

# RETAIL SPACE FOR LEASE

# HUB CINCINNATI

350 Straight Street, Cincinnati, OH 45219

**HUB**   
CINCINNATI



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CINCINNATI

## RETAIL SPACE FOR LEASE

**FOR LEASE:** 2,486 SF

**LEASE RATE:** \$25 PSF NNN

The Hub Cincinnati is a part of The District at Clifton Heights. This urban development blends the fast-growing University of Cincinnati community with Cincy locals, bringing together a diverse mix of young professionals, lifelong residents, educational faculty, healthcare professionals, students and more.



*The District at Clifton Heights is a mixed-use development connecting campus and community.*



The District at Clifton Heights is a truly transformational project that will connect University of Cincinnati's campus with the Clifton Heights community. Spanning 12 acres in total, the redevelopment of the former Deaconess Hospital.



**850 STUDENT  
HOUSING BEDS**



**171 HOTEL  
ROOMS**



**30,000 SF  
COMMERCIAL**



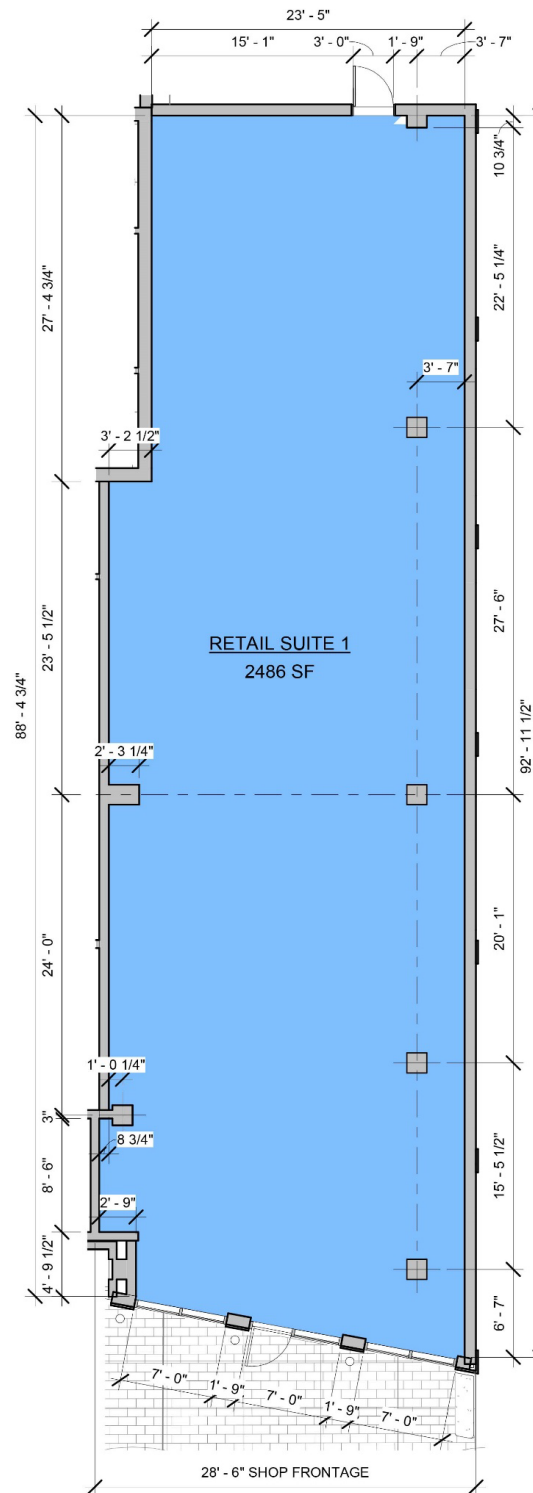
**400  
APARTMENTS**



**170 SENIOR  
HOUSING UNITS**



**600 PARKING  
SPACES**





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*the* **D**  
**District**  
*at* **Clifton Heights**





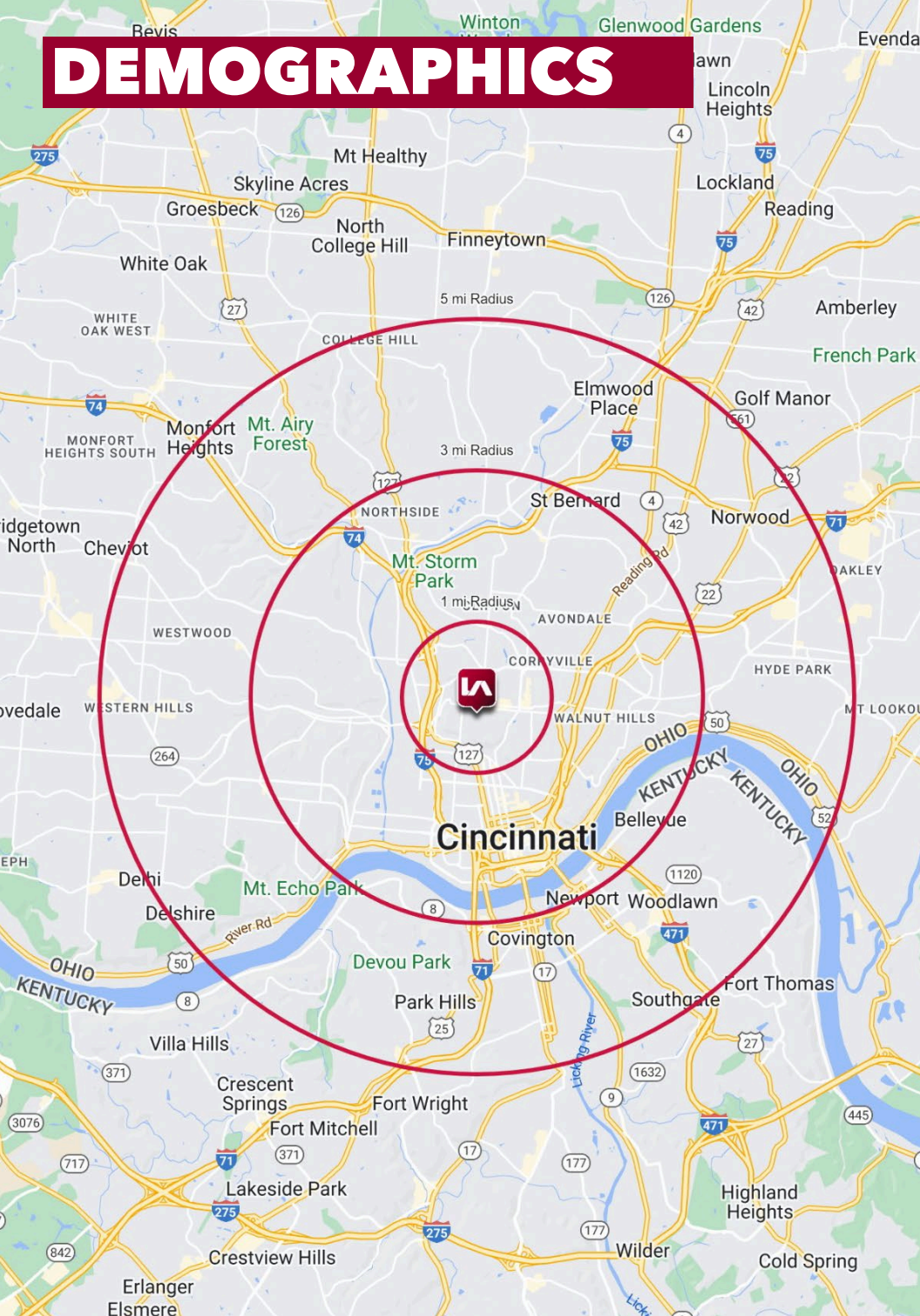
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## HUB CINCINNATI





# DEMOGRAPHICS



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<b>POPULATION</b>			
2023 Estimated Population	30,206	133,037	329,587
2028 Projected Population	30,553	136,981	335,170
2020 Census Population	30,288	132,861	329,596
2010 Census Population	26,070	131,661	324,435
Projected Annual Growth 2023 to 2028	0.2%	0.6%	0.3%
Historical Annual Growth 2010 to 2023	1.2%	-	0.1%
<b>HOUSEHOLDS</b>			
2023 Estimated Households	11,679	59,758	147,481
2028 Projected Households	11,658	61,182	148,523
2020 Census Households	11,585	58,847	145,744
2010 Census Households	10,536	57,100	140,451
Projected Annual Growth 2023 to 2028	-	0.5%	0.1%
Historical Annual Growth 2010 to 2023	0.8%	0.4%	0.4%
<b>AGE</b>			
2023 Est. Population Under 10 Years	6.3%	11.2%	12.6%
2023 Est. Population 10 to 19 Years	23.4%	15.0%	13.0%
2023 Est. Population 20 to 29 Years	38.4%	23.0%	18.9%
2023 Est. Population 30 to 44 Years	13.6%	19.1%	20.5%
2023 Est. Population 45 to 59 Years	9.1%	14.9%	16.1%
2023 Est. Population 60 to 74 Years	7.1%	12.7%	13.9%
2023 Est. Population 75 Years or Over	2.1%	4.1%	5.0%
2023 Est. Median Age	24.3	31.6	33.7
<b>MARITAL STATUS &amp; GENDER</b>			
2023 Est. Male Population	54.3%	50.8%	49.4%
2023 Est. Female Population	45.7%	49.2%	50.6%
2023 Est. Never Married	82.8%	61.1%	51.6%
2023 Est. Now Married	8.9%	21.0%	28.5%
2023 Est. Separated or Divorced	6.5%	14.4%	15.3%
2023 Est. Widowed	1.7%	3.4%	4.6%
<b>INCOME</b>			
2023 Est. HH Income \$200,000 or More	6.2%	9.3%	8.9%
2023 Est. HH Income \$150,000 to \$199,999	3.2%	5.5%	6.3%
2023 Est. HH Income \$100,000 to \$149,999	5.7%	10.6%	12.0%
2023 Est. HH Income \$75,000 to \$99,999	8.0%	9.1%	9.9%
2023 Est. HH Income \$50,000 to \$74,999	14.8%	13.4%	14.4%
2023 Est. HH Income \$35,000 to \$49,999	12.1%	10.5%	11.2%
2023 Est. HH Income \$25,000 to \$34,999	11.5%	9.1%	9.7%
2023 Est. HH Income \$15,000 to \$24,999	14.0%	10.6%	9.8%
2023 Est. HH Income Under \$15,000	24.4%	21.9%	17.9%
2023 Est. Average Household Income	\$56,155	\$84,454	\$88,855
2023 Est. Median Household Income	\$37,840	\$56,208	\$61,318
2023 Est. Per Capita Income	\$23,062	\$38,685	\$40,164
2023 Est. Total Businesses	956	8,047	14,239
2023 Est. Total Employees	15,148	127,915	193,524