

**U**  
**SQUARE**



 **CUSHMAN &  
WAKEFIELD**



# highlights

**USQUARE | 255 CALHOUN ST | CINCINNATI, OH 45219**

## NEIGHBORING TENANTS

City Target, Amazon@Cincinnati, Raising Canes, Pieology, Spectrum Cable, Auntie Anne's Pretzels & Cinnabon, Green District Salads, Keystone Bar & Grill & Starbucks

## PROPERTY HIGHLIGHTS

- 1,900 - 3,931 SF Available
- USquare at The Loop is a vibrant mixed-use project that opened in the Fall of 2013. The project is immediately adjacent to the University of Cincinnati. It includes over 75,000 SF of retail and restaurants, 161 Apartments and 2 Parking Garages totalling 750 parking spaces.
- Over 44,000 Students are enrolled at University of Cincinnati.
- USquare is located minutes from Over-The-Rhine and Downtown Cincinnati.
- It has the only Amazon store and City Target in market.
- USquare offers free 30 minute parking on non-event days or \$1 for first 90 minutes.
- The area benefits from 8 Hospitals within a 2 mile radius.

## SPACE AVAILABLE

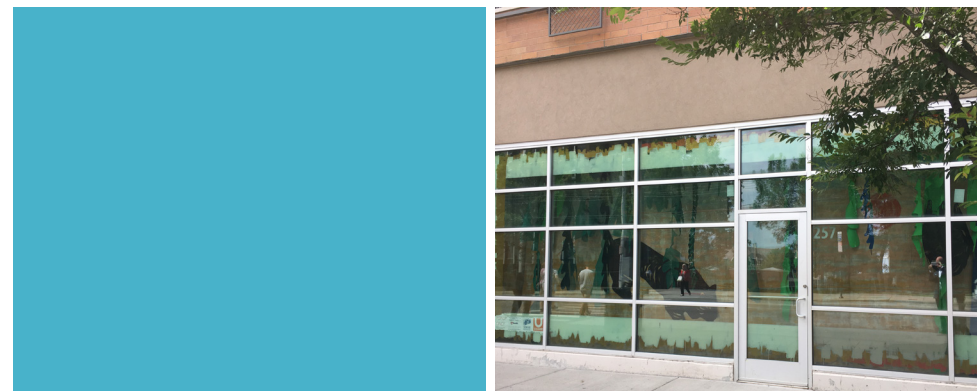
1,900 - 3,931 SF Retail Space

## LEASE RATE

\$23.00 - \$26.00 /psf NNN



**RETAIL SPACE AVAILABLE**  
Suite 5102b - 3,931 SF







**RETAIL SPACE AVAILABLE**  
Suite 5108 - 1,900 SF



**RETAIL SPACE AVAILABLE**  
Suite 4110c- 1,160 SF





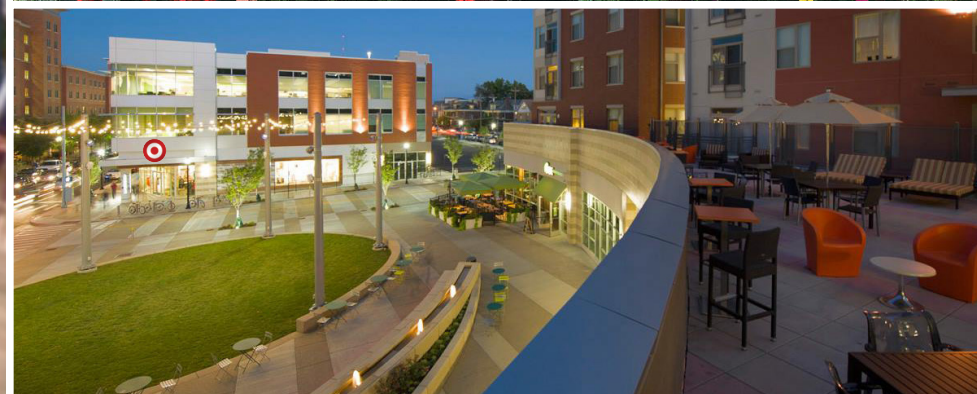
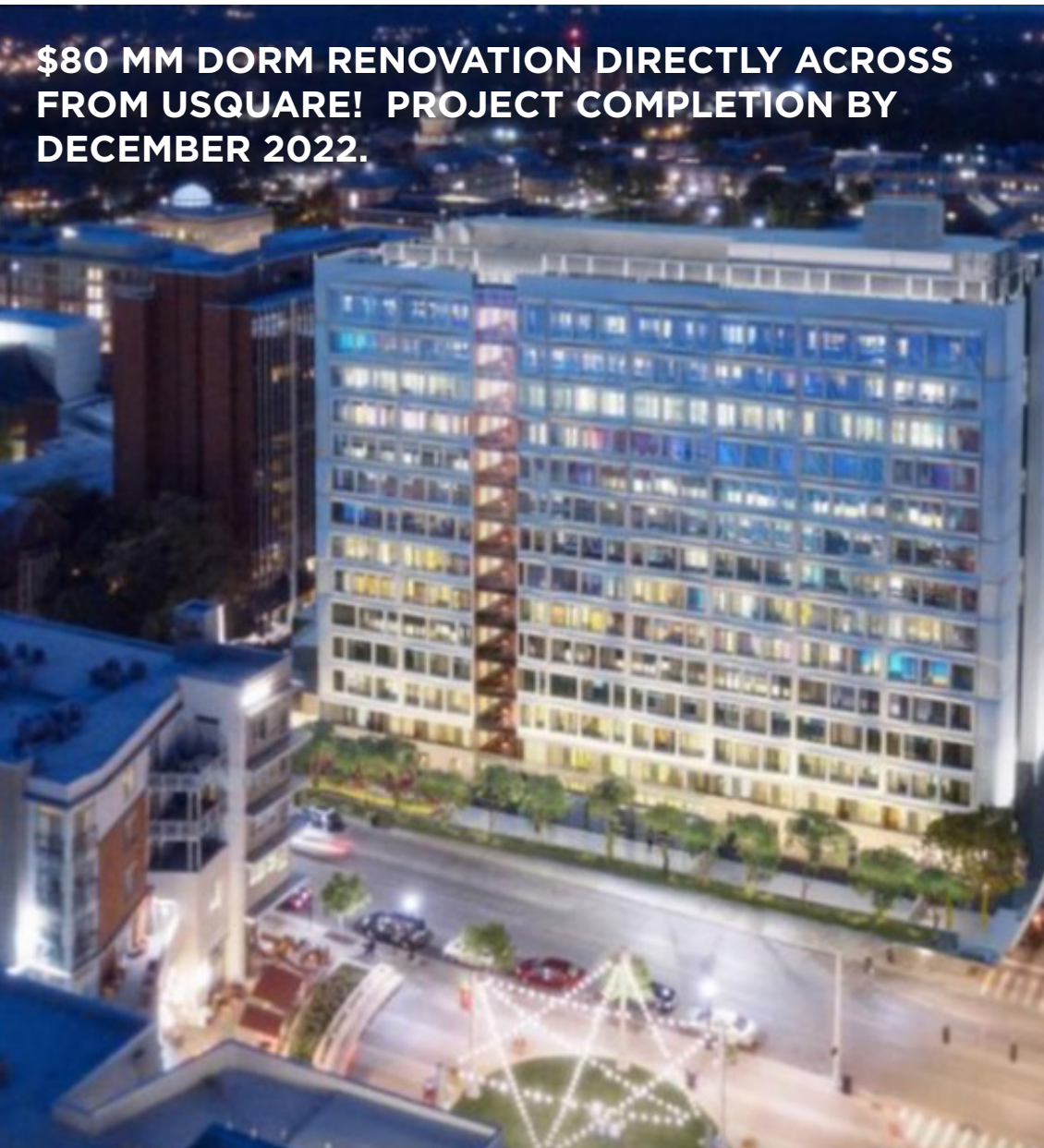
# neighborhood







**\$80 MM DORM RENOVATION DIRECTLY ACROSS  
FROM USQUARE! PROJECT COMPLETION BY  
DECEMBER 2022.**





# site plan (West)

CALHOUN STREET



MARKET STREET

## Suite# Tenant

|       |                                 |
|-------|---------------------------------|
| 5101a | Athletico                       |
| 5101b | Auntie Anne's & Cinnabon        |
| 5102a | DiBella's Sub's                 |
| 5102b | AVAILABLE                       |
| 5103  | Construction Office             |
| 5104  | Green District Salads           |
| 5105  | Hop Scotch Craft Beer & Whiskey |
| 5106  | Keystone Bar & Grill            |
| 5107  | Starbucks                       |
| 5108  | AVAILABLE                       |

## Suite# Tenant

|       |                      |
|-------|----------------------|
| 5108a | Elephant Walk        |
| 5108b | Avalanche Crepes     |
| 5109  | Cincinnati Yoga      |
| 5110  | Waffle House         |
| 5111  | Bones Brothers Wings |
| 5113  | Mr. Sushi            |
| 5114  | Pie-ology            |
| 5115  | Raising Canes        |
| 5116  | Amazon               |

W. MCMILLAN STREET



# site plan (East)

CALHOUN STREET



KLEINE ALLEY

W. MCMILLAN STREET

## Suite# Tenant

|       |                |
|-------|----------------|
| 4103  | City Target    |
| 4107  | Spectrum Cable |
| 4110a | Chase Bank     |
| 4110b | Smoothie King  |
| 4110c | AVAILABLE      |



# downtown





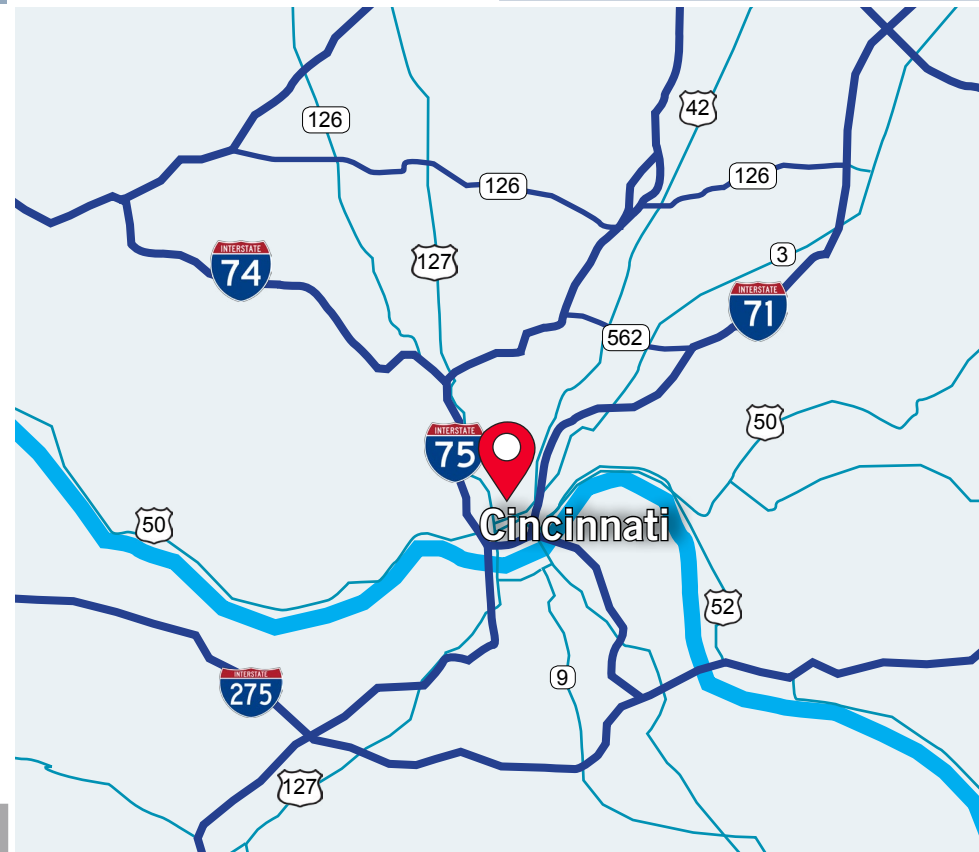
# location

## CLIFTON

Clifton is located in the center of the City of Cincinnati, just 5 minutes from downtown. Residents of Clifton are a mingling of students, educators, artists, professionals, and families.

USquare at the Loop bears immediate proximity to the the University of Cincinnati, and eight (8) leading medical centers. Residents enjoy easy access to all cultural, sporting, and entertainment facilities in the area.

There are beautiful public parks and gardens in Clifton: Mt. Storm Park, Burnet Woods, and Rawson Nature Preserve.



## NEIGHBORHOOD DEMOGRAPHICS



POPULATION



AVERAGE  
HOUSEHOLD INCOME



DAYTIME  
POPULATION

|         |         |          |         |
|---------|---------|----------|---------|
| 1 Mile  | 30,121  | \$35,943 | 67,300  |
| 3 Miles | 139,601 | \$59,588 | 307,049 |
| 5 Miles | 325,306 | \$64,783 | 427,283 |



# contact



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