

First-Floor Retail
Lease Opportunity

This stunning property stands as a proud example of the Beaux-Arts style, a design movement renowned for its grandeur, symmetry, and elaborate classical ornamentation.



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1st Floor

Retail Space For Lease

Unparalleled opportunity...

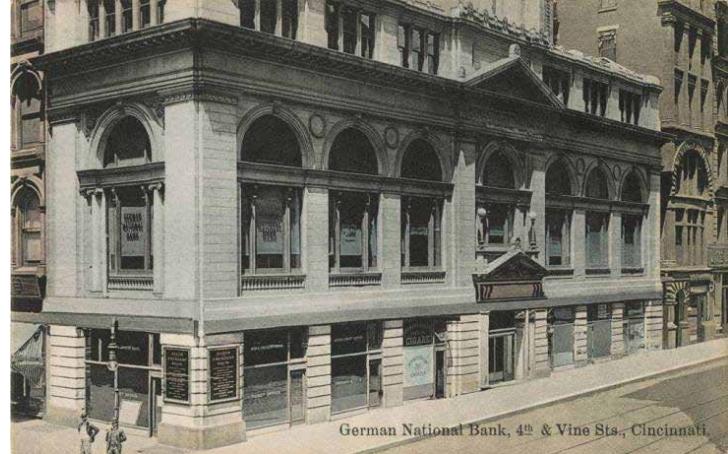


- 1,016 square feet of street level retail and 593 square feet basement
- Signage opportunities are available on both Vine Street and Fourth Street
- The top three floors recently completed a major renovation and we are currently marketing the finished project
- Located on a prominent corner in the heart of Cincinnati's Business District and ideally situated near The Banks, a dynamic mixed-use riverfront district, between the Reds' and Bengals' stadiums

Sale Option

The owners will consider a sale with a price reflecting the recent renovation cost and the exit of Starbucks. Bank of America is currently on the Vine Street side of the building.

The Cincinnati Business District is a vibrant downtown hub, serving as the city's economic and cultural center. It features dense commercial activity, major office buildings, top retail and dining options, and excellent transportation access.



Location



Located at the corner of Fourth and Vine streets in Cincinnati's Central Business District, 401 Vine was built in 1905 for the German National Bank and designed in 1903 by Rapp, Zettel and Rapp whose architects were involved in some of Cincinnati's most iconic structures such as the Krohn Conservatory, Woodward Theater, the Mariemont Inn, and the ornamental fountain of Hyde Park Square.

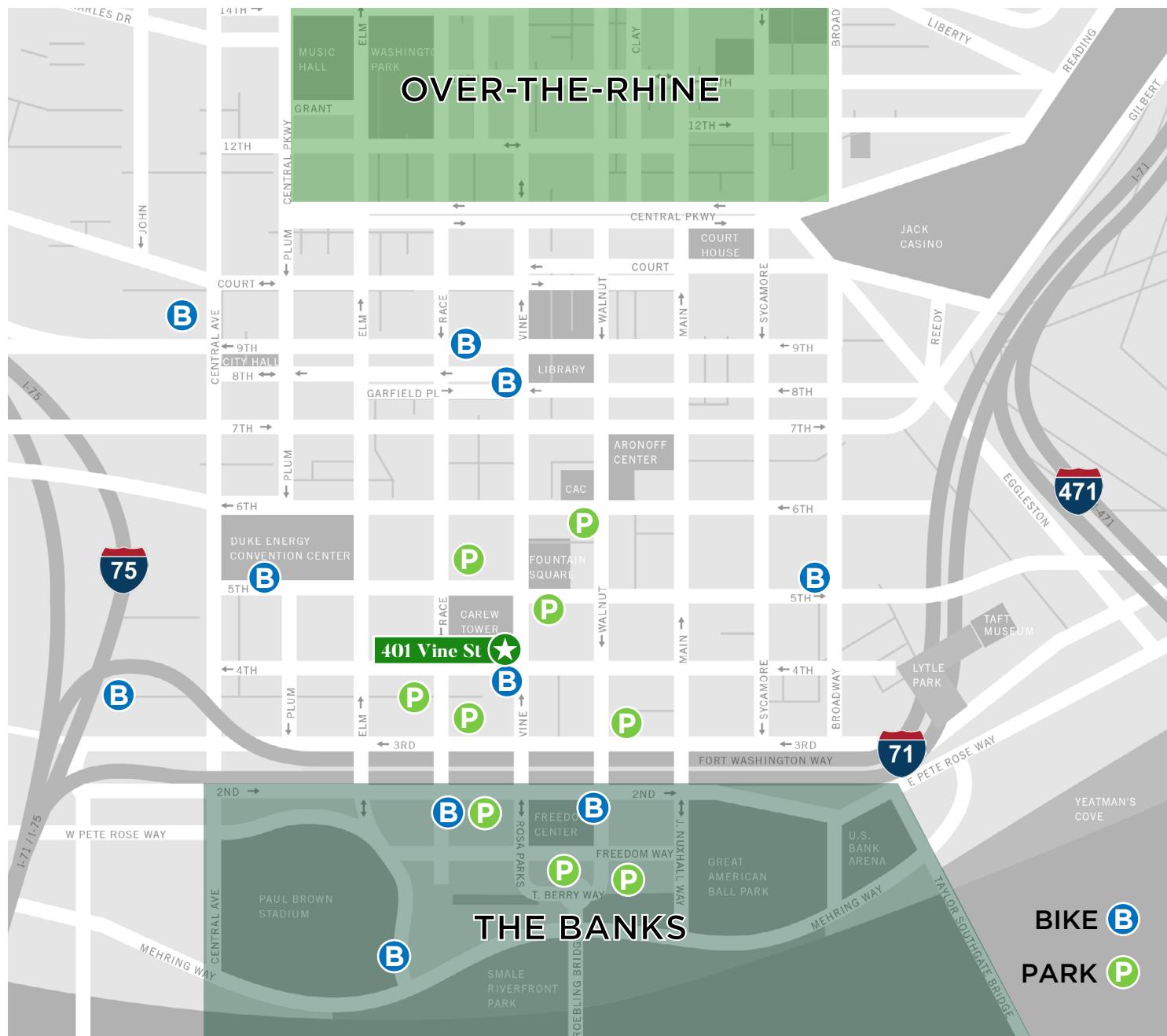
Bank of America occupies one of the street level spaces, and a Red Bike station is just outside. Both Metro and Connector have stops within two blocks.

This central location puts the lively streets of Over-the-Rhine and Fountain Square entertainment to the north with The Banks, Smale Riverfront Park, Great American Ball Park and Paul Brown Stadium just a few blocks to the south.

This walkable area blends waterfront parks, entertainment venues (including the ICON Music Center), and a lively bar and restaurant scene, all part of a major urban revitalization that reconnects downtown with the Ohio River.

This property is more than just commercial real estate...

...it is a contributing structure to the West Fourth Street Historic District, offering a unique opportunity to secure a significant, high-profile location in the heart of the city. For discerning business owners looking for a location with character, substance, and a story that aligns with their brand values, this Beaux-Arts masterpiece is ready to become your new address.



Modern Functionality Meets Historic Charm

The 2nd, 3rd, and 4th floors have been meticulously renovated for contemporary business needs, blending a modern office loft feel with the building's original aesthetics.

Exquisite Craftsmanship

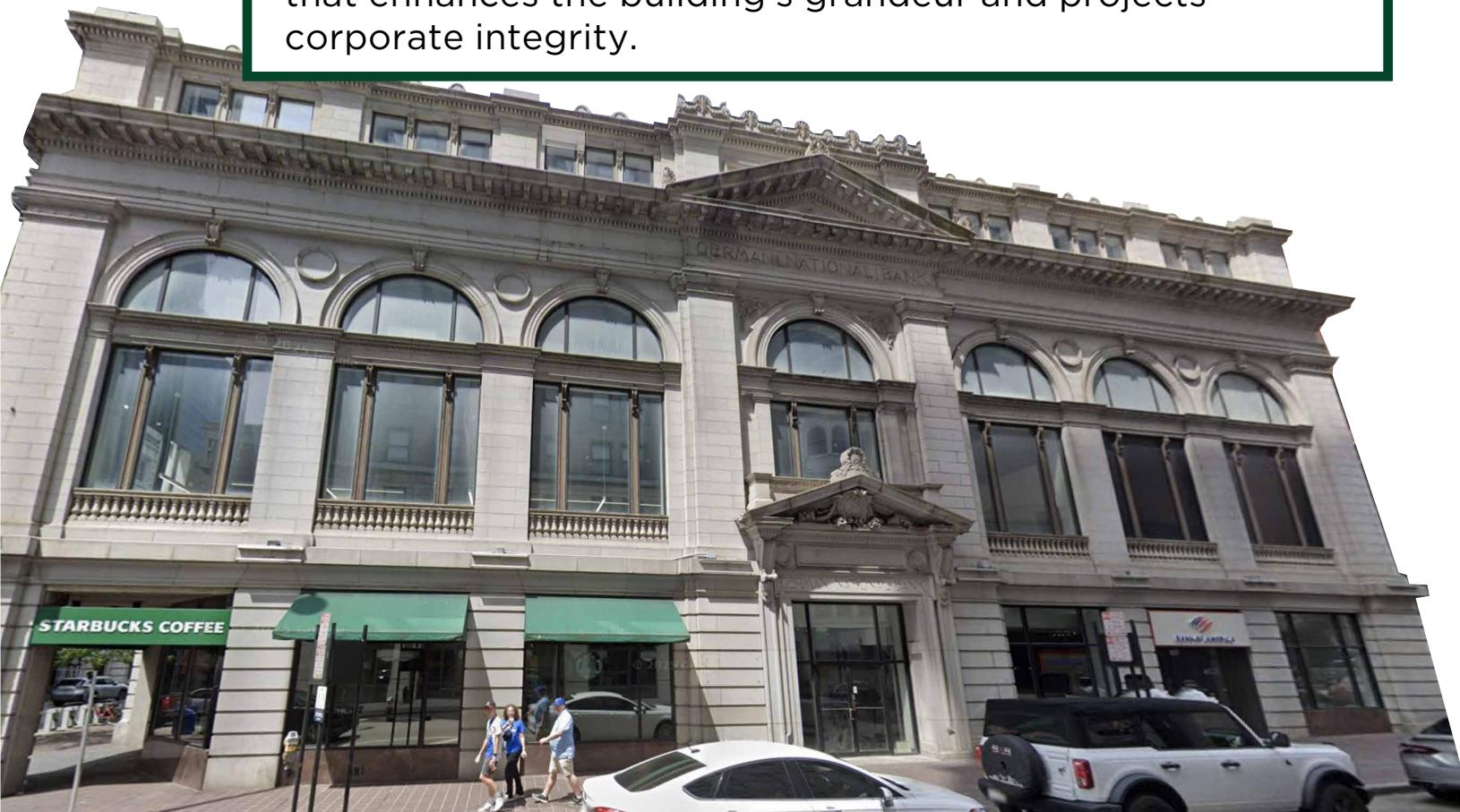
The facade is adorned with richly detailed features, including elaborate balustrades and deep cornices, offering a distinguished aesthetic that sets your business apart.

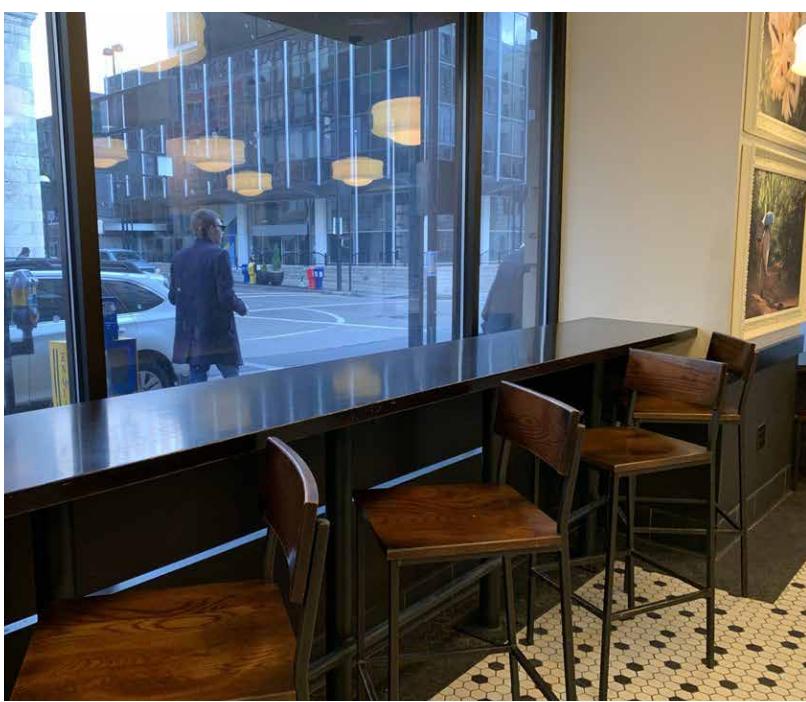
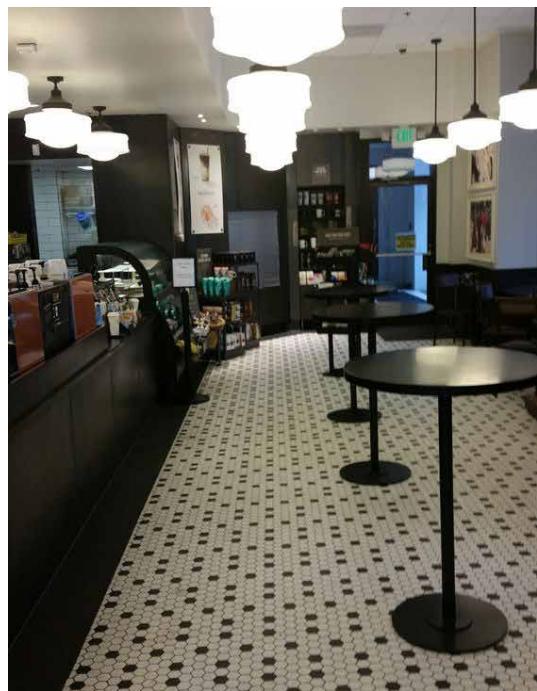
Imposing Grandeur and Symmetry

The structure boasts a large, imposing scale with a strong sense of formal symmetry in its facade, demanding attention and conveying a sense of permanence and stability for your enterprise.

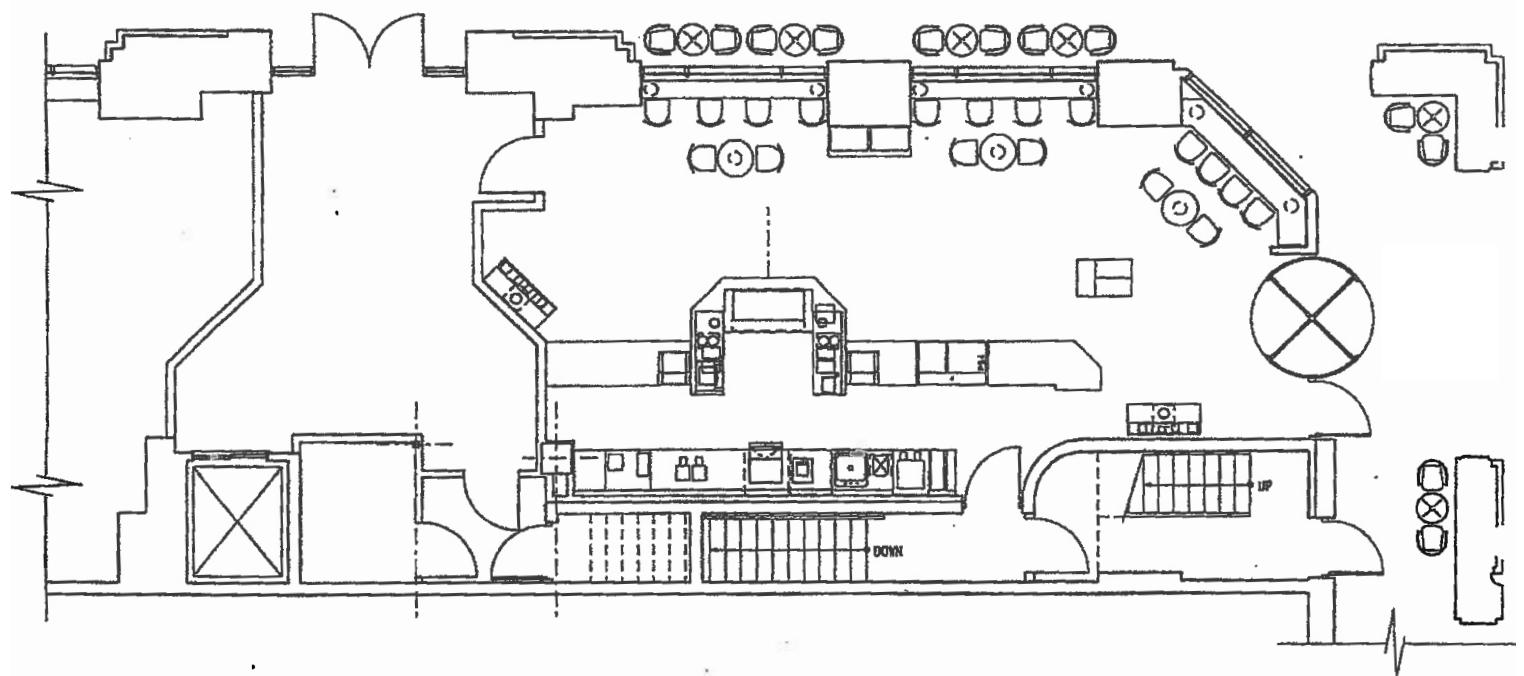
A Stately Foundation for Success

The prominently raised 1st floor, adorned with detailed stonework, provides an impressive, authoritative entrance that enhances the building's grandeur and projects corporate integrity.





Floor Plan



Retail

Cincinnati's Central Business District is undergoing several major development projects in 2025, primarily focused on civic space improvements, office-to-residential conversions, and significant convention center area revitalization.

Cincinnati's Central Business District Major Development Projects



Office-to-Residential Conversions

A significant trend in the CBD is the conversion of older office buildings into apartments to meet housing demand. Examples include the Textile Building (282 units) and the redevelopment of the Garfield Suites Hotel into apartments.

The Banks Entertainment District

This expansive mixed-use development along the Ohio River continues to be a vibrant area, featuring restaurants, retail, hotels, residential units, and event venues like the Andrew J. Brady Music Center.

Paycor Headquarters

The former Saks Fifth Avenue has been converted into downtown headquarters for Paycor, a human resources and payroll company. This \$36 million project includes office space and ground floor retail/restaurant space.



Duke Energy Convention Center

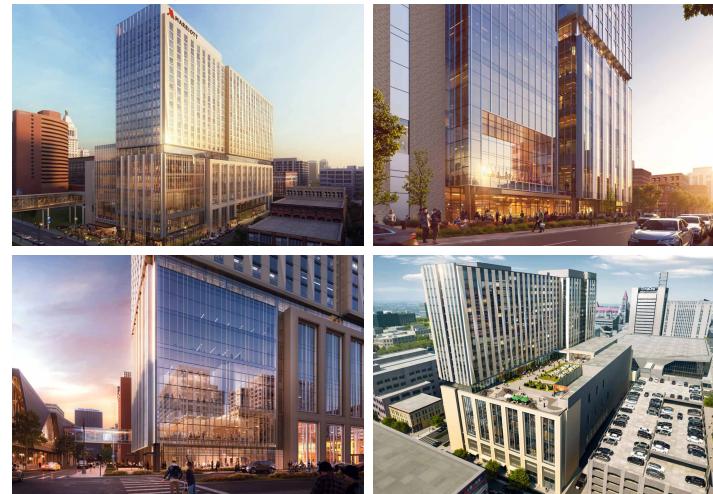
A major \$200 million renovation and expansion project is underway to modernize the convention center with all-new mechanical, electrical, and plumbing systems and a new facade to attract larger events. This project is expected to be completed in time for events booked in early 2026.

Convention Center District Revitalization and Expansion

These projects signify a strategic shift in the downtown area from a job hub to a more dynamic, mixed-use community where people live, work, and socialize.

New Marriott Convention Center Hotel

The \$536 million project, estimated to open in 2028, will feature 80,000 sq ft of ballrooms, retail and meeting space, a restaurant, 700 rooms, outdoor events terrace, and a bar with downtown skyline views.



Elm Street Plaza

As part of the revitalization, the former Millennium Hotel site is being transformed into a 2.5-acre outdoor gathering space. This new park includes green space, a dog park, Pavilion Bar, art, and seasonal ice rink.

Population	1 mile	3 miles	5 miles
2025 Total Population	19,918	146,470	309,601
2030 Total Population	22,361	150,937	314,343
2024-2029 Population: Annual Growth Rate	2.34%	0.60%	0.30%
2025 Total Daytime Population	107,392	290,702	428,079
2025 Female Population	9,034	70,977	154,663
2025 Male Population	10,884	75,493	154,938
2025 Median Age	34.4	32.5	33.8
Households	1 mile	3 miles	5 miles
2025 Total Households	11,317	67,110	136,486
2030 Total Households	12,858	69,943	139,583
2024-2029 Households: Annual Growth Rate	2.59%	0.83%	0.45%
2025 Average Household Size	1.61	2.00	2.14
Income	1 mile	3 miles	5 miles
2025 Average Household Income	\$132,066	\$90,857	\$96,411
2030 Average Household Income	\$146,804	\$100,697	\$107,280
2025 Median Household Income	\$87,109	\$58,784	\$61,607
2030 Median Household Income	\$97,607	\$65,218	\$68,518
2024-2029 Median Household Income: Annual Growth	2.30%	2.10%	2.15%
2025 Per Capita Income	\$75,309	\$41,625	\$42,694
2030 Per Capita Income	\$84,607	\$46,628	\$47,829
2024-2029 Per Capita Income: Annual Growth Rate	2.36%	2.30%	2.30%
Home Value	1 mile	3 miles	5 miles
2025 Average Home Value	\$445,429	\$266,856	\$278,615
2030 Average Home Value	\$610,257	\$391,962	\$412,036
2025 Median Home Value	\$445,429	\$266,856	\$278,615
2030 Median Home Value	\$528,815	\$329,994	\$347,264
Race	1 mile	3 miles	5 miles
Diversity Index	60.0	57.7	59.6
Educational Attainment	1 mile	3 miles	5 miles
Less than 9th Grade	272	2,783	5,398
9-12th Grade/No Diploma	837	6,031	11,920
High School Diploma	1,614	17,184	40,128
GED/Alternative Credential	394	5,406	10,804
Some College/No Degree	1,682	13,871	29,926
Associate's Degree	857	6,758	16,265
Bachelor's Degree	5,604	25,114	49,438
Graduate/Professional Degree	4,449	17,351	38,189
Educational Attainment Base	15,709	94,498	202,068
Business Summary	1 mile	3 miles	5 miles
Total Businesses	3,825	9,344	14,087
Total Employees	118,807	245,377	299,560
Total (SIC01-99) Sales (\$000)	\$10,592,211,014	\$21,005,956,350	\$29,951,830,400
Total Expenditures (Consumer Spending)	1 mile	3 miles	5 miles
2025 Annual Budget Expenditures	\$1,299,177,222	\$5,353,051,564	\$11,513,893,030
2030 Annual Budget Expenditures	\$1,642,031,223	\$6,183,852,290	\$13,103,013,252
2025 Retail Goods	\$57,277,052	\$226,084,747	\$482,105,459
2030 Retail Goods	\$502,474,912	\$1,960,613,820	\$4,186,781,813