

FORMER ZAMBRERO

2600 SHORT VINE STREET, CINCINNATI, OH



For Lease / Restaurant/Retail Space

WE ARE
THE CENTER
OF RETAIL

PRIME
CAMPUS
LOCATION!



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2600 SHORT VINE STREET, CINCINNATI, OH

RETAIL SPACE

2,241 SF

RENT

\$30.00/sf NNN
(\$4.00/sf OPEX)

NEIGHBORING TENANTS

Kroger, Walgreens, Bogart's, Mac Shack, HangOverEasy, Martino's on Vine, Ladder 19, and Wingstop

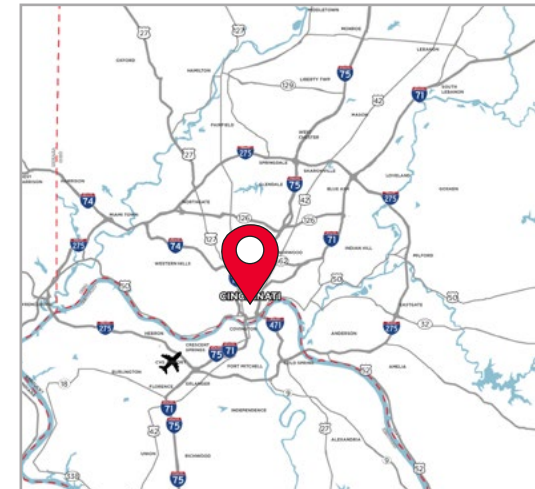
COMMENTS

- Former Restaurant with walk-in cooler, sinks and 2 ADA restrooms
- **No Hood System in Place, however one can be installed**
- Outdoor seating available
- Located in Cincinnati's oldest and newest entertainment district - ShortVine is five blocks of restaurants, bars, music and more
- Across from Bogart's, a venue for local, national, and international live music
- One block East of University of Cincinnati Campus (46,000 students) and 1 mile proximity to 5 area hospitals

NEIGHBORHOOD DEMOGRAPHICS

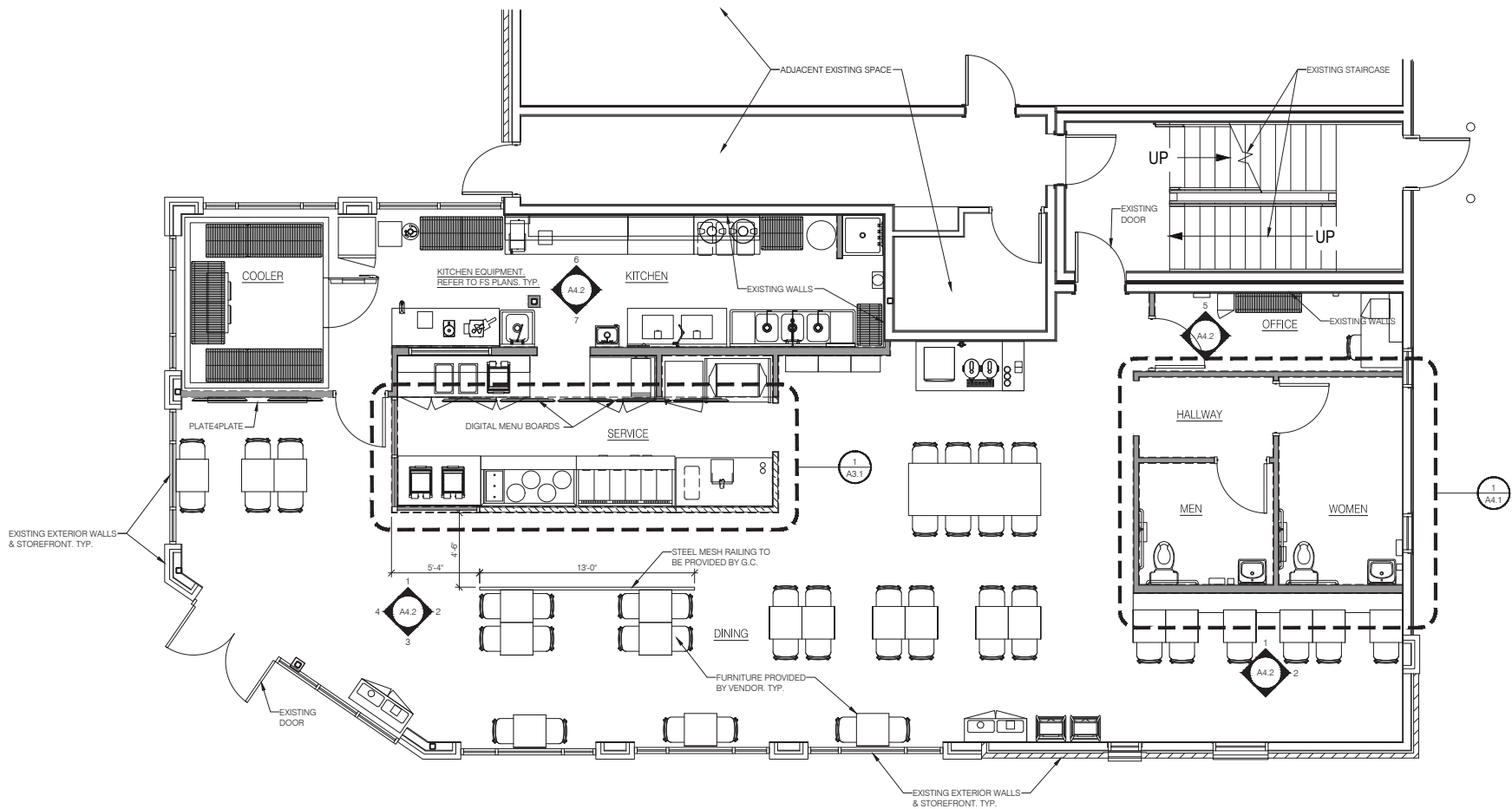


1 Mile	26,645	\$34,464	71,788
3 Miles	137,254	\$62,350	279,410
5 Miles	322,247	\$65,534	419,304



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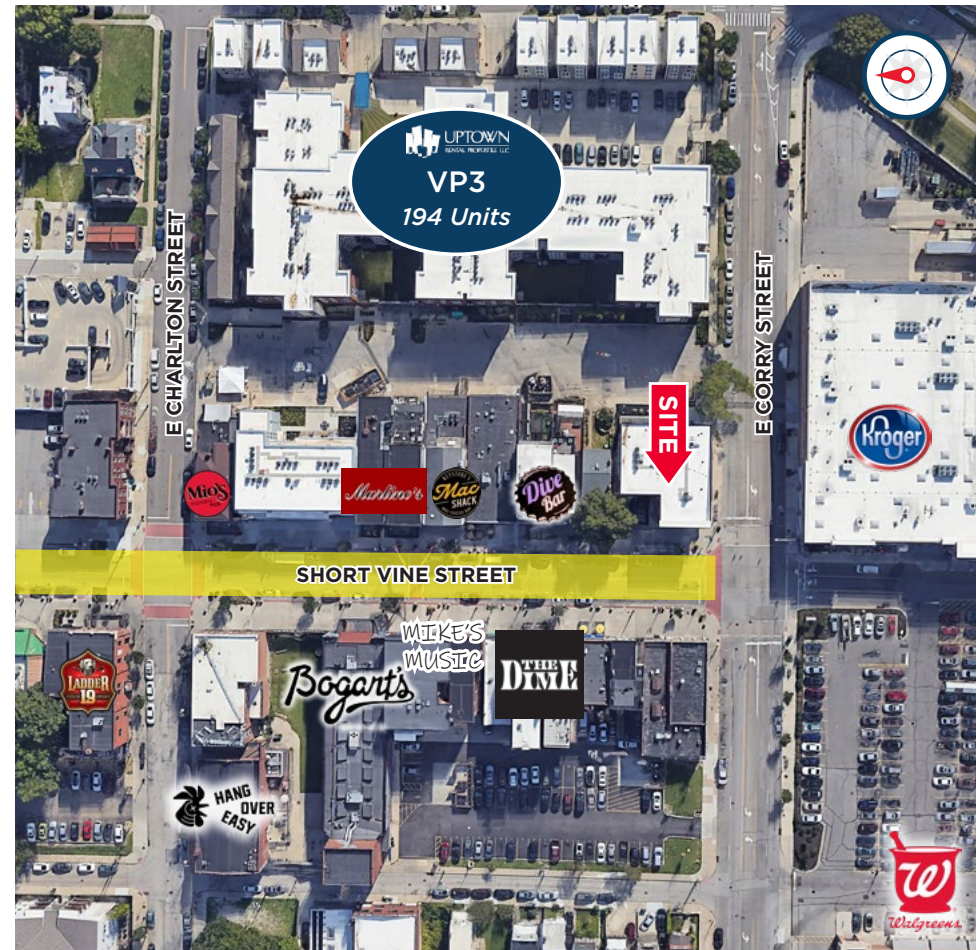
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*LOOKING NORTH



*LOOKING EAST

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