



RATH EQUITY, LTD.

RESTAURANT SPACE FOR LEASE

SECOND GENERATION
\$20 P/F NNN

7039 VINE ST
CINCINNATI, OH 45216

PROPERTY OVERVIEW

7039 Vine Street offers a turnkey, second-generation restaurant opportunity in the heart of Cincinnati. The property sits directly adjacent to El Valle Verde Supermarket, ensuring steady foot traffic and strong visibility. Surrounded by a dense mix of residential neighborhoods and local businesses, the site benefits from a built-in customer base and vibrant community presence. With immediate access to Interstate 75, the location provides excellent regional connectivity, making it convenient for both local patrons and commuters. This well-positioned restaurant space presents an ideal opportunity for an operator seeking to establish or expand in a highly accessible and active corridor of Cincinnati.

LEASE RATE

20 p/f NNN

SQ FT

1,881

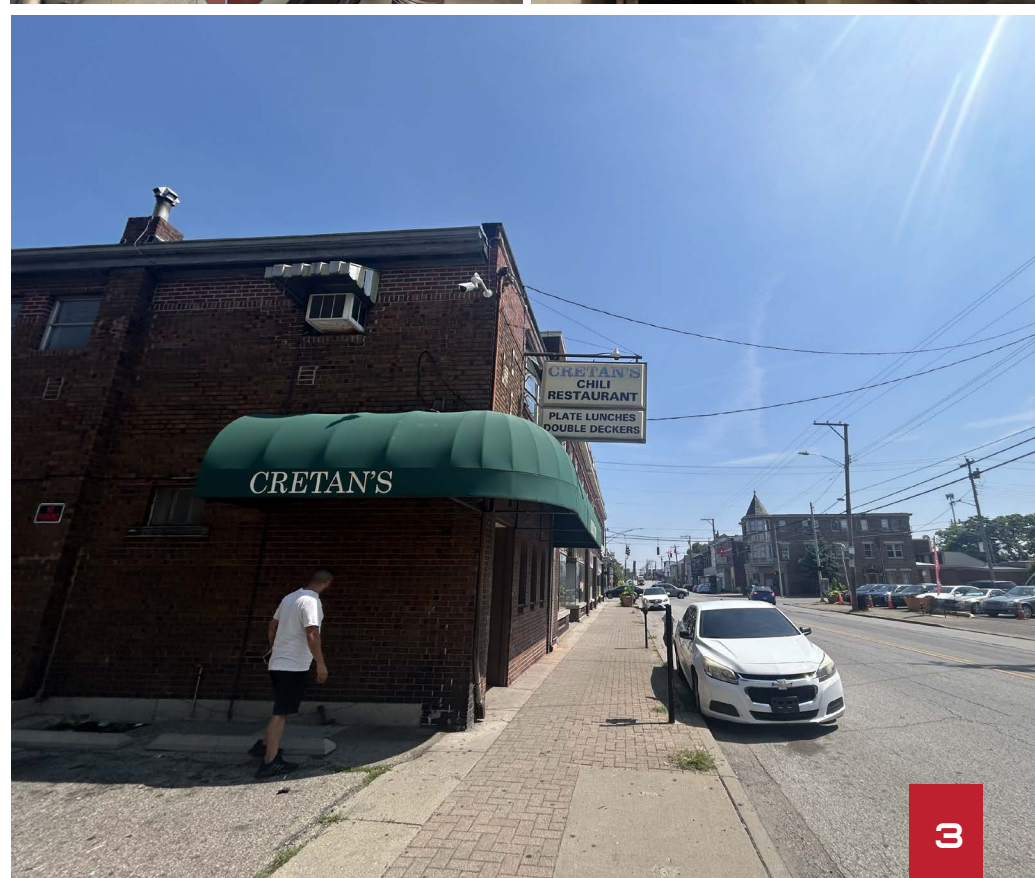
USE

Restaurant

PROPERTY HIGHLIGHTS

- >> Second-generation restaurant space
- >> Adjacent to El Valle Verde Supermarket
- >> Surrounded by residential and businesses
- >> Immediate access to I-75

PROPERTY PHOTOS



PROPERTY AERIAL



VINE ST (8,912 VPD)

SEYMOUR AVE (8,430 VPD)

NEARBY AMENITIES



Kroger Wendy's

Skylar's

INTERSTATE 75

126

52,836 VPD

White Castle

O'Reilly AUTO PARTS

139,854 VPD

READING RD | 21,653 VPD

HIBBETT SPORTS Save a lot CITI TRENDS FAMILY DOLLAR ROSES popeyes city G.E.A.R. BIGGBY COFFEE McDonald's CAPTAIN D'S boost Auto Zone TACO BELL

LOWE'S FLOOR DECOR & THE HOME DEPOT DOLLAR GENERAL Wendy's ALDI McDonald's LONG JOHN SILVERS Jack In The Box

Gracie's

Kroger McDonald's boost

White Castle PAPA JOHN'S

POULS FOWLING

INTERSTATE 71

51,725 VPD

INTERSTATE 75

DOLLAR TREE Wendy's Skylar's

CINEMARK planet fitness LA FITNESS TARGET CRUNCH meijer McALISTER'S DELI Cane's urbanair crumbl cookies Chick-fil-A Olive Garden

DEMOGRAPHICS

| 2025 SUMMARY | 1 MILE | 3 MILE | 5 MILE |
|-------------------------------|----------|----------|----------|
| Population | 8,264 | 94,507 | 284,881 |
| Households | 3,208 | 40,287 | 124,123 |
| Families | 1,622 | 21,090 | 59,322 |
| Average Household Size | 2.40 | 2.30 | 2.17 |
| Owner Occupied Housing Units | 1,420 | 20,170 | 58,961 |
| Renter Occupied Housing Units | 1,788 | 20,117 | 65,162 |
| Median Age | 39.3 | 38.9 | 35.9 |
| Median Household Income | \$44,469 | \$59,972 | \$62,106 |
| Average Household Income | \$59,155 | \$87,893 | \$94,069 |

| 2030 SUMMARY | 1 MILE | 3 MILE | 5 MILE |
|-------------------------------|----------|----------|-----------|
| Population | 8,270 | 94,376 | 286,177 |
| Households | 3,198 | 40,091 | 124,316 |
| Families | 1,594 | 20,713 | 58,467 |
| Average Household Size | 2.41 | 2.31 | 2.18 |
| Owner Occupied Housing Units | 1,482 | 20,630 | 60,523 |
| Renter Occupied Housing Units | 1,715 | 19,462 | 63,793 |
| Median Age | 40.7 | 40.2 | 37.3 |
| Median Household Income | \$50,837 | \$65,843 | \$68,747 |
| Average Household Income | \$66,979 | \$99,190 | \$105,727 |



284,881

5-Mile
Population



\$62,106

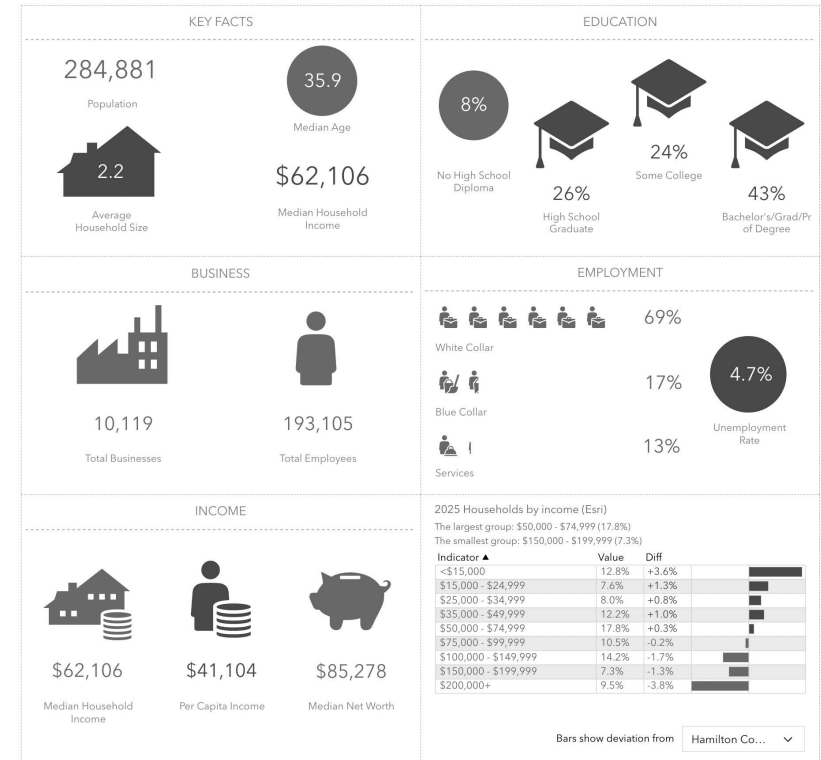
5-Mile Median
Household Income



124,123

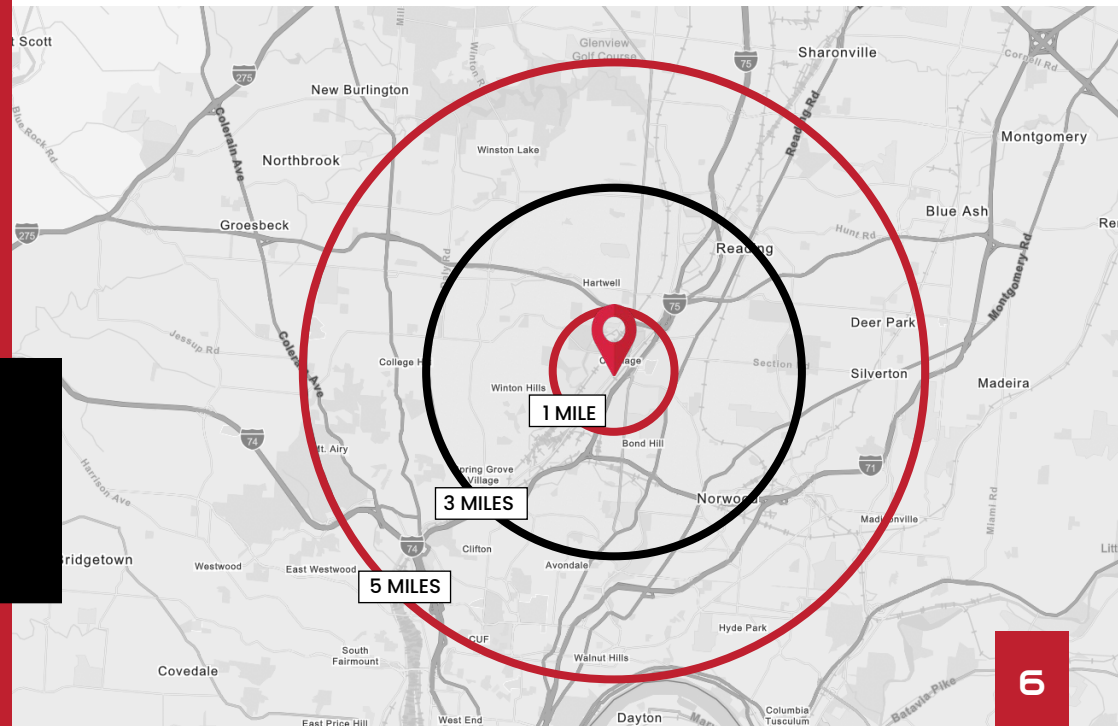
5-Mile
Households

5 MILE KEY FACTS



This infographic contains data provided by Esri, Esri and Data Axle. The vintage of the data is 2021, 2026.

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