



Property Highlights

- \$15.00/sqft/yr for all Spaces
- Tenant Improvement Allowance of \$30 per-sqft
- 1 Anchor Restaurant Space Available
- Located at One of Cincinnati's Top Ten Busiest Intersections

HANOBE

Commercial Spaces Available Now!



6211 Hamilton Avenue
Cincinnati, OH 45224



hanobe@chcurc.com



(513) 790-3303



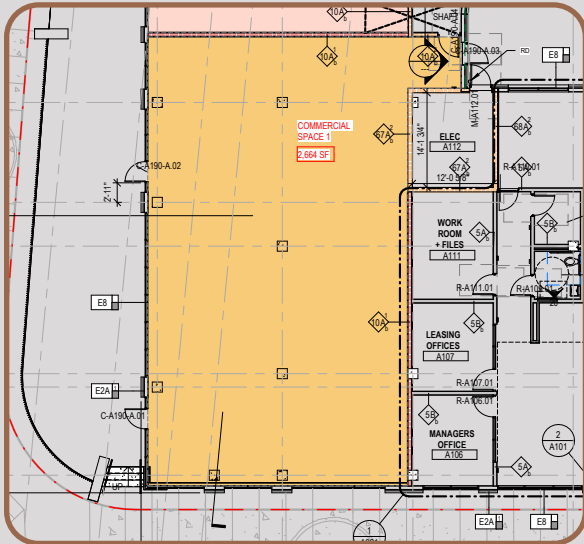
COLLEGE HILL CURC

PENNROSE

Bricks & Mortar | Heart & Soul

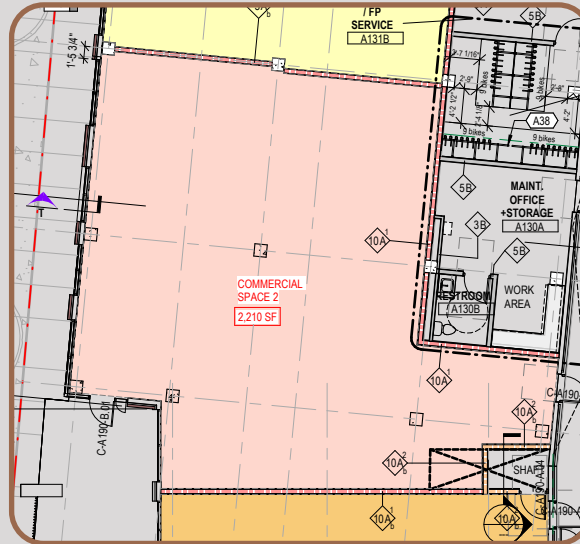
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Currently Available Spaces



Space 1

- Anchor Restaurant/
Retail Space
- 2,664 sqft
 - \$15.00/sqft/yr
 - TI \$30.00/sqft
 - Shaft Access
 - Patio Access



Space 2

- Retail/Restaurant Space
- 2,210 sqft
 - \$15.00/sqft/yr
 - TI \$30.00/sqft
 - Shaft Access
 - Patio Access



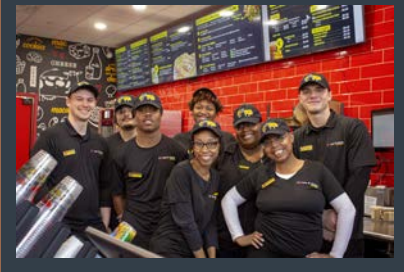
Space 4

- Retail/Bar Space
- 1,088 sqft
 - \$15.00/sqft/yr
 - TI \$30.00/sqft



I Heart Mac and Cheese

1620 W North Bend Rd
(Space 3: Leased)



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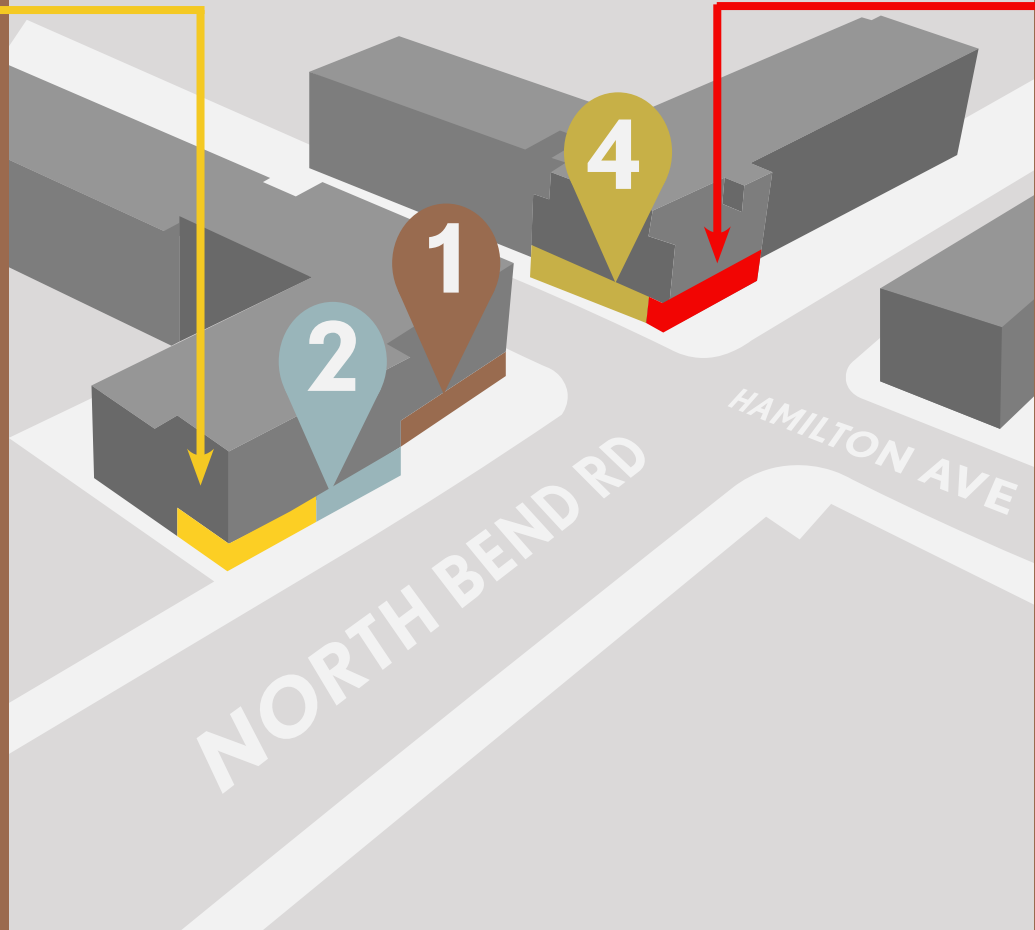
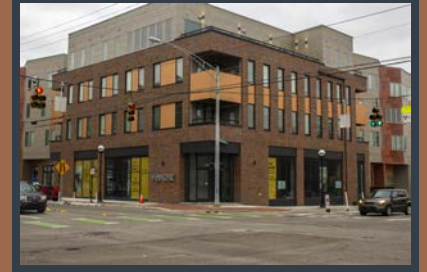
Meet Your Future Neighbors

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Free Parking

6200 Hamilton Ave
(Space 5: Leased)

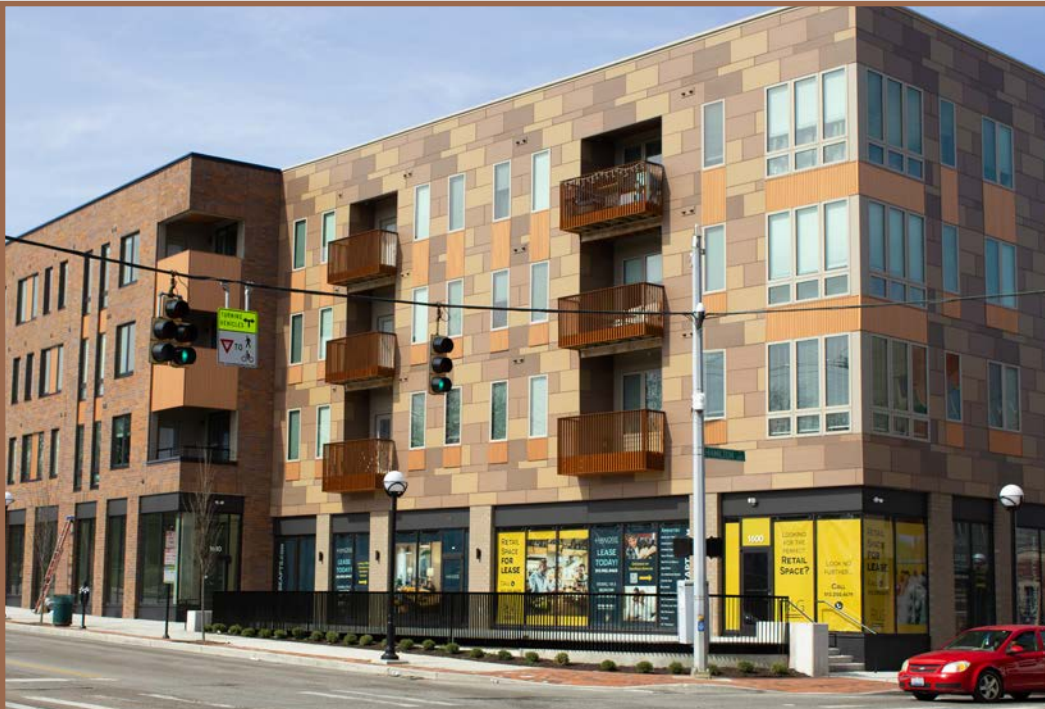


Why HaNoBe?

- **High-Traffic** Intersection
Over 36,000 vehicles daily
- Fully Customizable
- Slated to be White-boxed
- **Street & Surface Parking**
- Community Entertainment District
Discounted Liquor License
- Signage Available
- Patio Access
- **DORA Approved**
- Central Air Conditioning
- Public Transportation Access

Why College Hill?

- **Fourth Largest Neighborhood** in Cincinnati
- Growing Population (2020 Census)
- **171 Units of housing added in 2022 and 26 units in 2023**
- 150+ Units of housing in the pipeline within two blocks
- **6 businesses opened in 2022**
- **12 businesses opened in 2023**
- Walking distance to newly opened Patrick's Park
- Located **15 minutes from downtown**
- **5 minutes from Ronald Reagan Freeway**
(More than 40,000 daily vehicles)
- Home to the best small brewery in America
& a James Beard Finalist rest



Major Employment & Education Centers



One Mile

Cincinnati Children's Hospital, Aiken High School, Mercy McAuley High School



Three Miles

P&G Winton Campus, Mercy Health West, St. Xavier High School, LaSalle High School



Five Miles

University of Cincinnati, UC Medical Center, Good Samaritan Hospital, Cincinnati Children's Hospital Uptown, Cincinnati VA Medical Center, Cincinnati State College



Please Contact College Hill CURC if you are interested in the HaNoBe Commercial Spaces.



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