

# Former Rookwood Restaurant

1077 Celestial Street, Cincinnati, OH 45202

Celestial Street/Monastery Street

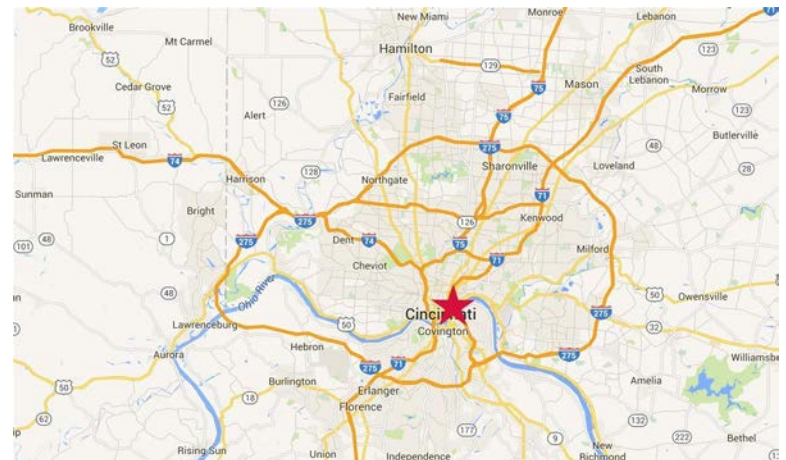


## Mt. Adams Restaurant Space for Lease

As exclusive agents, we are pleased to offer the following space for lease:

### FEATURES

- ◆ Historic Rookwood Pottery Building
- ◆ 10,781 SF plus a 3,605 SF deck
- ◆ Beautiful outdoor dining area
- ◆ Indoor seating for 321 plus 142 on the deck
- ◆ D-5 and D-6 Liquor License included
- ◆ Newly renovated restrooms
- ◆ Unique space with historic character
- ◆ Parking on site



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### TRAFFIC COUNTS

◆ Columbia Parkway at Martin Drive = 35,849 AADT in 2015

◆ Ida Avenue at Paradrome Street = 6,625 AADT in 2009

**Newmark Grubb**  
**Knight Frank**

Retail

One East Fourth Street, Suite 500, Cincinnati, OH 45202

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Constructed in 1892, this Tudor-style structure originally housed the production of Maria Longworth Nichols' world-renowned Rookwood pottery.

Granddaughter of the distinguished Nicholas Longworth, Mrs. Nichols began her business in 1880. She chose the name "Rookwood" not only because it was the name of her father's country estate in Walnut Hills, which was inhabited by rooks, or crow-like birds, but because it reminded her of Wedgewood.

Treasured throughout the world for its rare beauty and unique designs, Rookwood pottery was famous also because it was made from Ohio River clay, known as the best in the world at the time. Mrs. Nichols produced a glaze superior to others, which also contributed to Rookwood pottery's popularity. Her artists were the most talented in the country, and at Rookwood pottery's peak, Cincinnati was considered the art capital of the U.S.

Several of the original kilns remain in the building adding to the unique dining experience provided in this historic building.



*Maria Longworth Nichols*



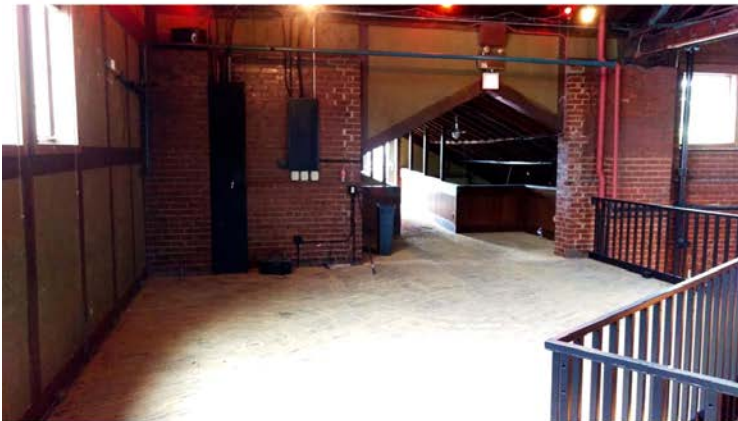
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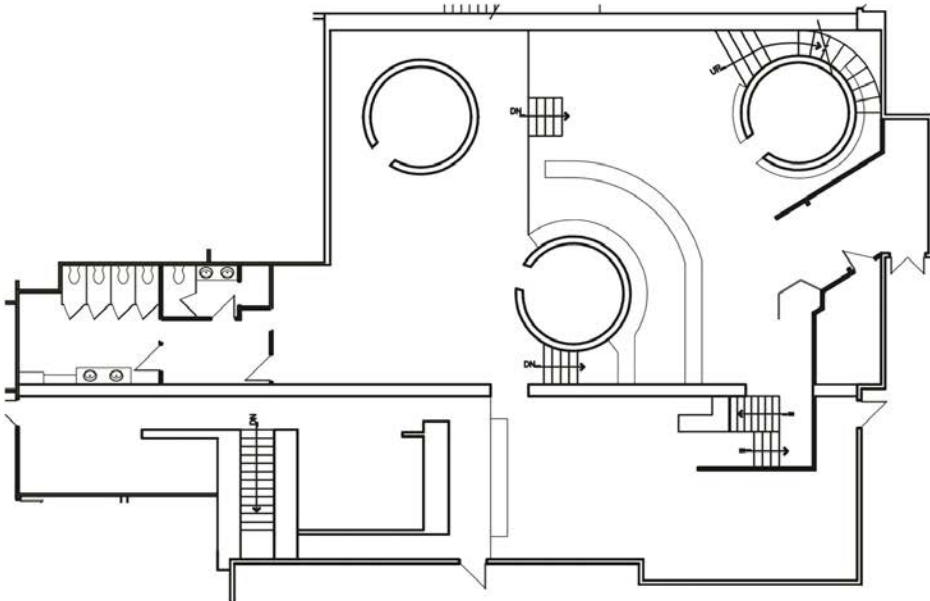
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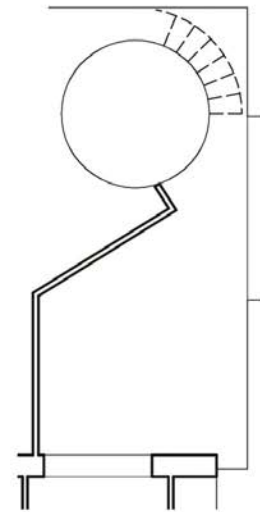
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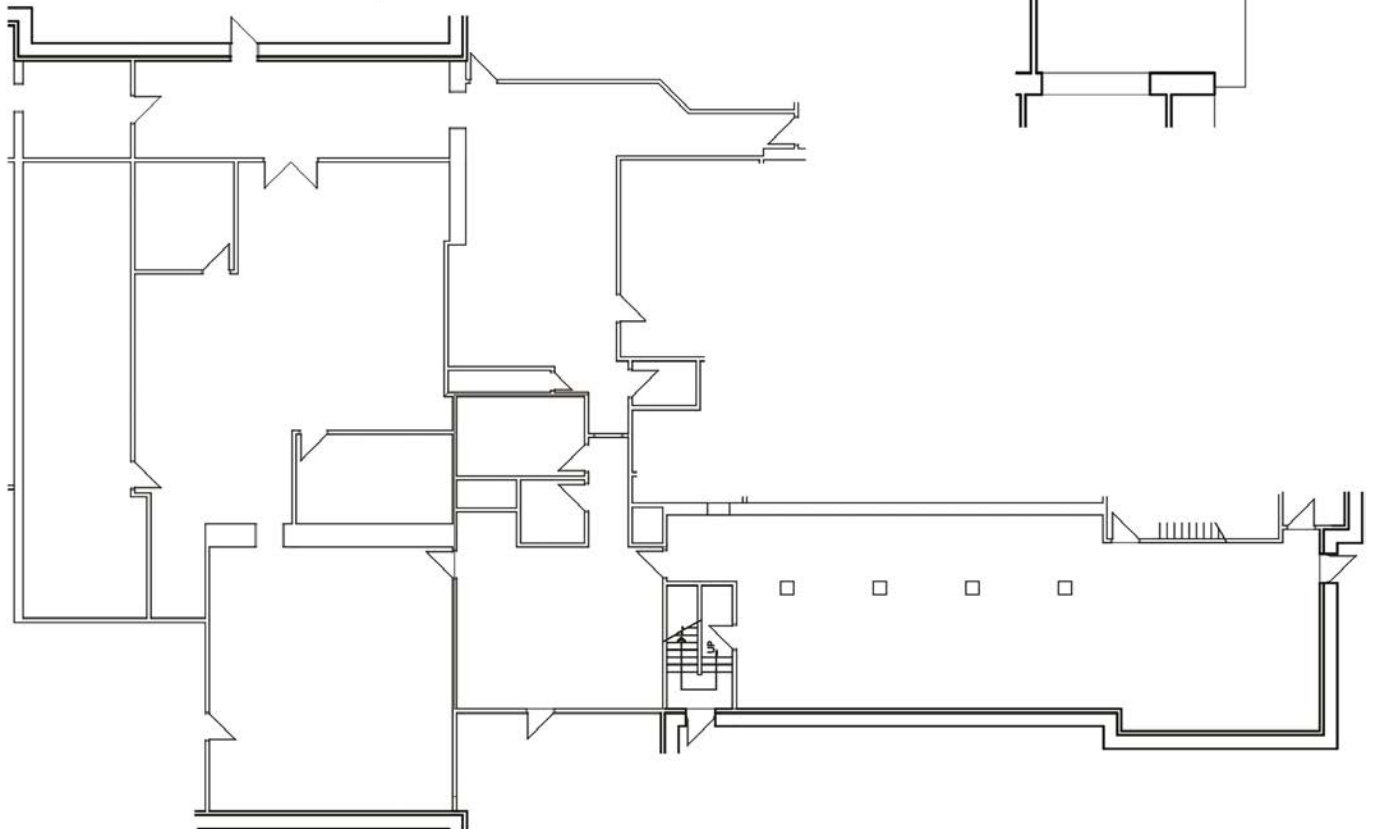
First Level - 5,873 SF



Second Level - 504 SF



Lower Level - 6,729 SF



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# Property Demographics

1077 Celestial St, Cincinnati, Ohio, 45202

Rings: 1, 3, 5 mile radii



POPULATION	1 MILE	3 MILES	5 MILES
2000 Population	17,106	149,527	324,434
2010 Population	16,657	135,545	290,903
2017 Population	18,458	142,319	304,155
2022 Population	19,198	145,662	310,659
2000-2010 Annual Rate	-0.27%	-0.98%	-1.08%
2010-2017 Annual Rate	1.48%	0.70%	0.64%
2017-2022 Annual Rate	0.79%	0.47%	0.42%
2017 Male Population	56.8%	51.6%	49.7%
2017 Female Population	43.2%	48.4%	50.3%
2017 Median Age	35.5	32.5	33.8

In the identified area, the current year population is 304,155. In 2010, the Census count in the area was 290,903. The rate of change since 2010 was 0.64% annually. The five-year projection for the population in the area is 310,659 representing a change of 0.42% annually from 2017 to 2022. Currently, the population is 49.7% male and 50.3% female.

## MEDIAN AGE

The median age in this area is 33.8, compared to U.S. median age of 38.0.

## RACE AND ETHNICITY

2017 White Alone	54.2%	59.9%	63.2%
2017 Black Alone	39.7%	32.6%	29.7%
2017 American Indian/Native Alaskan Alone	0.2%	0.2%	0.2%
2017 Asian Alone	2.5%	3.0%	2.2%
2017 Pacific Islander Alone	0.0%	0.1%	0.1%
2017 Other Race	0.9%	1.3%	1.6%
2017 Two or More Races	2.5%	2.9%	3.0%
2017 Hispanic Origin (Any Race)	3.3%	3.4%	3.7%

Persons of Hispanic origin represent 3.7% of the population in the identified area compared to 18.1% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 54.7 in the identified area, compared to 64.0 for the U.S. as a whole.

## HOUSEHOLDS

2000 Households	8,116	65,576	139,903
2010 Households	8,081	59,482	125,975
2017 Total Households	9,045	62,388	131,457
2022 Total Households	9,482	63,999	134,414
2000-2010 Annual Rate	-0.04%	-0.97%	-1.04%
2010-2017 Annual Rate	1.62%	0.68%	0.61%
2017-2022 Annual Rate	0.95%	0.51%	0.45%
2017 Average Household Size	1.73	2.08	2.18

The household count in this area has changed from 125,975 in 2010 to 131,457 in the current year, a change of 0.61% annually. The five-year projection of households is 134,414, a change of 0.45% annually from the current year total. Average household size is currently 2.18, compared to 2.18 in the year 2010. The number of families in the current year is 60,919 in the specified area.

**Data Note:** Income is expressed in current dollars

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022. Esri converted Census 2000 data into 2010 geography.

July 18, 2017

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Rings: 1, 3, 5 mile radii



MEDIAN HOUSEHOLD INCOME	1 MILE	3 MILES	5 MILES
2017 Median Household Income	\$48,275	\$31,669	\$37,977
2022 Median Household Income	\$57,077	\$35,673	\$42,666
2017-2022 Annual Rate	3.41%	2.41%	2.36%

AVERAGE HOUSEHOLD INCOME	1 MILE	3 MILES	5 MILES
2017 Average Household Income	\$68,813	\$52,882	\$61,018
2022 Average Household Income	\$81,120	\$61,407	\$70,309
2017-2022 Annual Rate	3.35%	3.03%	2.88%

PER CAPITA INCOME	1 MILE	3 MILES	5 MILES
2017 Per Capita Income	\$36,590	\$24,300	\$27,202
2022 Per Capita Income	\$42,871	\$28,062	\$31,242
2017-2022 Annual Rate	3.22%	2.92%	2.81%

## HOUSEHOLD BY INCOME

Current median household income is \$37,977 in the area, compared to \$56,124 for all U.S. households. Median household income is projected to be \$42,666 in five years, compared to \$62,316 for all U.S. households

Current average household income is \$61,018 in this area, compared to \$80,675 for all U.S. households. Average household income is projected to be \$70,309 in five years, compared to \$91,585 for all U.S. households

Current per capita income is \$27,202 in the area, compared to the U.S. per capita income of \$30,820. The per capita income is projected to be \$31,242 in five years, compared to \$34,828 for all U.S. households.

## HOUSING

2000 Total Housing Units	10,214	76,776	157,940
2000 Owner Occupied Housing Units	17.2%	28.4%	37.2%
2000 Renter Occupied Housing Units	62.3%	57.1%	51.4%
2000 Vacant Housing Units	20.6%	14.6%	11.4%
2010 Total Housing Units	10,630	74,125	152,007
2010 Owner Occupied Housing Units	21.1%	27.7%	35.0%
2010 Renter Occupied Housing Units	54.9%	52.5%	47.8%
2010 Vacant Housing Units	24.0%	19.8%	17.1%
2017 Total Housing Units	11,387	76,606	155,704
2017 Owner Occupied Housing Units	19.3%	25.4%	32.7%
2017 Renter Occupied Housing Units	60.1%	56.1%	51.8%
2017 Vacant Housing Units	20.6%	18.6%	15.6%
2022 Total Housing Units	11,828	78,473	158,984
2022 Owner Occupied Housing Units	19.1%	25.1%	32.5%
2022 Renter Occupied Housing Units	61.1%	56.4%	52.0%
2022 Vacant Housing Units	19.8%	18.4%	15.5%

Currently, 32.7% of the 155,704 housing units in the area are owner occupied; 51.8%, renter occupied; and 15.6% are vacant. Currently, in the U.S., 55.6% of the housing units in the area are owner occupied; 30.9% are renter occupied; and 11.4% are vacant. In 2010, there were 152,007 housing units in the area – 35.0% owner occupied, 47.8% renter occupied, and 17.1% vacant. The annual rate of change in housing units since 2010 is 0.34%. Median home value in the area is \$142,273, compared to a median home value of \$207,344 for the U.S. In five years, median value is projected to change by 2.05% annually to \$157,458.