



Historic, iconic, and "one of a kind"



 1077 CELESTIAL STREET, CINCINNATI (MT. ADAMS), OH

**FOR LEASE**

12,411 SF FULL-SERVICE RESTAURANT SPACE

*LOCATED IN THE HISTORIC ROOKWOOD POTTERY BUILDING IN MT. ADAMS*





# Property HIGHLIGHTS




- Historic, iconic, and “one of a kind” all describe the former Rookwood Pottery Restaurant in the Mt Adams area of Cincinnati
- 12,411 SF full-service restaurant with liquor license, walk-in coolers, grease traps and hood systems
- Unique dining experience including private dining rooms inside former kilns, lower level seating, bar area, full basement and a massive 2-story outdoor patio with large fire pit
- Event space or commissary: Large kitchen with (1) 40’ hood system and multiple walk-in coolers allow for high capacity
- Parking on site and available across the street
- Located in Mt. Adams, one of Cincinnati’s most historic and pictureque neighborhoods
- Lot features views of the Ohio River and downtown Cincinnati
- Surrounded by unique restaurants and boutique shops
- Walking distance to the newly renovated Playhouse in the Park, Cincinnati Arts Museum and Cincinnati Ballet Center
- Immediate proximity to The Views Event Center & The Monastery Event Center

**RENT \$120,000/year + \$49,644/year (OPEX)**

## NEIGHBORING TENANTS

The Views Event Center, Mount Adam’s Bar & Grill, The Blind Lemon, Luca Bistro, The Monastery Event Center, The Bow Tie Cafe, Monk’s Cove, El Barril, The Hilltop, Crowley’s Highland House Cafe and much more

## NEIGHBORHOOD DEMOGRAPHICS

	 POPULATION	 AVERAGE HOUSEHOLD INCOME	 DAYTIME POPULATION
1 Mile	17,529	\$123,047	36,726
3 Miles	148,091	\$89,602	175,851
5 Miles	302,159	\$97,720	283,665

# History of ROOKWOOD

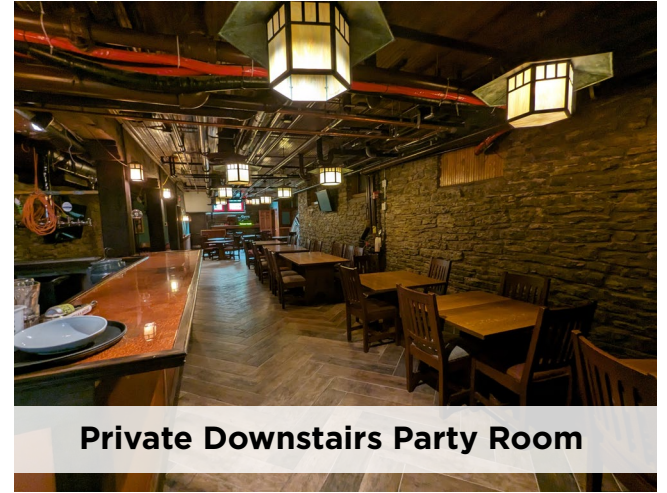
Constructed in 1892, this Tudor-style structure originally housed the production of Maria Longworth Nichols' world-renowned Rookwood Pottery.

Granddaughter of the distinguished Nicholas Longworth, Mrs. Nichols began her business in 1880. She chose the name "Rookwood" not only because it was the name of her father's country estate in Walnut Hills, which was inhabited by rooks, or crow-like birds, but because it reminded her of Wedgewood.

Treasured throughout the world for its rare beauty and unique designs, Rookwood Pottery was famous also because it was made from Ohio River clay, known as the best in the world at the time. Mrs. Nichols produced a glaze superior to others, which also contributed to Rookwood Pottery's popularity. Her artists were the most talented in the country, and at Rookwood Pottery's peak, Cincinnati was considered the art capital of the U.S.

Several of the original kilns remain in the building adding to the unique dining experience provided in this historic building.





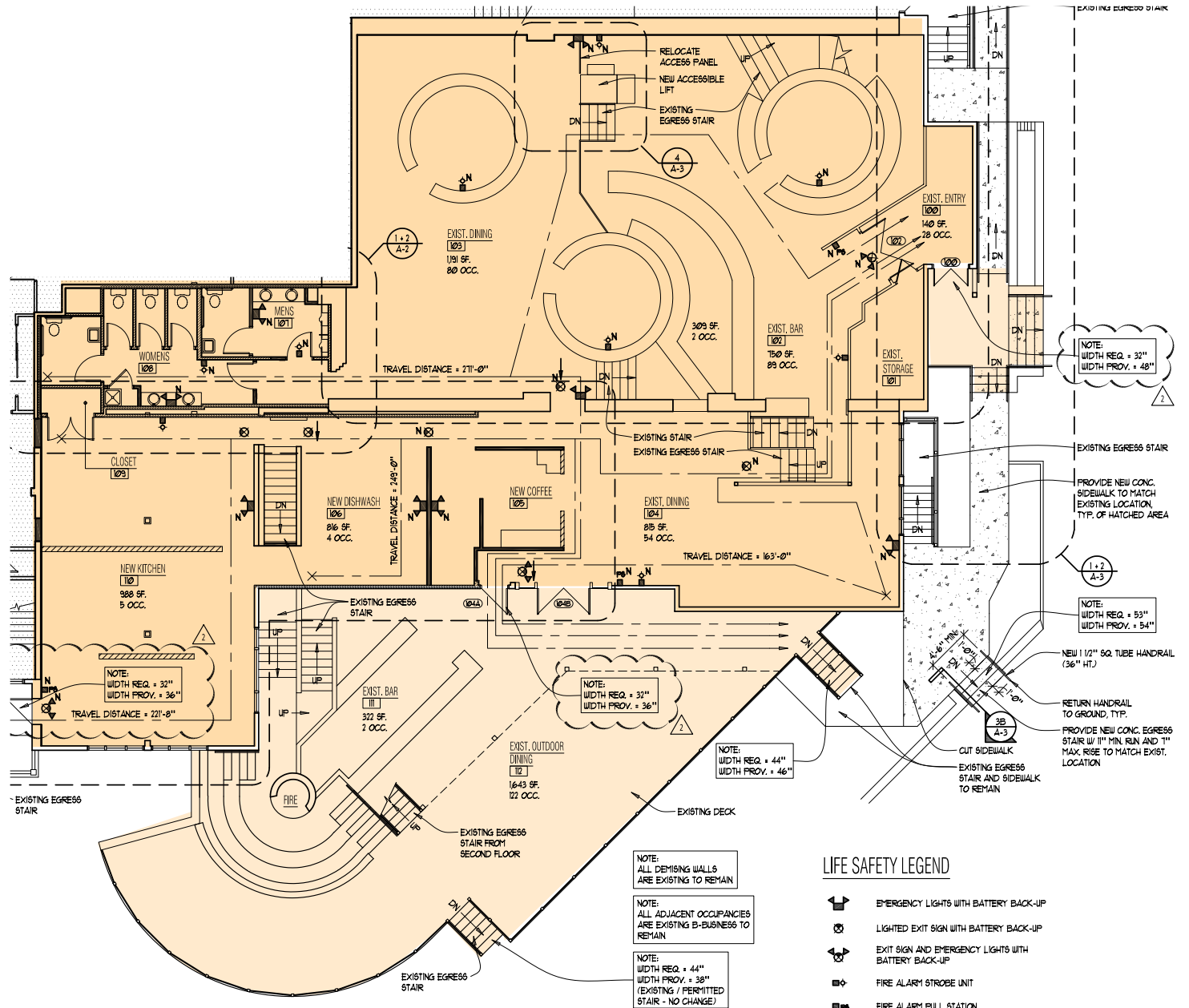
**Private Downstairs Party Room**



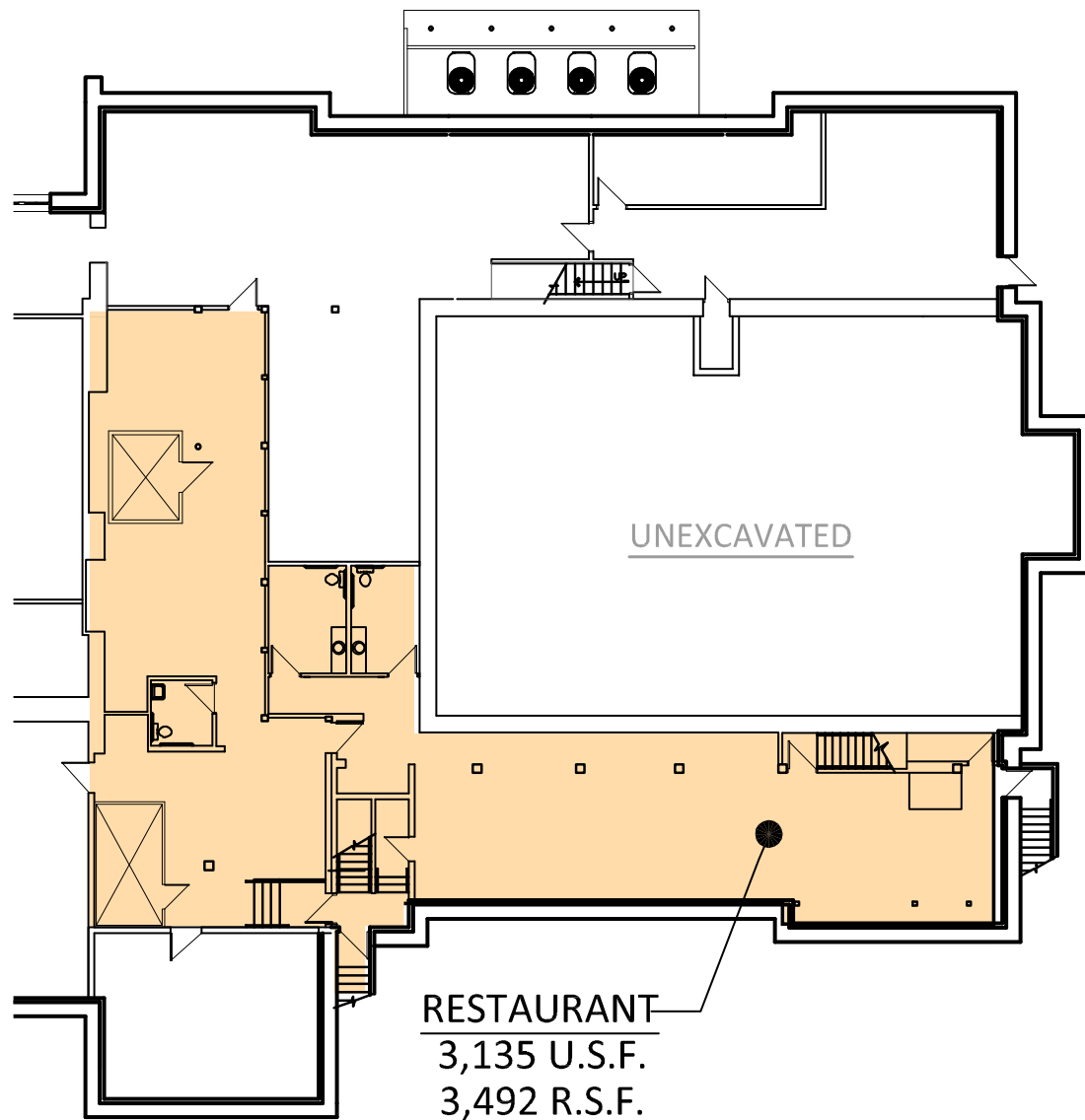
**(2) 20' Hood System**



# 1st Level FLOOR PLAN



# Lower Level FLOOR PLAN

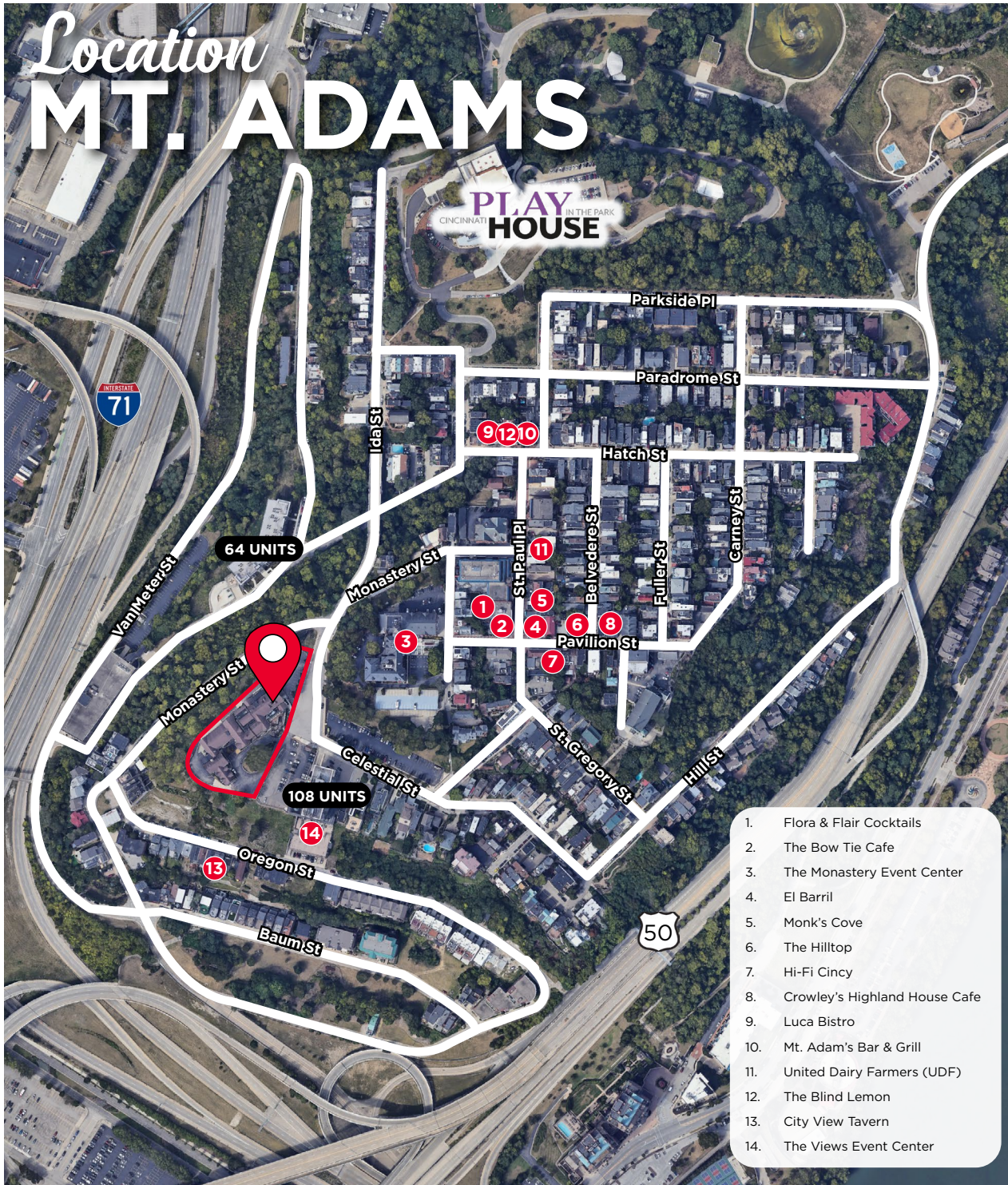


# *Building* **VIEWS**



**FROM THE BUILDING PARKING LOT OF THE ROOKWOOD**

# Location MT. ADAMS



1. Flora & Flair Cocktails
2. The Bow Tie Cafe
3. The Monastery Event Center
4. El Barril
5. Monk's Cove
6. The Hilltop
7. Hi-Fi Cincy
8. Crowley's Highland House Cafe
9. Luca Bistro
10. Mt. Adam's Bar & Grill
11. United Dairy Farmers (UDF)
12. The Blind Lemon
13. City View Tavern
14. The Views Event Center





# Regional LOCATION





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