

PRIME RETAIL SPACE DOWNTOWN CINCINNATI



ONE EAST FOURTH STREET, SUITE 500, CINCINNATI, OH 45202
513.241.2300





ADDRESS: 49 E Fourth Street
Cincinnati, OH 45202

FOR LEASE: 2,400 SF with mezzanine

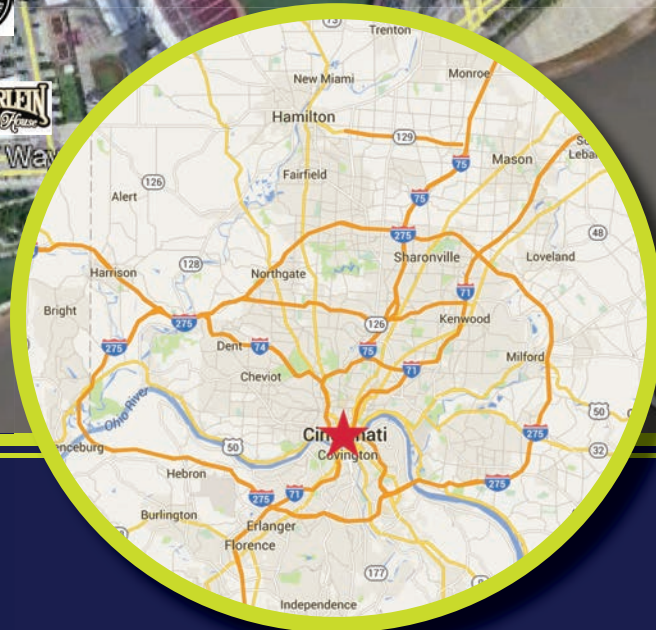
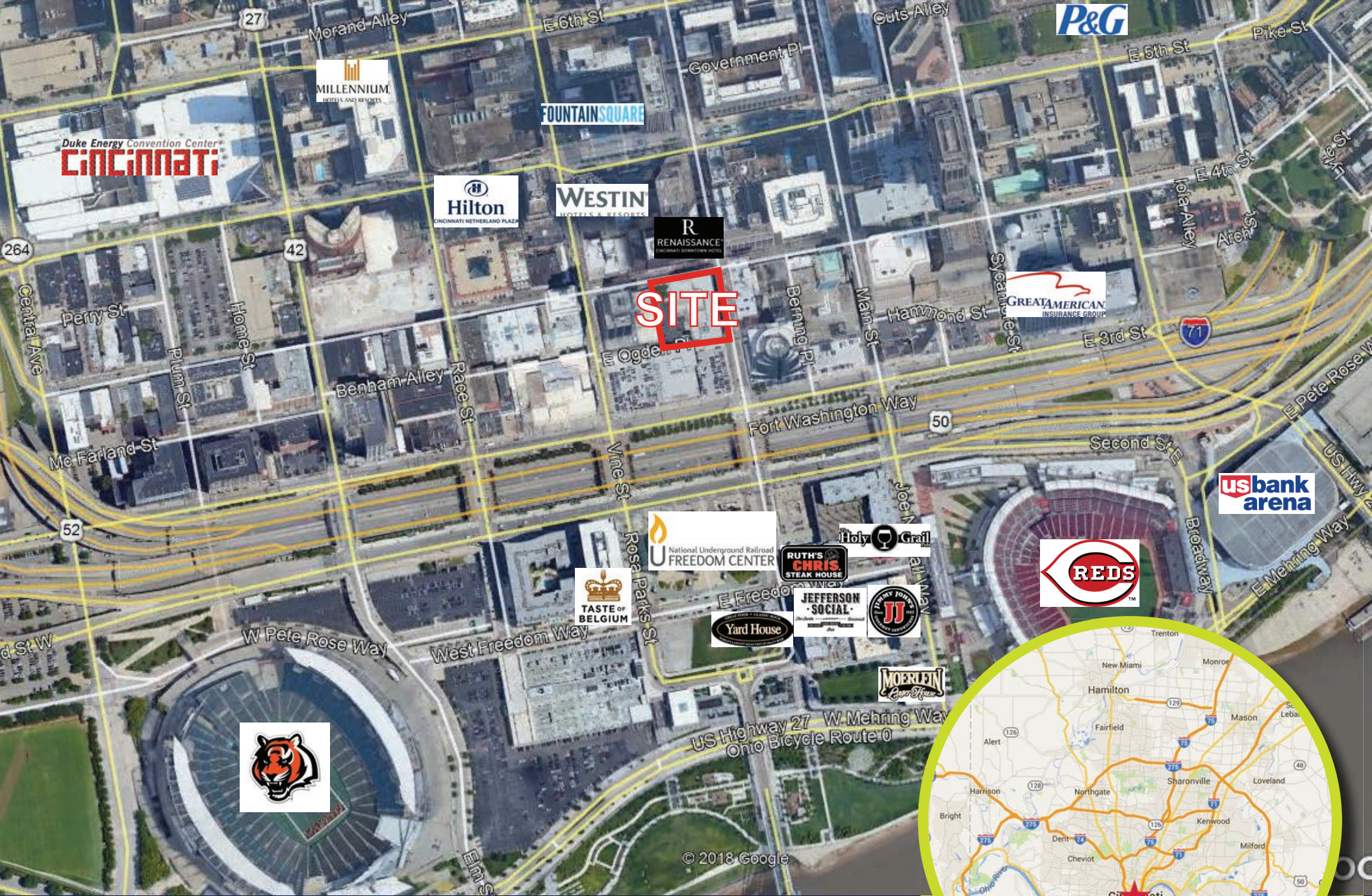
PRICING: \$22.00 PSF Gross,
\$4,400 per month

- ▶ Top quality space in the historic Dixie Terminal building
- ▶ Former Chase Bank space
- ▶ Perfect for retail/service users
- ▶ Great visibility, access on busy Fourth Street

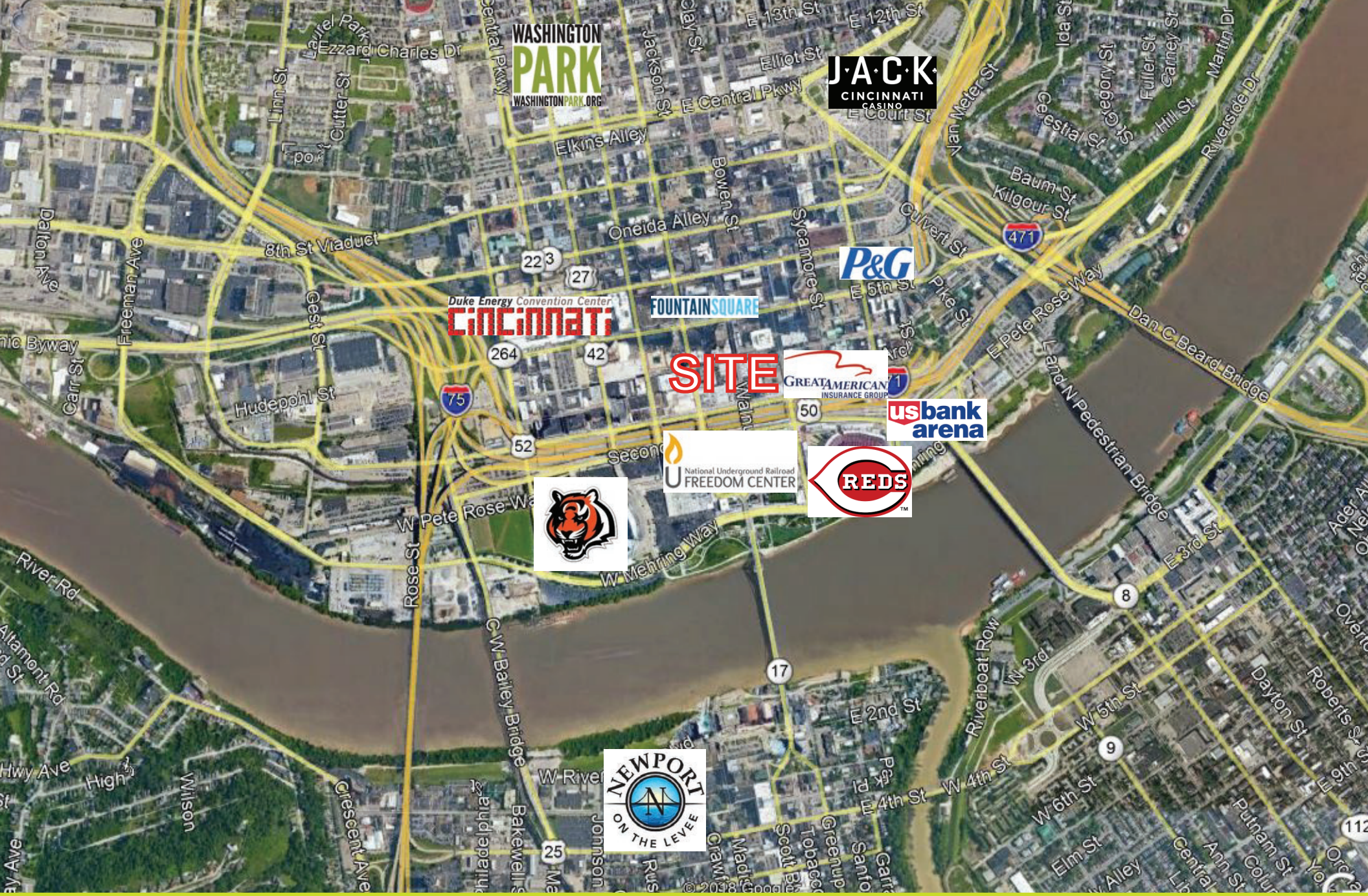
TRAFFIC COUNTS:

- ▶ E 4th Street at Postal Place = 10,097 AADT in 2018
- ▶ E 4th Street at Berwing Place = 8,824 AADT in 2018

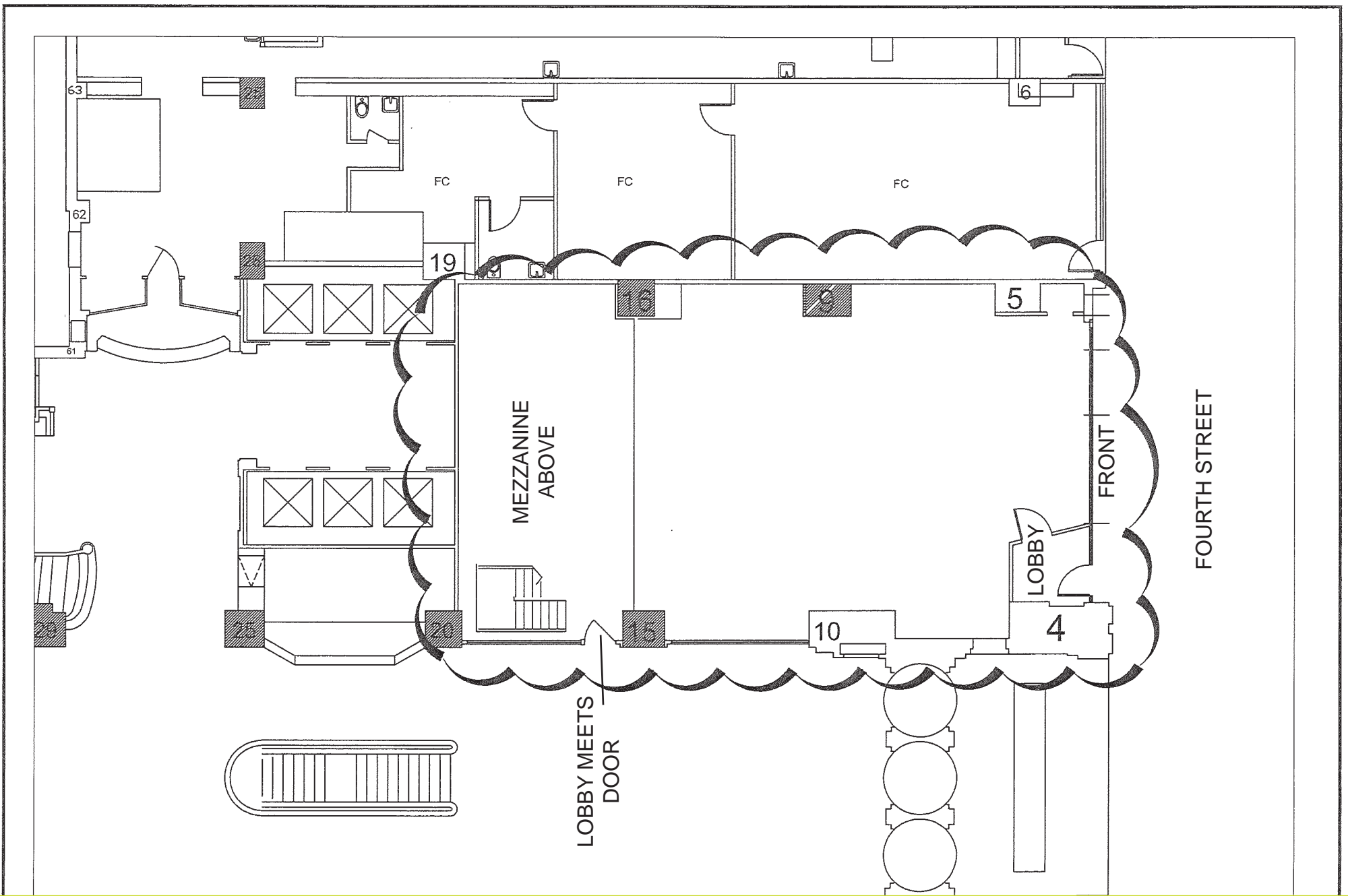
FEATURES



LOCATION



AERIAL



FLOOR PLAN

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	15,923	144,884	324,736
2010 Population	15,771	133,040	293,408
2019 Population	18,939	142,788	307,206
2024 Population	20,228	147,485	313,523
2000-2010 Annual Rate	-0.10%	-0.85%	-1.01%
2010-2019 Annual Rate	2.05%	0.79%	0.51%
2019-2024 Annual Rate	1.33%	0.65%	0.41%
2019 Male Population	58.0%	51.8%	49.7%
2019 Female Population	42.0%	48.2%	50.3%
2019 Median Age	36.2	32.9	34.2

RACE AND ETHNICITY	1 MILE	3 MILE	5 MILE
2019 White Alone	47.9%	62.7%	62.8%
2019 Black Alone	44.9%	28.8%	29.6%
2019 American Indian/Native Alaskan Alone	0.3%	0.3%	0.2%
2019 Asian Alone	3.2%	3.2%	2.5%
2019 Pacific Islander Alone	0.0%	0.1%	0.1%
2019 Other Race	1.2%	1.7%	1.6%
2019 Two or More Races	2.5%	3.2%	3.1%
2019 Hispanic Origin (Any Race)	3.9%	4.1%	3.9%

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Households	7,856	63,785	139,096
2010 Households	7,828	58,175	125,686
2019 Households	9,732	62,733	131,784
2024 Households	10,621	65,201	134,990
2000-2010 Annual Rate	-0.04%	-0.92%	-1.01%
2010-2019 Annual Rate	2.45%	0.84%	0.53%
2019-2024 Annual Rate	1.76%	0.77%	0.48%
2019 Average Household Size	1.57	2.07	2.20

MEDIAN HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
2019 Median Household Income	\$50,069	\$36,042	\$41,970
2024 Median Household Income	\$56,571	\$42,648	\$50,227
2019-2024 Annual Rate	2.47%	3.42%	3.66%

AVERAGE HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
2019 Average Household Income	\$75,698	\$59,204	\$67,422
2024 Average Household Income	\$85,787	\$68,896	\$78,186
2019-2024 Annual Rate	2.53%	3.08%	3.01%

PER CAPITA INCOME	1 MILE	3 MILE	5 MILE
2019 Per Capita Income	\$42,666	\$26,784	\$29,401
2024 Per Capita Income	\$48,551	\$31,188	\$34,130
2019-2024 Annual Rate	2.62%	3.09%	3.03%

HOUSING	1 MILE	3 MILE	5 MILE
2000 Total Housing Units	10,089	74,838	156,962
2000 Owner Occupied Housing Units	8.5%	28.5%	37.4%
2000 Renter Occupied Housing Units	69.3%	56.7%	51.3%
2000 Vacant Housing Units	22.1%	14.8%	11.4%
2010 Total Housing Units	10,346	72,266	151,631
2010 Owner Occupied Housing Units	13.5%	27.9%	35.2%
2010 Renter Occupied Housing Units	62.2%	52.6%	47.7%
2010 Vacant Housing Units	24.3%	19.5%	17.1%
2019 Total Housing Units	11,822	75,978	156,480
2019 Owner Occupied Housing Units	11.5%	26.1%	33.2%
2019 Renter Occupied Housing Units	70.9%	56.5%	51.0%
2019 Vacant Housing Units	17.7%	17.4%	15.8%
2024 Total Housing Units	12,688	78,416	159,504
2024 Owner Occupied Housing Units	11.9%	26.6%	34.1%
2024 Renter Occupied Housing Units	71.8%	56.6%	50.5%
2024 Vacant Housing Units	16.3%	16.9%	15.4%

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts fro 2019 and 2024. Esri converted Census 2000 data into 2010 geography.

August 6, 2019

DEMOGRAPHICS



FOR FURTHER INFORMATION, PLEASE CONTACT:

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