

# Restaurant For Sale or Lease

## 24 E. Sixth Street Cincinnati, OH



### FEATURES:

- **3,870 SF Full Service Restaurant with Bar**
- D5/D6 Liquor License with Sunday sales
- Seat up to 120 (+/-) with large dining area
- 18' Hood with Ansel System
- Four burner stoves, three compartments sink
- Two Walk-in Refrigeration & Freezer
- Multiple Coolers including (2) Beer coolers
- Access to the Connector - a free streetcar that links Over-the-Rhine with The Banks
- Lease Rate: \$25.00 PSF NNN (\$10.40/SF)
- Sale Price: Call Agent

### LOCATION:

**24 East 6th Street  
Cincinnati, OH 45202  
Hamilton County**

A beautifully appointed restaurant nestled in the heart of the city, just one block from Fountain Square, the Aronoff Center, and a vibrant mix of hotels, residences, offices, and the convention center. Ideally situated near major attractions—including the Great American Ballpark, Paycor Stadium, Heritage Bank Arena, and the National Underground Railroad Freedom Center to the south, and the lively Over-the-Rhine (OTR) district to the north. Surrounded by the headquarters of Fortune 500 companies like U.S. Bank, Fifth Third Bank, and Procter & Gamble, this location offers unmatched convenience and energy.

### CONTACT:

**Karen Duesing**

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513/769-2518

<b>Demographics:</b>	<b>1-mile</b>	<b>3-mile</b>	<b>5-mile</b>
Population:	23,322	159,339	327,964
Daytime Employees:	118,682	246,931	306,647
Avg. HH Income:	\$108,811	\$76,606	\$78,865
Avg. # of Households:	13,031	72,813	144,142



**COMMERCIAL REAL ESTATE SERVICES**

WEB [www.everestrealestate.com](http://www.everestrealestate.com) TEL 513-769-2500 FAX 513-769-2512

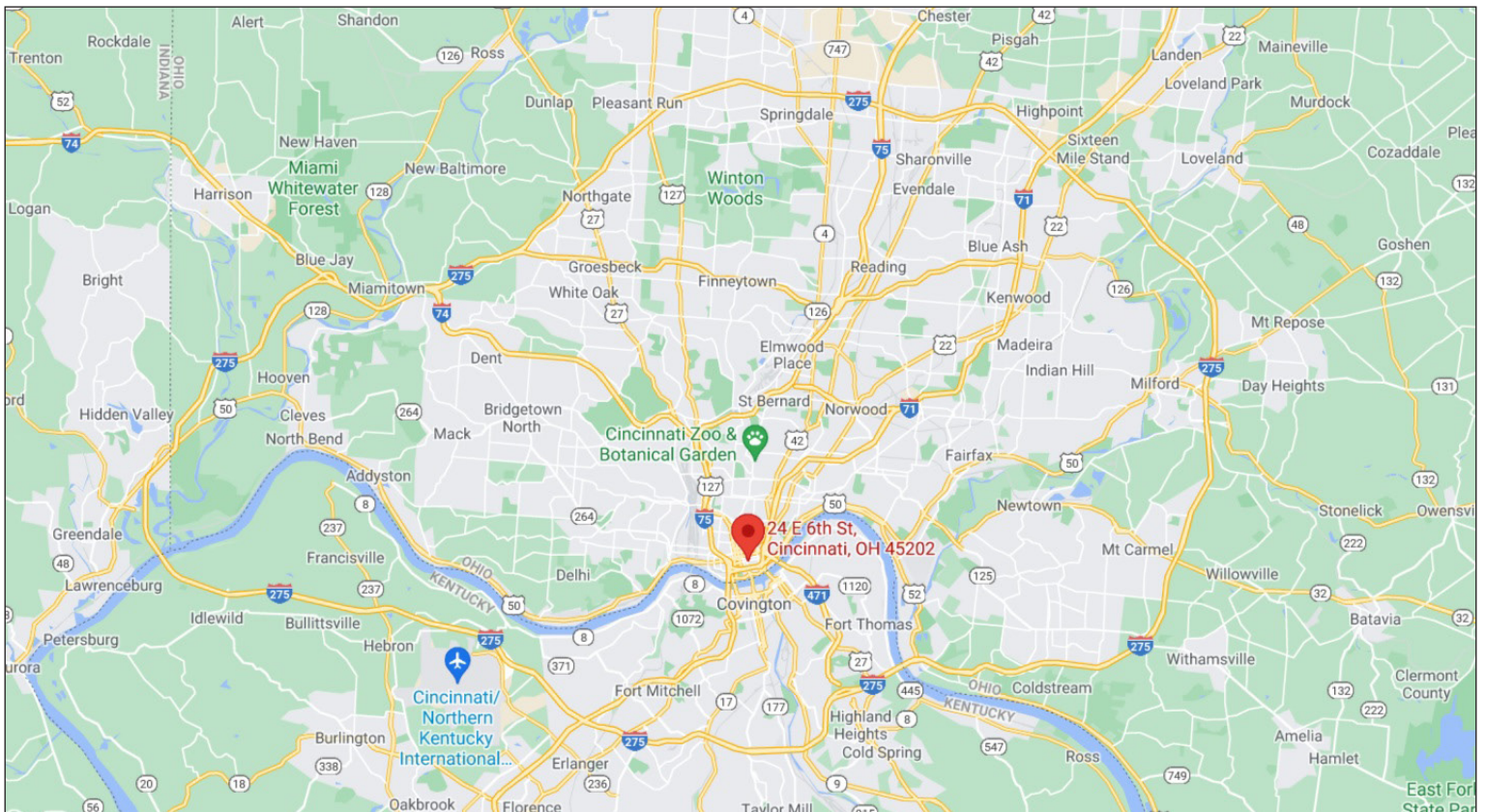
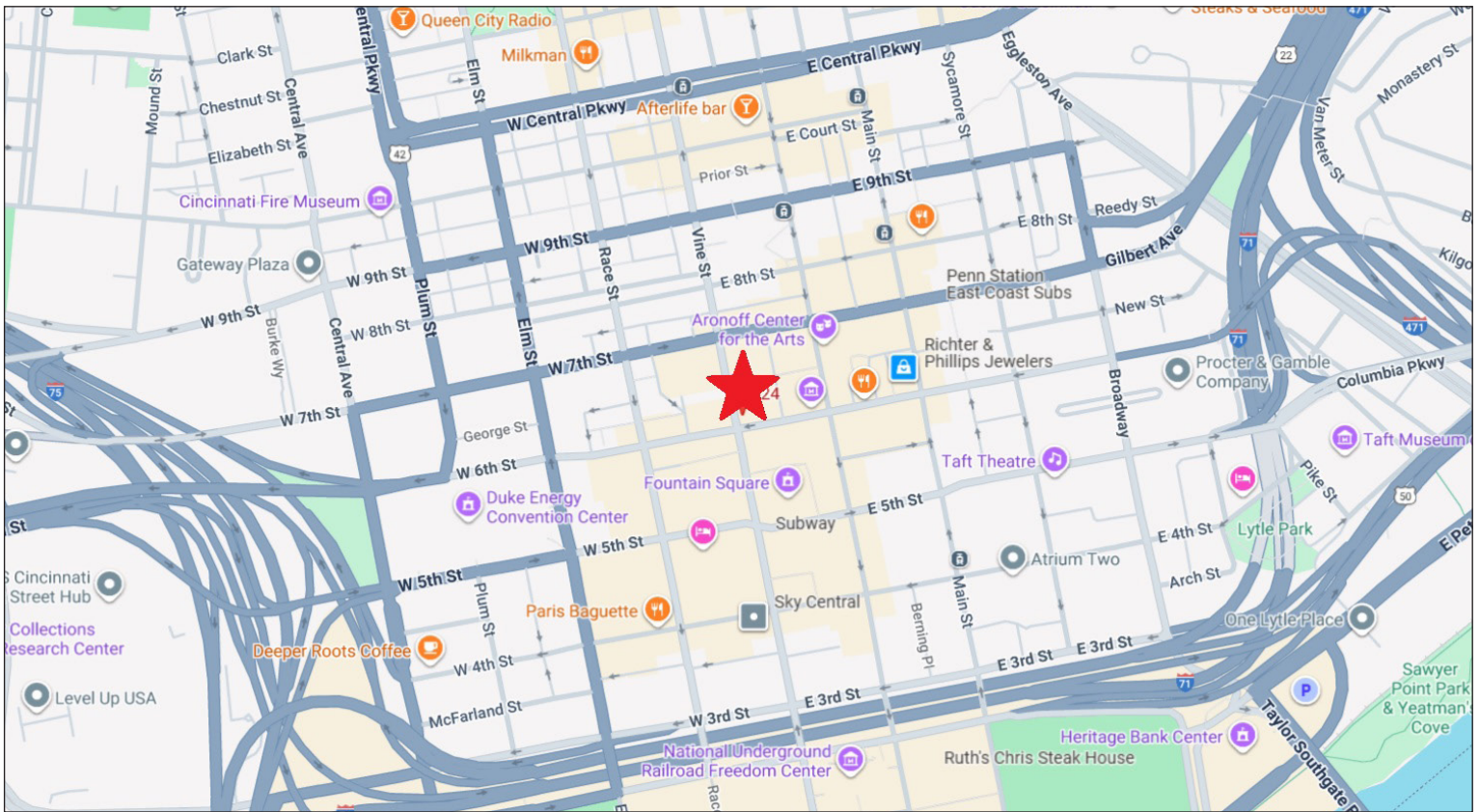
9902 Carver Road, Sycamore Office Park, Suite 105, Cincinnati, Ohio 45242

# 24 East 6th Street

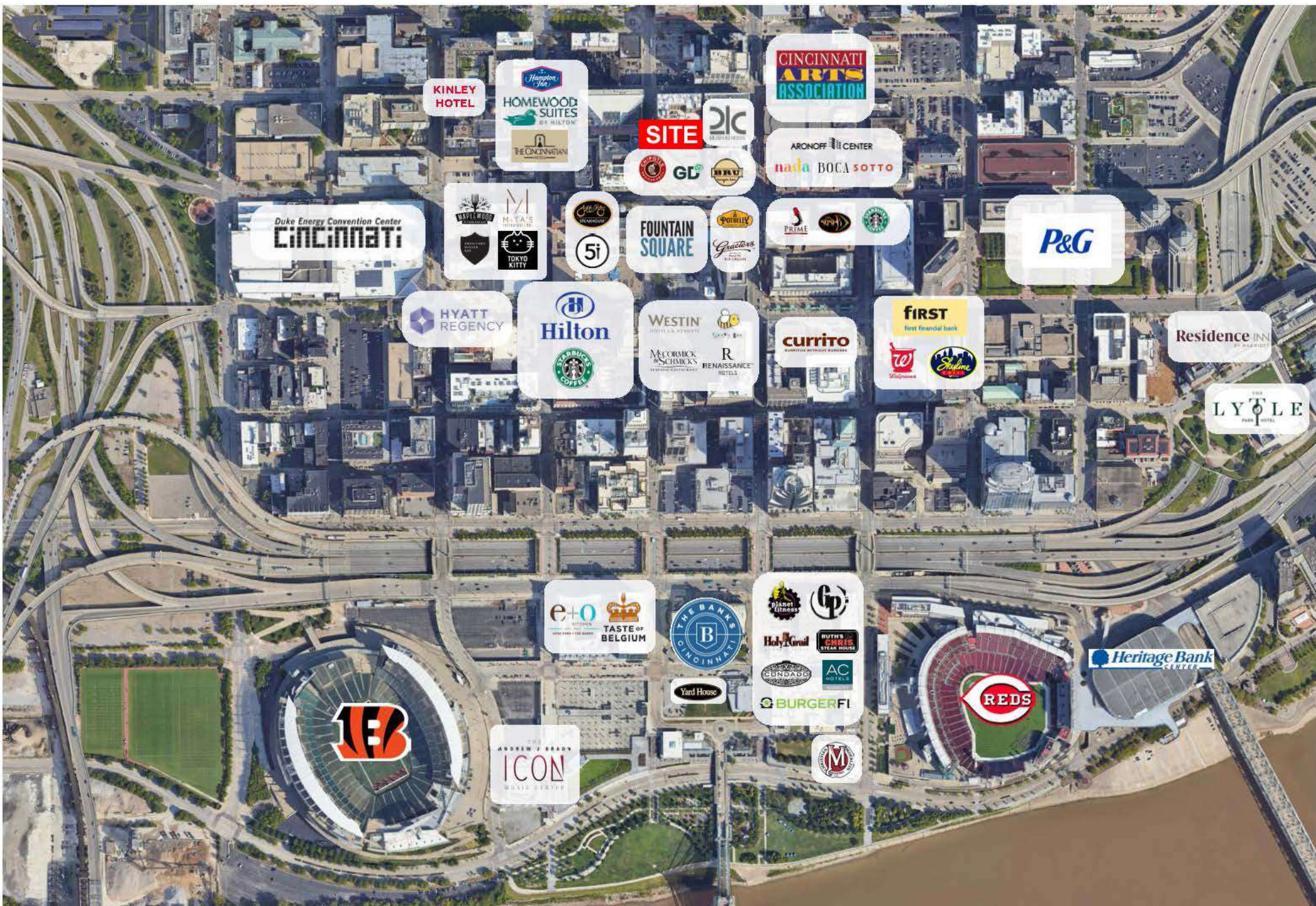




# 24 East 6th Street









## Demographic Detail Report

### The Lofts at Graydon Place

24-26 E Sixth St, Cincinnati, OH 45202

Building Type: **Multi-Family**

% Bldg Vacant: **0%**

Building Size: **43,834 SF**

Total Available: **0 SF**

# of Units: **29**

Rent/SF/Yr: **-**

Avg Unit Size: **1511 SF**



Radius	1 Mile		3 Mile		5 Mile	
Population						
2029 Projection	24,057		162,848		332,295	
2024 Estimate	23,322		159,339		327,964	
2020 Census	18,818		142,650		306,413	
Growth 2024 - 2029	3.15%		2.20%		1.32%	
Growth 2020 - 2024	23.93%		11.70%		7.03%	
2024 Population by Age	23,322		159,339		327,964	
Age 0 - 4	1,537	6.59%	10,537	6.61%	21,802	6.65%
Age 5 - 9	971	4.16%	8,027	5.04%	19,019	5.80%
Age 10 - 14	777	3.33%	6,978	4.38%	18,072	5.51%
Age 15 - 19	767	3.29%	8,730	5.48%	20,152	6.14%
Age 20 - 24	1,388	5.95%	15,516	9.74%	27,152	8.28%
Age 25 - 29	2,773	11.89%	18,528	11.63%	31,325	9.55%
Age 30 - 34	3,247	13.92%	16,597	10.42%	29,957	9.13%
Age 35 - 39	2,567	11.01%	12,770	8.01%	25,162	7.67%
Age 40 - 44	1,726	7.40%	9,684	6.08%	20,422	6.23%
Age 45 - 49	1,193	5.12%	7,713	4.84%	16,855	5.14%
Age 50 - 54	1,129	4.84%	7,508	4.71%	16,503	5.03%
Age 55 - 59	1,204	5.16%	7,760	4.87%	16,914	5.16%
Age 60 - 64	1,285	5.51%	8,346	5.24%	18,109	5.52%
Age 65 - 69	1,061	4.55%	7,465	4.68%	16,348	4.98%
Age 70 - 74	782	3.35%	5,623	3.53%	12,509	3.81%
Age 75 - 79	494	2.12%	3,630	2.28%	8,307	2.53%
Age 80 - 84	256	1.10%	2,072	1.30%	4,804	1.46%
Age 85+	165	0.71%	1,856	1.16%	4,552	1.39%
Age 65+	2,758	11.83%	20,646	12.96%	46,520	14.18%
Median Age	35.40		33.40		34.40	
Average Age	37.50		36.40		36.90	



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### The Lofts at Graydon Place

24-26 E Sixth St, Cincinnati, OH 45202

Radius	1 Mile		3 Mile		5 Mile	
<b>2024 Population By Race</b>	<b>23,322</b>		<b>159,339</b>		<b>327,964</b>	
White	13,622	58.41%	105,258	66.06%	206,826	63.06%
Black	7,250	31.09%	34,685	21.77%	83,485	25.46%
Am. Indian & Alaskan	32	0.14%	706	0.44%	1,151	0.35%
Asian	729	3.13%	5,102	3.20%	7,638	2.33%
Hawaiian & Pacific Island	1	0.00%	38	0.02%	58	0.02%
Other	1,687	7.23%	13,551	8.50%	28,806	8.78%
<b>Population by Hispanic Origin</b>	<b>23,322</b>		<b>159,339</b>		<b>327,964</b>	
Non-Hispanic Origin	22,480	96.39%	152,073	95.44%	312,551	95.30%
Hispanic Origin	842	3.61%	7,266	4.56%	15,413	4.70%
<b>2024 Median Age, Male</b>	<b>35.70</b>		<b>33.40</b>		<b>34.10</b>	
<b>2024 Average Age, Male</b>	<b>37.60</b>		<b>36.10</b>		<b>36.30</b>	
<b>2024 Median Age, Female</b>	<b>35.00</b>		<b>33.50</b>		<b>34.80</b>	
<b>2024 Average Age, Female</b>	<b>37.40</b>		<b>36.70</b>		<b>37.50</b>	
<b>2024 Population by Occupation Classification</b>	<b>19,881</b>		<b>132,053</b>		<b>265,046</b>	
Civilian Employed	14,140	71.12%	82,144	62.21%	165,741	62.53%
Civilian Unemployed	541	2.72%	3,869	2.93%	8,221	3.10%
Civilian Non-Labor Force	5,147	25.89%	45,964	34.81%	90,858	34.28%
Armed Forces	53	0.27%	76	0.06%	226	0.09%
<b>Households by Marital Status</b>						
Married	2,118		14,902		36,273	
Married No Children	1,764		10,577		23,700	
Married w/Children	354		4,324		12,573	
<b>2024 Population by Education</b>	<b>18,978</b>		<b>119,978</b>		<b>240,564</b>	
Some High School, No Diploma	1,201	6.33%	12,251	10.21%	25,618	10.65%
High School Grad (Incl Equivalency)	2,343	12.35%	24,231	20.20%	54,006	22.45%
Some College, No Degree	3,467	18.27%	26,702	22.26%	55,185	22.94%
Associate Degree	1,095	5.77%	10,426	8.69%	18,797	7.81%
Bachelor Degree	6,275	33.06%	27,107	22.59%	50,293	20.91%
Advanced Degree	4,597	24.22%	19,261	16.05%	36,665	15.24%



## Demographic Detail Report

### The Lofts at Graydon Place

24-26 E Sixth St, Cincinnati, OH 45202

Radius	1 Mile		3 Mile		5 Mile	
2024 Population by Occupation	27,719		154,560		314,092	
Real Estate & Finance	1,612	5.82%	6,427	4.16%	12,619	4.02%
Professional & Management	12,191	43.98%	50,207	32.48%	96,244	30.64%
Public Administration	442	1.59%	2,337	1.51%	5,061	1.61%
Education & Health	3,104	11.20%	18,644	12.06%	39,749	12.66%
Services	1,849	6.67%	14,820	9.59%	29,691	9.45%
Information	330	1.19%	1,686	1.09%	2,973	0.95%
Sales	2,128	7.68%	15,614	10.10%	33,604	10.70%
Transportation	727	2.62%	4,061	2.63%	8,895	2.83%
Retail	981	3.54%	8,429	5.45%	17,721	5.64%
Wholesale	268	0.97%	1,947	1.26%	4,114	1.31%
Manufacturing	1,991	7.18%	8,695	5.63%	16,714	5.32%
Production	683	2.46%	9,929	6.42%	20,688	6.59%
Construction	234	0.84%	3,609	2.34%	8,372	2.67%
Utilities	490	1.77%	4,228	2.74%	10,318	3.29%
Agriculture & Mining	8	0.03%	278	0.18%	452	0.14%
Farming, Fishing, Forestry	18	0.06%	210	0.14%	342	0.11%
Other Services	663	2.39%	3,439	2.23%	6,535	2.08%
2024 Worker Travel Time to Job	12,180		73,403		149,747	
<30 Minutes	9,654	79.26%	55,900	76.15%	109,724	73.27%
30-60 Minutes	1,748	14.35%	14,500	19.75%	32,742	21.86%
60+ Minutes	778	6.39%	3,003	4.09%	7,281	4.86%
2020 Households by HH Size	10,384		64,887		134,712	
1-Person Households	5,877	56.60%	30,129	46.43%	56,318	41.81%
2-Person Households	3,035	29.23%	19,407	29.91%	40,755	30.25%
3-Person Households	772	7.43%	7,013	10.81%	16,406	12.18%
4-Person Households	415	4.00%	4,528	6.98%	11,698	8.68%
5-Person Households	163	1.57%	2,231	3.44%	5,702	4.23%
6-Person Households	85	0.82%	936	1.44%	2,330	1.73%
7 or more Person Households	37	0.36%	643	0.99%	1,503	1.12%
2024 Average Household Size	1.60		2.00		2.10	
Households						
2029 Projection	13,469		74,519		146,099	
2024 Estimate	13,031		72,813		144,142	
2020 Census	10,384		64,886		134,714	
Growth 2024 - 2029	3.36%		2.34%		1.36%	
Growth 2020 - 2024	25.49%		12.22%		7.00%	



## Demographic Detail Report

### The Lofts at Graydon Place

24-26 E Sixth St, Cincinnati, OH 45202

Radius	1 Mile	3 Mile	5 Mile
<b>2024 Households by HH Income</b>	<b>13,032</b>	<b>72,813</b>	<b>144,143</b>
<\$25,000	2,924 22.44%	22,481 30.87%	41,700 28.93%
\$25,000 - \$50,000	1,701 13.05%	14,632 20.10%	30,086 20.87%
\$50,000 - \$75,000	1,586 12.17%	9,968 13.69%	20,098 13.94%
\$75,000 - \$100,000	1,658 12.72%	7,549 10.37%	14,649 10.16%
\$100,000 - \$125,000	1,348 10.34%	5,321 7.31%	10,629 7.37%
\$125,000 - \$150,000	794 6.09%	3,604 4.95%	7,483 5.19%
\$150,000 - \$200,000	914 7.01%	3,523 4.84%	7,756 5.38%
\$200,000+	2,107 16.17%	5,735 7.88%	11,742 8.15%
<b>2024 Avg Household Income</b>	<b>\$108,811</b>	<b>\$76,606</b>	<b>\$78,865</b>
<b>2024 Med Household Income</b>	<b>\$79,599</b>	<b>\$48,381</b>	<b>\$50,317</b>
<b>2024 Occupied Housing</b>	<b>13,031</b>	<b>72,813</b>	<b>144,143</b>
Owner Occupied	2,622 20.12%	23,253 31.94%	56,281 39.05%
Renter Occupied	10,409 79.88%	49,560 68.06%	87,862 60.95%
<b>2020 Housing Units</b>	<b>14,663</b>	<b>81,972</b>	<b>161,569</b>
1 Unit	2,130 14.53%	31,224 38.09%	73,283 45.36%
2 - 4 Units	2,552 17.40%	17,013 20.75%	30,939 19.15%
5 - 19 Units	3,150 21.48%	14,577 17.78%	30,229 18.71%
20+ Units	6,831 46.59%	19,158 23.37%	27,118 16.78%
<b>2024 Housing Value</b>	<b>2,623</b>	<b>23,253</b>	<b>56,279</b>
<\$100,000	36 1.37%	4,373 18.81%	10,849 19.28%
\$100,000 - \$200,000	160 6.10%	6,132 26.37%	15,732 27.95%
\$200,000 - \$300,000	551 21.01%	5,180 22.28%	11,523 20.47%
\$300,000 - \$400,000	522 19.90%	2,757 11.86%	6,751 12.00%
\$400,000 - \$500,000	396 15.10%	1,776 7.64%	3,873 6.88%
\$500,000 - \$1,000,000	713 27.18%	2,428 10.44%	5,759 10.23%
\$1,000,000+	245 9.34%	607 2.61%	1,792 3.18%
<b>2024 Median Home Value</b>	<b>\$410,732</b>	<b>\$221,650</b>	<b>\$213,525</b>
<b>2024 Housing Units by Yr Built</b>	<b>14,716</b>	<b>82,278</b>	<b>162,214</b>
Built 2010+	3,898 26.49%	11,690 14.21%	17,609 10.86%
Built 2000 - 2010	957 6.50%	3,857 4.69%	6,485 4.00%
Built 1990 - 1999	634 4.31%	3,458 4.20%	8,329 5.13%
Built 1980 - 1989	735 4.99%	4,449 5.41%	9,474 5.84%
Built 1970 - 1979	599 4.07%	4,657 5.66%	12,274 7.57%
Built 1960 - 1969	632 4.29%	6,150 7.47%	14,613 9.01%
Built 1950 - 1959	356 2.42%	5,487 6.67%	14,388 8.87%
Built <1949	6,905 46.92%	42,530 51.69%	79,042 48.73%
<b>2024 Median Year Built</b>	<b>1961</b>	<b>1949</b>	<b>1950</b>

