



RATH EQUITY, LTD.

OFFICE AND
RETAIL FOR
SALE
DOWNTOWN
CINCINNATI

123-137 E 4TH ST
CINCINNATI, OH, 45202

19,000 SF AVAILABLE



PROPERTY OVERVIEW

123–137 E 4th Street is a prominently positioned urban property located in the heart of Downtown Cincinnati. Spanning multiple contiguous addresses, the asset benefits from strong street presence along East 4th Street, a well-established corridor known for its mix of commercial, residential, and entertainment uses. The property is situated within walking distance of major employment centers, dining, retail, public transit, and civic amenities, making it highly accessible and appealing to a broad tenant base.

The building's scale and configuration offer flexibility for a variety of uses, including residential, office, or mixed-use strategies, depending on investor objectives. Its central downtown location supports long-term demand driven by continued urban revitalization, population growth, and institutional investment throughout the Cincinnati CBD. The property presents an attractive opportunity for investors seeking exposure to a core downtown market with durable fundamentals and upside potential through repositioning, leasing, or operational enhancements.

SALE PRICE

\$1,900,000

AVAILABLE SF

19,000

USE

Office and Retail

PROPERTY HIGHLIGHTS

- >> Walkable to Fountain Square, shops, and restaurants
- >> Located in the heart of Cincinnati's Central Business District
- >> Close proximity to Atrium One and Atrium Two
- >> Immediate access to the Scripps Center and surrounding office core

PROPERTY PHOTOS



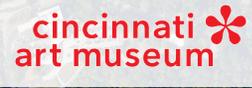


MAIN ST

NEARBY AMENITIES



E LIBERTY ST | 16,980 VPD



W 6TH ST | 40,900 VPD



5 MILE KEY FACTS

DEMOGRAPHICS

2025 SUMMARY

	1 MILE	3 MILE	5 MILE
Population	23,854	149,264	317,171
Households	12,768	68,644	140,438
Families	3,672	25,485	62,608
Average Household Size	1.72	1.99	2.14
Owner Occupied Housing Units	2,386	22,193	57,191
Renter Occupied Housing Units	10,382	46,451	83,247
Median Age	33.5	32.4	33.9
Median Household Income	\$80,915	\$58,100	\$61,193
Average Household Income	\$125,353	\$90,630	\$95,861

2030 SUMMARY

	1 MILE	3 MILE	5 MILE
Population	26,106	153,678	321,866
Households	14,121	71,408	143,478
Families	3,920	25,859	62,665
Average Household Size	1.72	1.98	2.12
Owner Occupied Housing Units	2,547	23,143	59,242
Renter Occupied Housing Units	11,573	48,266	84,236
Median Age	34.4	33.3	35.0
Median Household Income	\$92,380	\$64,490	\$68,040
Average Household Income	\$141,627	\$100,583	\$106,644



317,171

5-Mile
Population



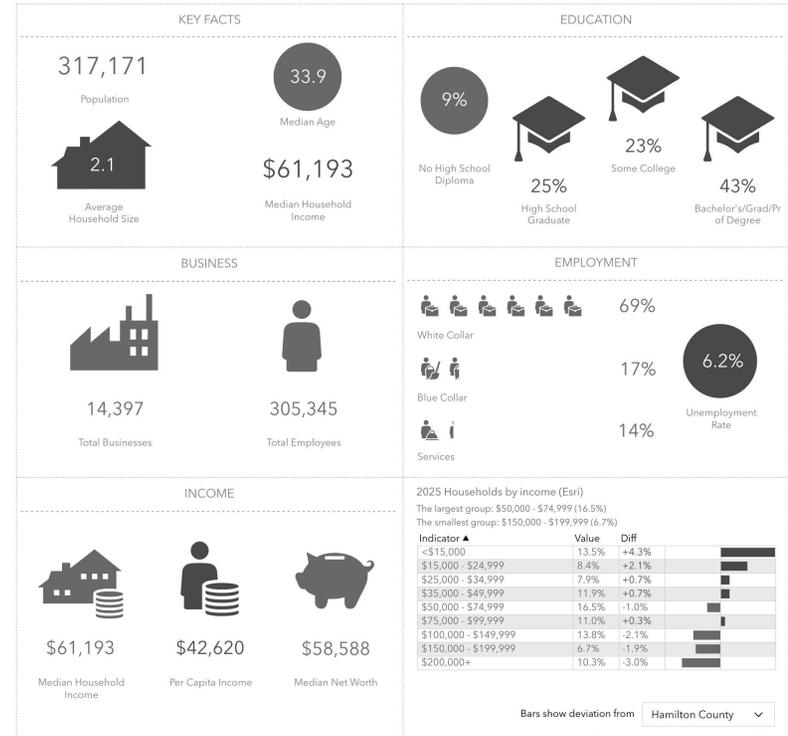
\$61,193

5-Mile Median
Household Income



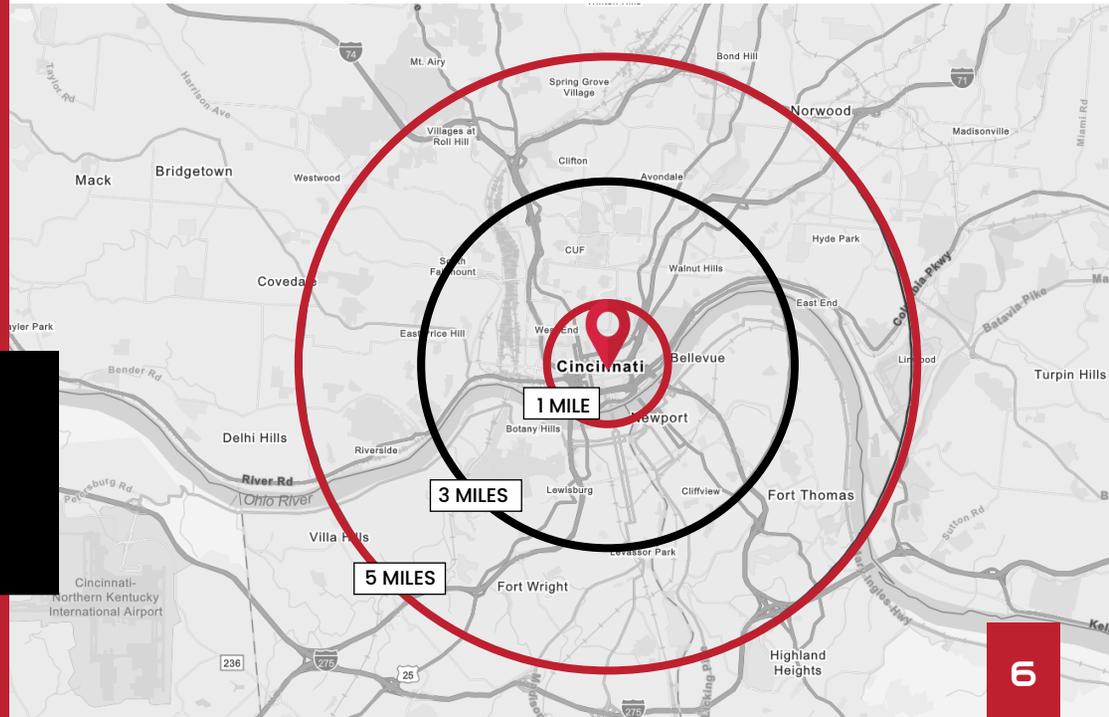
140,438

5-Mile
Households



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

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