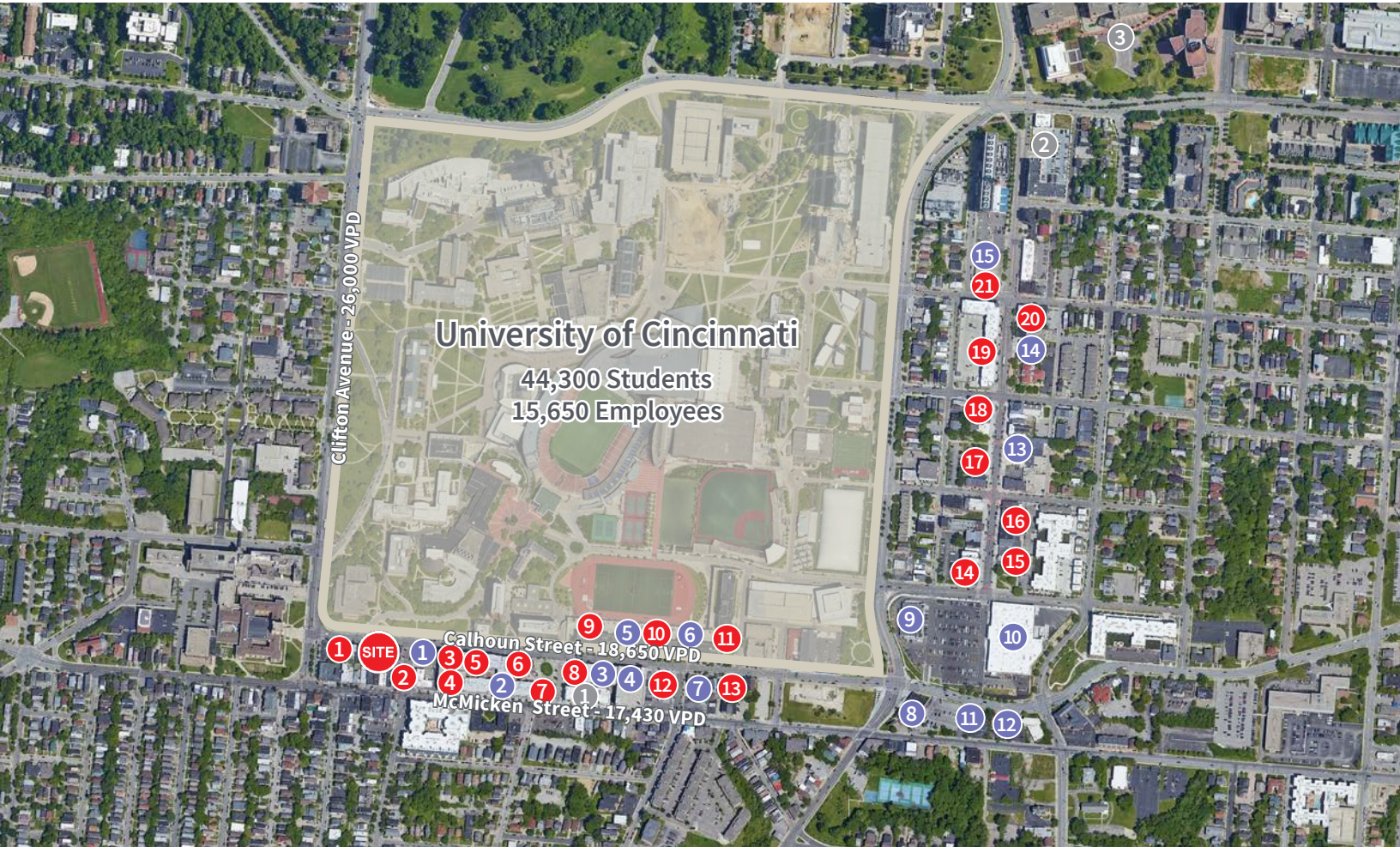


DISCLAIMER

Although information has been obtained from sources deemed reliable, Owner, Jones Lang LaSalle, and/or their representatives, brokers or agents make no guarantees as to the accuracy of the information contained herein, and offer the Property without express or implied warranties of any kind. The Property may be withdrawn without notice. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2019. Jones Lang LaSalle. All rights reserved.



Trade Area Overview



FOOD & BEVERAGE

- | | | | |
|---|--|---|---|
| 1 Bagel Brothers | 6 Keystone Bar & Grill
The St. Clair
Raising Canes
Starbucks | 10 Insomnia Cookies | 17 Ladder 19
Wingstop
Larosa's Pizza |
| 2 Chipotle
Tweedles Mini Donuts
Drunken Tacos
Chai Time | 7 Mr. Sushi
Waffle House
Pieology Pizzeria | 11 Buffalo Wild Wings
Panera | 18 Papa John's
Alabama Que |
| 3 Krishna | 8 Smoothie King | 12 Subway | 19 Taste of Belgium
Cock and Bull |
| 4 Roll On In | 9 Bibibop Asian Grill
Currito | 13 Floyd's of Cincinnati
Bearcat Cafe | 20 Island Frydays |
| 5 DiBellas
Einstein Bros. Bagels | | 14 Al-Medina Grill | 21 Domino's Pizza |
| | | 15 Martino's on Vine | |
| | | 16 Mio's Pizza | |

RETAIL & SERVICES

- | | | |
|------------------------------|---|------------------------------------|
| 1 Dubois Bookstore | 5 T-Mobile
Cricket Wireless | 10 Kroger |
| 2 AT&T
Moksha Yoga | 6 Footlocker | 11 PNC Bank |
| 3 Target | 7 Urban Outfitters
Verizon Wireless | 12 Superior Credit Union |
| 4 Chase Bank | 8 CVS Pharmacy | 13 First Financial Bank |
| | 9 Walgreen's | 14 Public Library of Cinti. |
| | | 15 US Post Office |

HOTELS

- | |
|---------------------------------|
| 1 Fairfield Inn & Suites |
| 2 Hampton Inn & Suites |
| 3 Kingsgate Marriott |

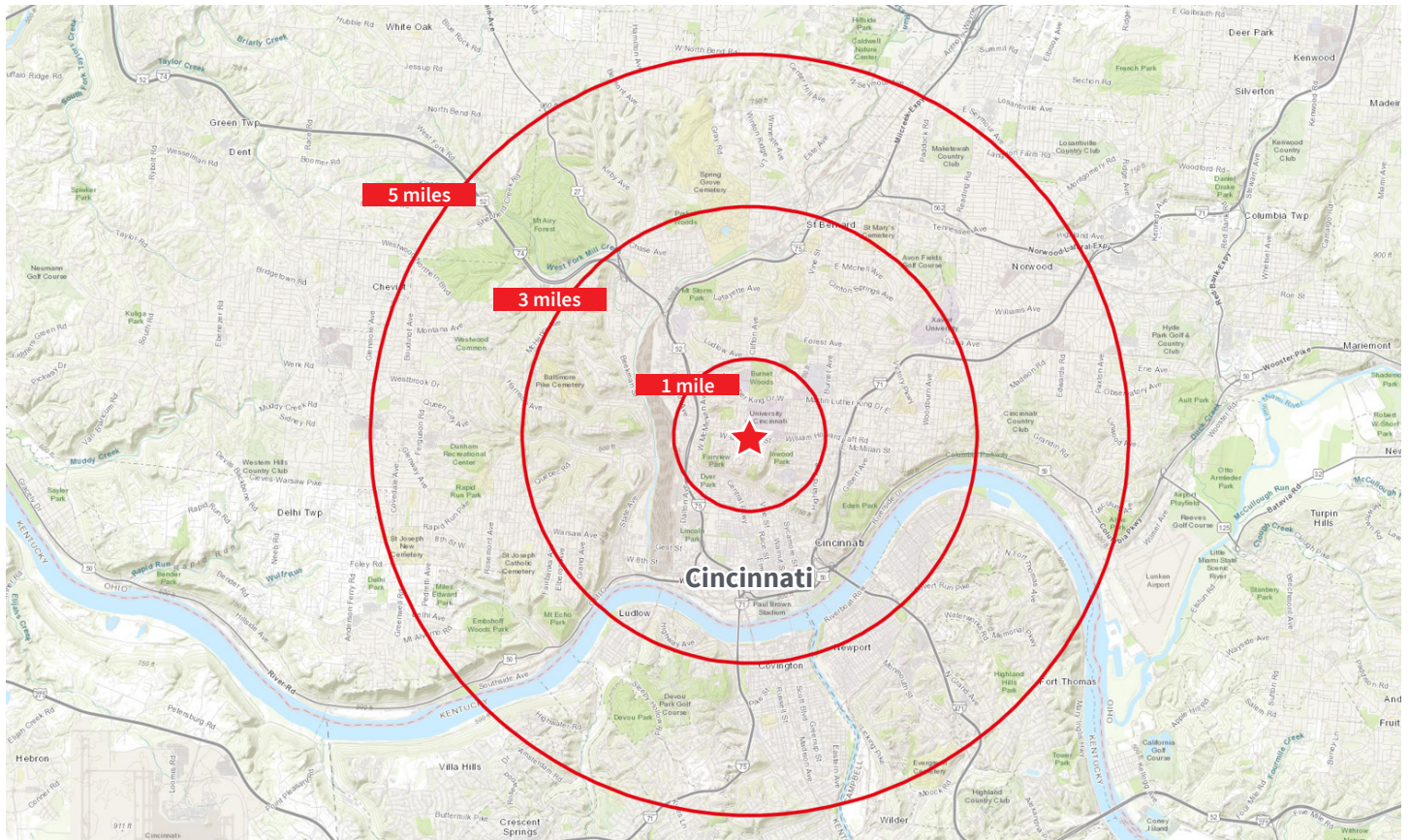
DISCLAIMER

Although information has been obtained from sources deemed reliable, Owner, Jones Lang LaSalle, and/or their representatives, brokers or agents make no guarantees as to the accuracy of the information contained herein, and offer the Property without express or implied warranties of any kind. The Property may be withdrawn without notice. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2019. Jones Lang LaSalle. All rights reserved.



Trade Area Overview

335 Calhoun Street is located directly across from the University of Cincinnati, home to over 44,000 students and the immediate trade area features significant student housing development. UC's campus is uniquely positioned in between I-71 and I-75 and less than three miles from downtown Cincinnati with immediate access to a variety of recreational, cultural and business amenities.



Retail Demographics



Transit Score:
Good Transit (55)



Walk Score:
Walker's Paradise (91)



Total Population



Total Households



Median Age



Average HH Income



Total Daytime Employees

Radius	Total Population	Total Households	Median Age	Average HH Income	Total Daytime Employees
1 mile radius	30,203	11,859	23.9	\$43,433	45,217
3 mile radius	140,824	61,891	31.1	\$57,061	232,389
5 mile radius	337,250	146,108	34.0	\$63,012	337,250

335 Calhoun Street Cincinnati, OH 45219

Giorgio A. Karras
Vice President
+1 513 719 3720
giorgio.karras@am.jll.com

Kevin Thobe
Vice President
+1 513 252 2189
kevin.thobe@am.jll.com

jll.com/properties

DISCLAIMER

Although information has been obtained from sources deemed reliable, Owner, Jones Lang LaSalle, and/or their representatives, brokers or agents make no guarantees as to the accuracy of the information contained herein, and offer the Property without express or implied warranties of any kind. The Property may be withdrawn without notice. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2019. Jones Lang LaSalle. All rights reserved.

