

»» FOR LEASE

PENDLETON DISTRICT | 1,573 SF - 5,601 SF

331 E 13TH STREET, CINCINNATI, OH 45202



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PESOLA
ADVISORS GROUP



COLDWELL BANKER
COMMERCIAL

THE OFFERING

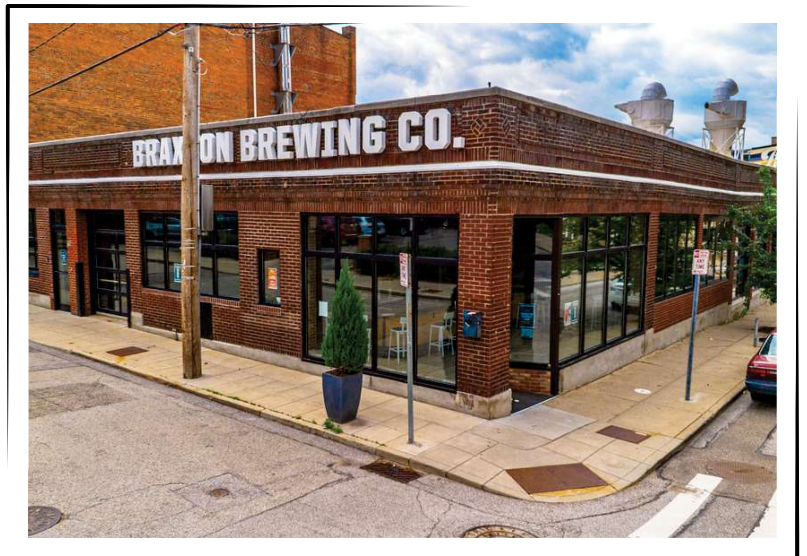
Pesola Advisors is excited to offer for lease an exceptional commercial space at 331 E 13th Street, prominently located on a high-visibility corner in the heart of Cincinnati's dynamic Pendleton District. The property is well-equipped and adaptable, making it an excellent opportunity for a bar concept, retail storefront, or creative office user seeking a distinctive, character-rich environment. The space includes additional restrooms and generous basement storage, allowing for flexible buildout and operational needs.

Located in one of downtown Cincinnati's most walkable and culturally driven neighborhoods, the property benefits from strong foot traffic, excellent visibility, and immediate access to the Pendleton Art Center, Ziegler Park, and the Cincinnati Streetcar. Surrounded by popular local bars, restaurants, galleries, and creative businesses, this location offers an ideal setting for tenants looking to establish a presence in a vibrant and fast-growing urban district.

PROPERTY HIGHLIGHTS

All Spaces Can be Combined (5,601 SqFt)

- **Space B (1,786 SqFt) - \$26.00 (MG)**
- **Space C (1,573 SqFt) - \$26.00 (MG)**
- **Space D (2,242 SqFt) - \$26.00 (MG)**
- Fully Built-Out Spaces
- Additional square footage includes a large basement with ample storage, an office, and restrooms
- Convenient access to nearby street and paid lot parking
- Located in the Pendleton District of Downtown Cincinnati



SPACE B

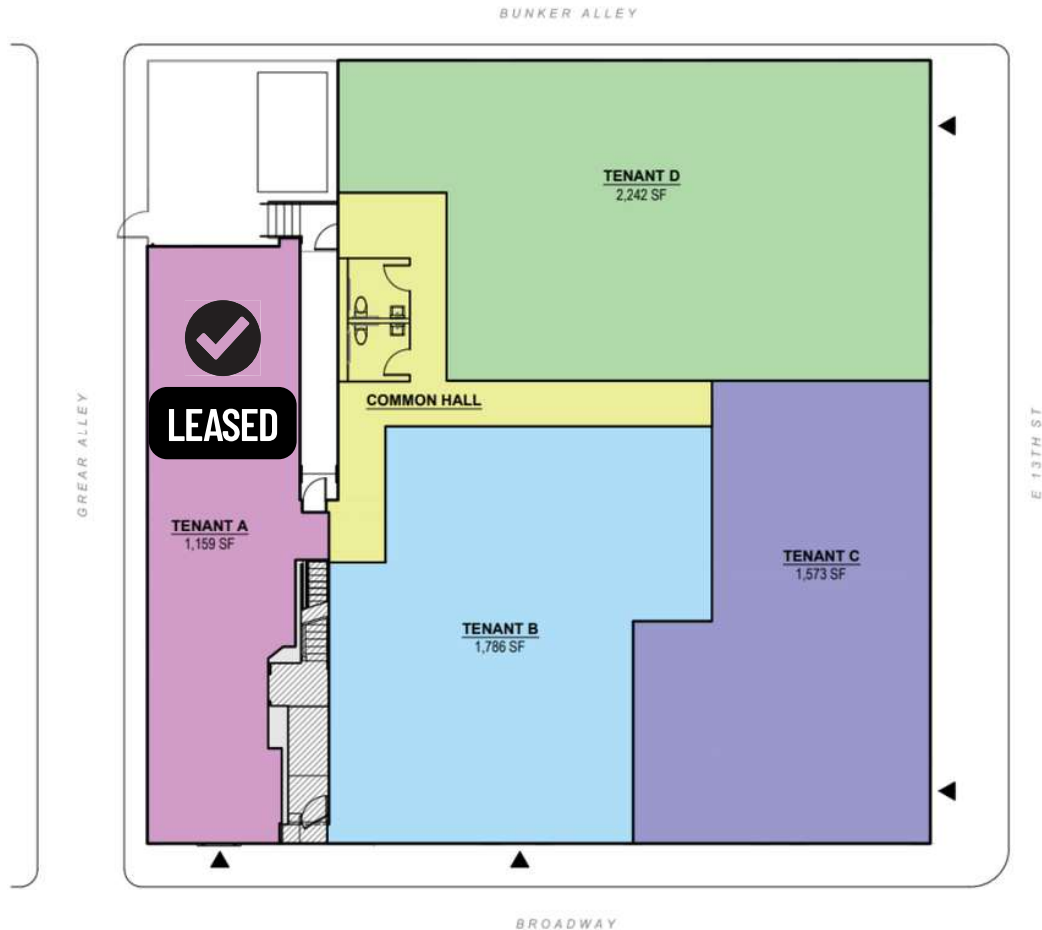
Asking Rate: \$26.00 Sf/Yr (MG)
Total Square Footage - 1,786 Sq. Ft.

SPACE C

Asking Rate: \$26.00 Sf/Yr (MG)
Total Square Footage - 1,573 Sq. Ft.

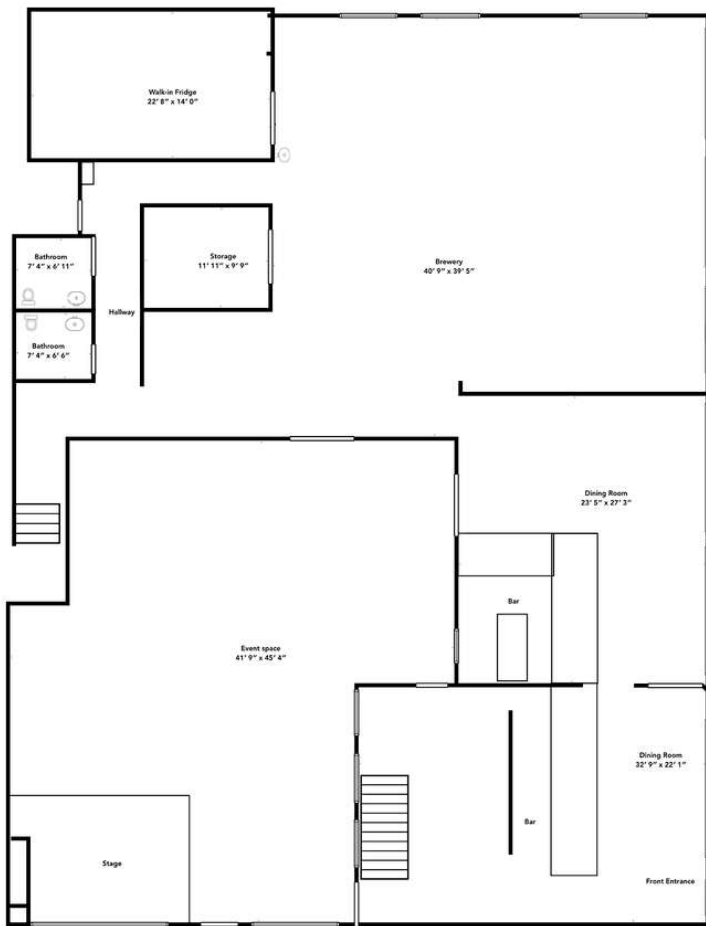
SPACE D

Asking Rate: \$26.00 Sf/Yr (MG)
Total Square Footage - 2,242 Sq. Ft.



331 E 13TH STREET | FOR LEASE

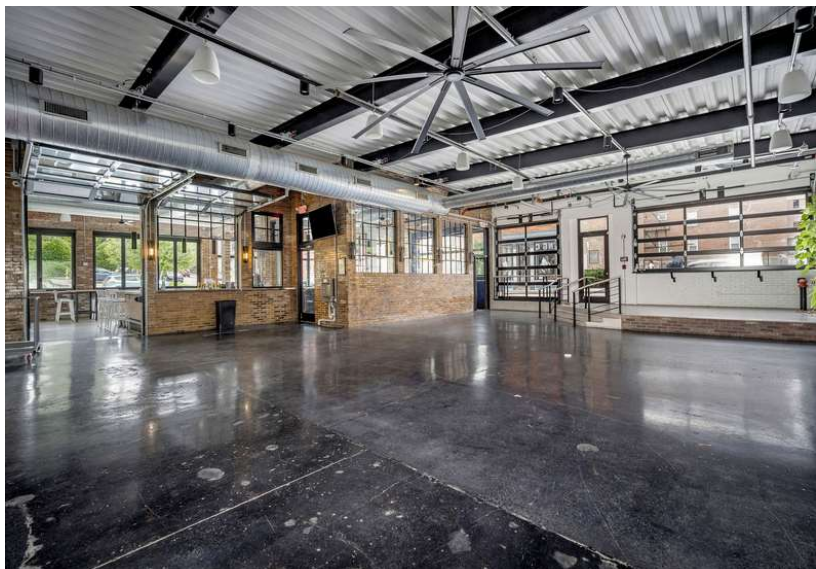
Current Layout





PROPERTY INTERIORS

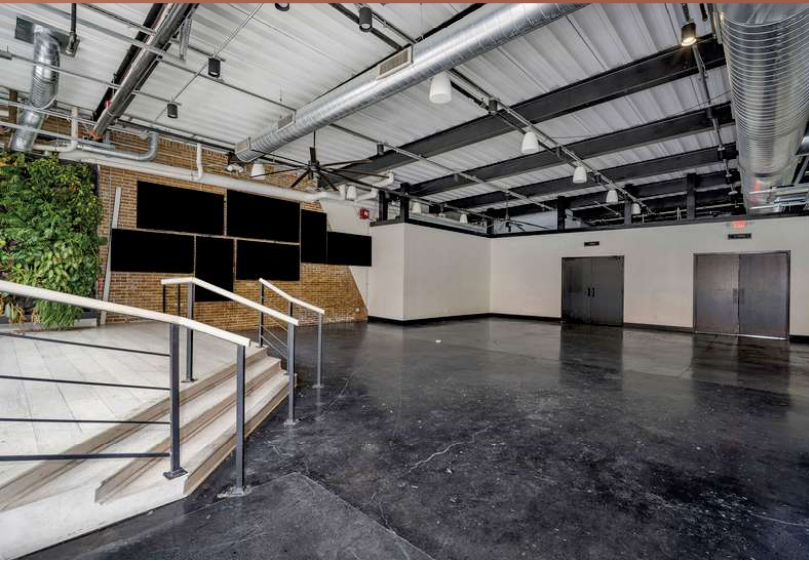
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331 E 13TH STREET | FOR LEASE

PROPERTY INTERIORS

7



331 E 13TH STREET | FOR LEASE

PROPERTY INTERIORS

8



331 E 13TH STREET | FOR LEASE

PROPERTY EXTERIORS

9



331 E 13TH STREET | FOR LEASE

	1 MILE	3 MILE	5 MILE
POPULATION	28,088	161,977	332,851
AVERAGE HOUSEHOLD INCOME	\$101,506	\$77,965	\$79,644
NUMBER OF HOUSEHOLDS	15,149	73,891	147,183
MEDIAN AGE	35.5	34.2	35.1
TOTAL BUSINESSES	5,379	18,814	25,882
TOTAL EMPLOYEES	131,533	251,221	315,543

CINCINNATI

DEVELOPMENT

CINCINNATI IS POISED FOR SUBSTANTIAL GROWTH IN 2025, WITH NUMEROUS DEVELOPMENT PROJECTS SPANNING VARIOUS SECTORS.

Cincinnati's development landscape is experiencing significant growth, driven by ambitious projects and revitalization efforts. This progress highlights the city's dedication to enhancing its urban core, attracting new businesses, and elevating the quality of life for its residents. Expansion spans various sectors, including residential, commercial, and public spaces, contributing to Cincinnati's evolving and dynamic character.

CLICK ON PROJECT FOR MORE INFORMATION



[Convention Center Renovation](#)
[Full Office Renovation](#)



[FC Cincinnati Mixed-Use District](#)
[Mixed-Use Development](#)



[Reid Flats](#)
[Affordable Housing Project](#)



[Carew Tower Transformation](#)
[Mixed-Use Development](#)



[Moxy of Cincinnati](#)
[New 111-Unit Hotel](#)



[Public Library Renovation](#)
[Major Renovation of Public Library](#)



[Sky Central Apartment](#)
[Conversion from Office to Residential](#)



[\\$61M OTR Project](#)
[Findlay Community Center & Crossroads Health](#)



Cincinnati

OHIO

METRO AREA STATISTICS

2.3 MM
POPULATION

75K
HOUSEHOLD
INCOME

3.1 %
UNEMPLOYMENT

FORTUNE 500

NO. 24 - *KROGER*

NO. 51 - *PROCTER & GAMBLE*

NO. 314 - *WESTERN & SOUTHERN*

NO. 411 - *FIFTH THIRD*

NO. 473 - *CINTAS*

CINCINNATI ACCOLADES

Best City for Young Professionals
Ranked #8 - Forbes (2023)

Top 20 Best Places to Live in the U.S.
Ranked #18 - U.S. News & World Report (2023)

Best Mid-Size City for Job Growth
Ranked #3 - National League of Cities (2023)

Rated (A-) Overall Grade | Niche
- Niche (2024)

Cincinnati Children's ranked #1
Children's Hospital
- US News & World Report



NICK PESOLA

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PESOLA
ADVISORS GROUP

Pesola Advisors is a commercial real estate team with Coldwell Banker Commercial, specializing in strategic advisory, leasing, and investment sales. The group focuses on delivering tailored solutions to landlords, tenants, and investors by combining market expertise with a hands-on, deal-driven approach. Pesola Advisors is committed to maximizing value for clients through thoughtful execution, strong relationships, and a deep understanding of local market dynamics.

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