

505 Vine Street

# FOUNTAIN *Place*



**3CDC**

**CUSHMAN &  
WAKEFIELD**



# FOUNTAIN *Place*

Fountain Place is a mixed-use development overlooking Fountain Square - The epicenter of downtown Cincinnati.

Fountain place is the lynchpin of Downtown retail, connecting Fountain Square to the hotels, convention center and surrounding offices. Moreover, Fountain Square is the bridge connecting The Reds and Bengals stadium district (The Banks) to the South and the Over-The-Rhine (OTR) neighborhood to the North. Fountain Place is the most visible and accessible location to all Downtown visitors and daily population.





# FOUNTAIN *Place*

- Approximately 4,893 - 8,730 SF of ground-level retail space with various demising options.

- Located on the corner of 5th & Vine Street, Fountain place faces Fountain Square, the epicenter of the CBD where 3 Million people gather throughout the year for multiple events on the square.

- 1 block away from the Cincinnati Bell Streetcar Connector - A 3.6 mile loop that connects Cincinnati's riverfront at The Banks, Downtown and Over-The-Rhine.

- Other retail opportunities by 3CDC available at 84.51° and 4th & Race.

PROPERTY HIGHLIGHTS



# DEMOGRAPHICS



## POPULATION

1 mile:	21,126
3 miles:	145,295
5 miles:	310,177



## DAYTIME POPULATION

1 mile:	145,714
3 miles:	311,691
5 miles:	421,122



## AVG HOUSEHOLD INCOME

1 mile:	\$72,373
3 miles:	\$60,340
5 miles:	\$68,050



## AVG # OF HOUSEHOLDS

1 mile:	10,558
3 miles:	65,288
5 miles:	137,544



## ANNUAL ENTERTAINMENT \$

1 mile:	\$32.2M
3 miles:	\$162M
5 miles:	\$368M



## TOTAL EMPLOYEES

1 mile:	120,661
3 miles:	303,888
5 miles:	408,966

 Cincinnati Bell Streetcar Connector





FOUNTAIN  
PLACE







# LARGEST EMPLOYERS

*and drivers of activity*

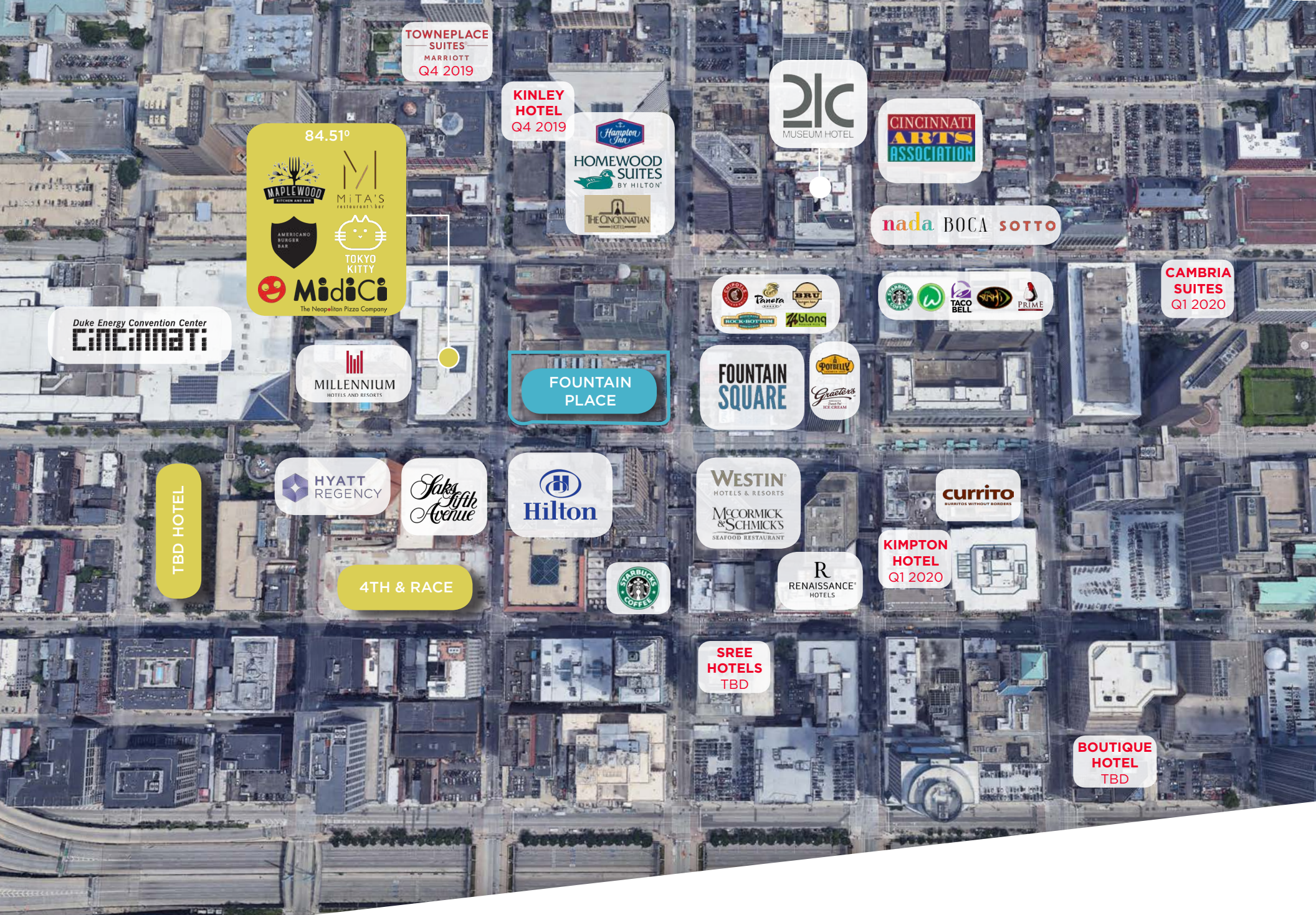




## FOUNTAIN PLACE

CONNECTION  
CINCINNATI  
PROUDLY SPONSORED BY THE  
CITY OF CINCINNATI  
CINCINNATI  
CINCINNATI





TOWNEPLACE  
SUITES  
MARRIOTT  
Q4 2019

KINLEY  
HOTEL  
Q4 2019

Hampton  
HOMESWOOD  
SUITES  
BY HILTON  
THE ONYX  
HOTEL

21c  
MUSEUM HOTEL

CINCINNATI  
ARTS  
ASSOCIATION

nada BOCA SOTTO

CAMBRIA  
SUITES  
Q1 2020

84.51°  
MAPLEWOOD  
KITCHEN AND BAR  
MITA'S  
RESTAURANT & BAR  
AMERICAN  
BURGER  
BAR  
TOKYO  
KITTY  
MidiCi  
The Neapolitan Pizzeria Company

Duke Energy Convention Center  
Cincinnati

MILLENNIUM  
HOTELS AND RESORTS

FOUNTAIN  
PLACE

FOUNTAIN  
SQUARE

POTTERY  
Kiln  
Gracie's  
ICE CREAM

Rock Bottom  
Tanora  
BBQ  
44long

Starbucks  
Green  
TACO  
BELL  
PRIME

TBD HOTEL

HYATT  
REGENCY

State  
Fifth  
Avenue

Hilton

WESTIN  
HOTELS & RESORTS  
McCORMICK  
& SCHMICK'S  
SEAFOOD RESTAURANT

currito  
BURRITOS WITHOUT BORDERS

KIMPTON  
HOTEL  
Q1 2020

4TH & RACE

Starbucks  
COFFEE

R  
RENAISSANCE  
HOTELS

SREE  
HOTELS  
TBD

BOUTIQUE  
HOTEL  
TBD

# RESTAURANTS & HOSPITALITY





The image is a composite of two aerial night photographs of a city square. The left photograph shows a large crowd gathered around a Christmas tree and a skating rink, with a large red and white firework exploding in the sky. A blue callout box with the text 'FOUNTAIN PLACE' is overlaid on this image. The right photograph shows a similar view of the square, but with a large, brightly lit glass-walled building in the background and a tall flagpole in the foreground. The square is filled with people, trees decorated with lights, and various structures like tents and a skating rink.

## FOUNTAIN PLACE



34.51°

RACE STREET

VINE STREET

GROUND LEVEL OFFICE SPACE

RETAIL  
4421 SF

RETAIL  
4309 SF

THE BOOKSELLERS  
6558 SF

SPECIALTY RETAIL  
4893 SF

FIFTH STREET

FOUNTAIN  
SQUARE



RETAIL FLOORPLAN  
4,853 - 8,730 SF

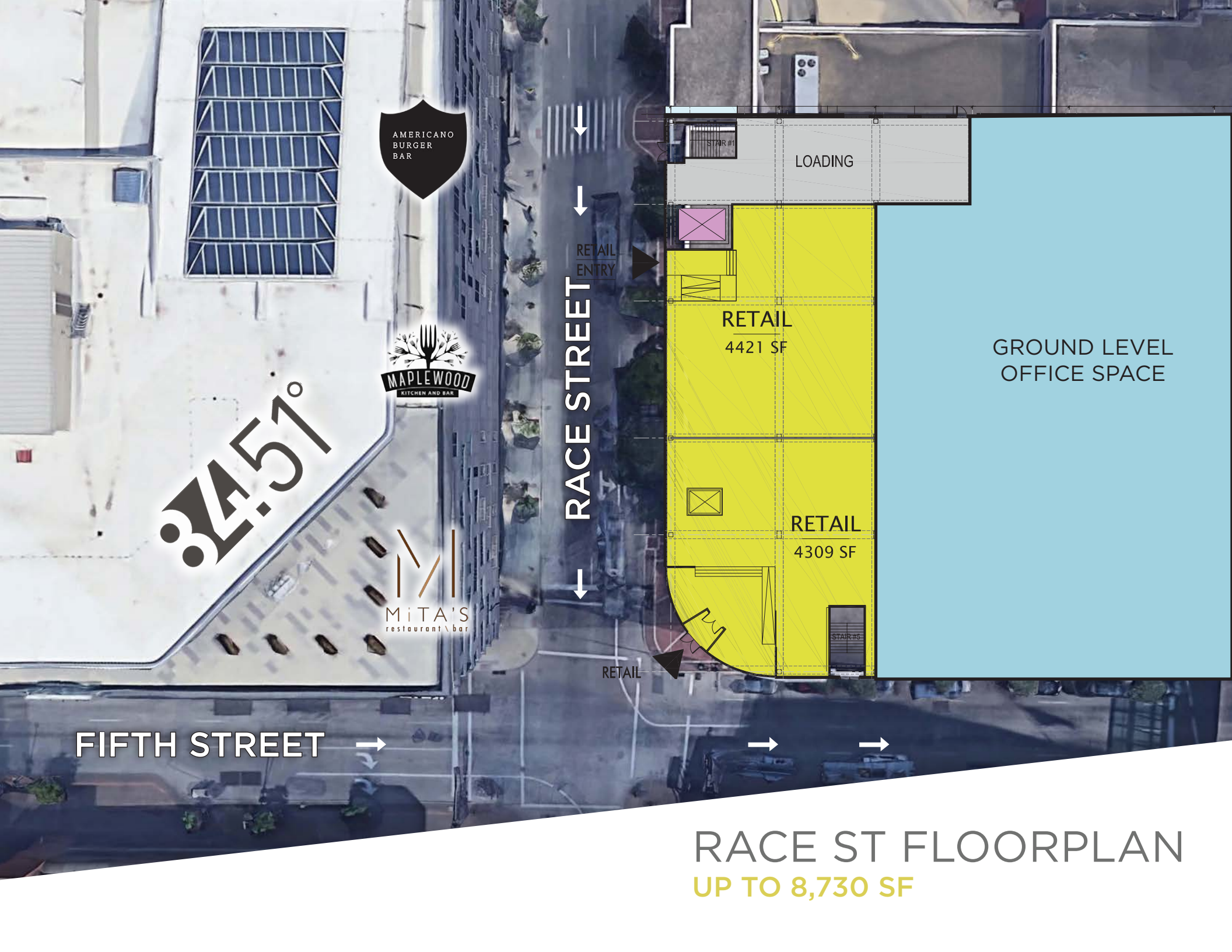


# FOUNTAIN SQUARE



VINE ST FLOORPLAN  
4,893 SF





34.57°

RACE STREET

FIFTH STREET

STAIR #1

LOADING

RETAIL ENTRY

RETAIL  
4421 SF

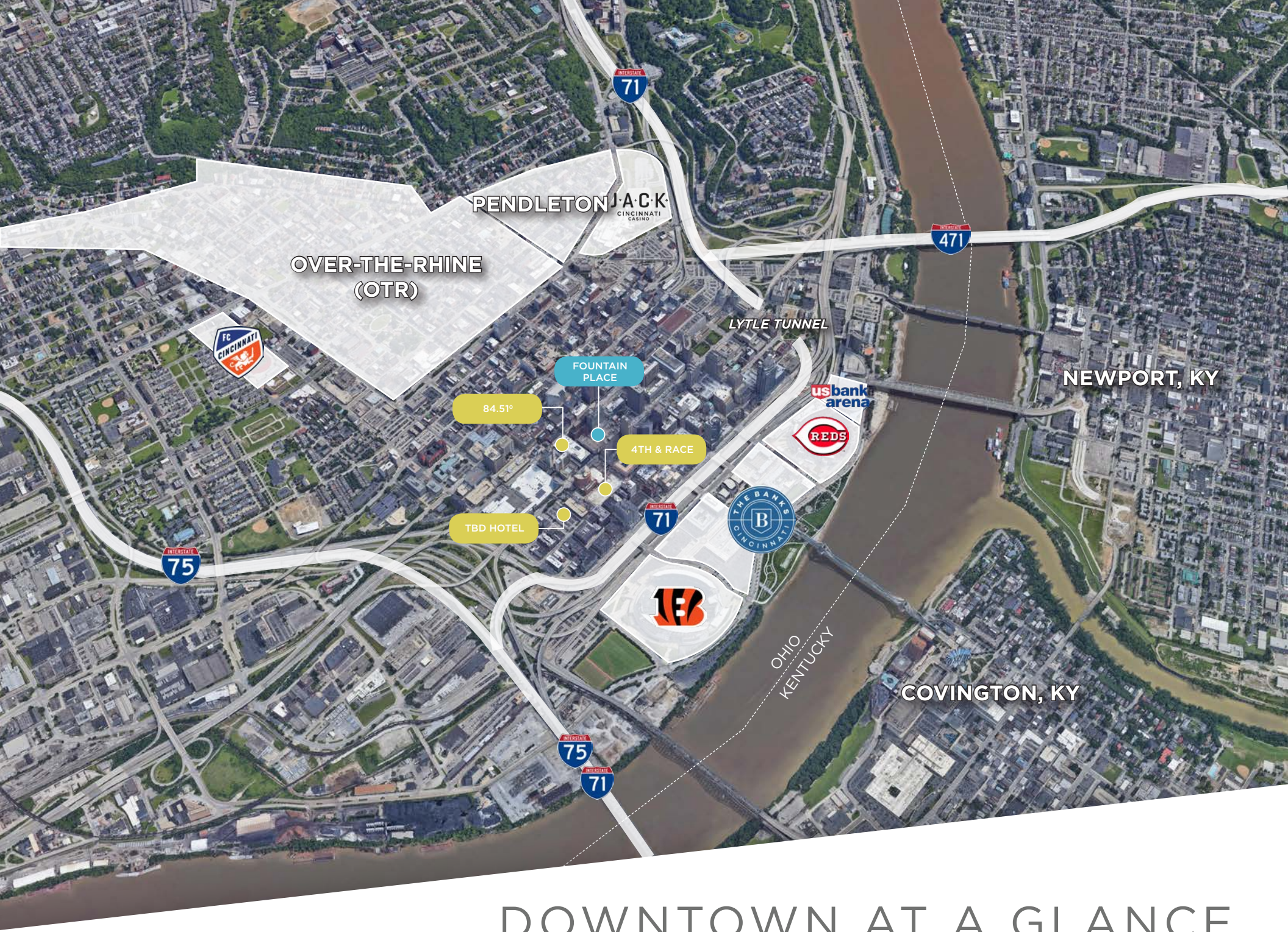
RETAIL  
4309 SF

STAIR #2

GROUND LEVEL  
OFFICE SPACE

RACE ST FLOORPLAN  
UP TO 8,730 SF





DOWNTOWN AT A GLANCE





**17 MILLION**

*Downtown Visitors (In 2017)*

**3 MILLION**

*Attend Fountain Square Events*

**550 EVENTS**

*On Fountain Square per Year*

**26.6 MILLION**

*Cincinnati Tourists (in 2017)*

**\$5.3 BILLION**

*Spent on Tourism (In 2017)*

**DOWNTOWN TOURISM**





OKTOBERFEST ZINZINNATI



BLINK



PADDLEFEST

## DOWNTOWN EVENTS



BUNBURY MUSIC FESTIVAL



RIVERFEST



FINDLAY MARKET OPENING DAY PARADE



TASTE OF CINCINNATI





3CDC is a Cincinnati non-profit real estate development company, bringing neglected buildings and spaces in our center city back into use including the core of the Over-the-Rhine (OTR) neighborhood. 3CDC has built commercial spaces and filled them with restaurants, stores, service businesses and offices, encouraging tenants to hire from the neighborhood whenever possible. They've built parking garages, managing them with the customer in mind by offering 24-hour attendants, civic center parking rates, and clean, well-lit parking decks. And they've renovated public spaces into well-programmed arenas of entertainment, attracting nearby residents as well as visitors from all over the country with quality events.

This is made possible with the support of Cincinnati's major corporations, who formed, fund, and continue to advise 3CDC in all aspects of building, managing and growing a vibrant mixed-income neighborhood in downtown Cincinnati.

[Visit us at 3cdc.org](http://3cdc.org)

**4TH & RACE**



**COURT & WALNUT**

*New downtown  
Kroger opening  
Fall 2019!*





505 Vine Street  
**FOUNTAIN**  
*Place*

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