OFFERING MEMORANDUM
FOR LEASE

# The Gwynne Building

## *216 E. 6th Street*

DOWNTOWN CINCINNATI, OHIO 45202

Historic ground-floor retail at Cincinnati's Fidelity Hotel, steps from Fountain Square.

| ±2,497 SF | Negotiable |
| --- | --- |
| GROUND-FLOOR RETAIL | RENTAL RATE |

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AT CINCINNATI'S FIDELITY HOTEL

01 — PROPERTY OVERVIEW

# A storefront with a century of Cincinnati story

Built in 1913, with this annex added in 1916, the Gwynne Building carries some of downtown's richest history: a connection to Alice Claypoole Gwynne Vanderbilt, ties to Procter & Gamble's early headquarters story, and past lives as Strauss Tobacconist and Shanghai Mama's. Today it is home to Cincinnati's Fidelity Hotel.

216 E. 6th Street is the building's next chapter: an open ground-floor space behind original green storefront framing and tall display windows, ready for a retail, dining or service concept that wants to be part of that story.




| | |
|---|---|
| ADDRESS | 216 E. 6th Street, Cincinnati, OH 45202 |
| BUILDING | The Gwynne Building (1913) · Annex (1916) |
| AVAILABLE | ±2,497 SF, ground floor |
| CONFIGURATION | Open retail / restaurant space; main entry on E. 6th, rear entry |
| ADJACENT TO | Cincinnati's Fidelity Hotel |
| LEASE TYPE | Modified Gross |
| RENTAL RATE | Negotiable |




02 — THE FIDELITY ADVANTAGE

# Next door to Cincinnati's Fidelity Hotel

216 E. 6th shares the Gwynne Building with the hotel, so a tenant here opens with a built-in audience and a brand-forward neighbor.

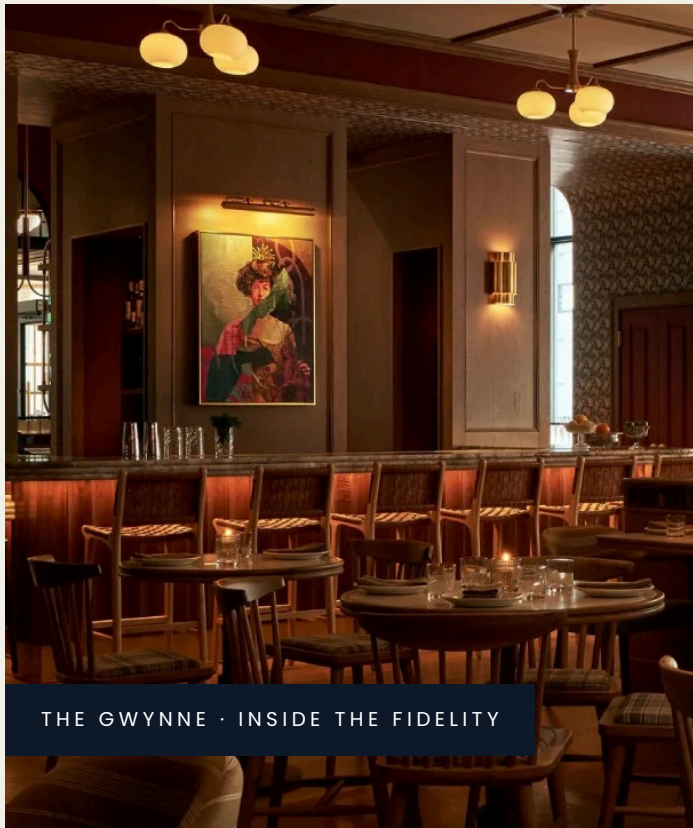
- Steps from The Gwynne restaurant and Cora's All Day Café
- Daily flow of hotel guests, event attendees and downtown office workers
- Ideal for concepts that complement the hotel experience

## The Downtown Retail Story

Tight supply, major reinvestment and a growing residential base.

| 3.2% | $800M+ | 1,300+ |
|---|---|---|
| DOWNTOWN RETAIL VACANCY | CONVENTION DISTRICT REINVESTMENT | NEW DOWNTOWN HOMES |

Sources: CoStar, Cincinnati CBD Retail Submarket Report, Q3 2026; public project announcements.



THE GWYNNE · INSIDE THE FIDELITY

# A dense daytime market with real buying power

| POPULATION & INCOME | 1 MILE | 3 MILES |
|---|---|---|
| Population | 22,994 | 157,941 |
| Households | 12,877 | 72,233 |
| Daytime Workers | 113,478 | 246,889 |
| Avg. Household Income | $113,617 | $83,439 |

Nearly 5× more people work within a mile than live there, a strong weekday customer base.

DAILY TRAFFIC

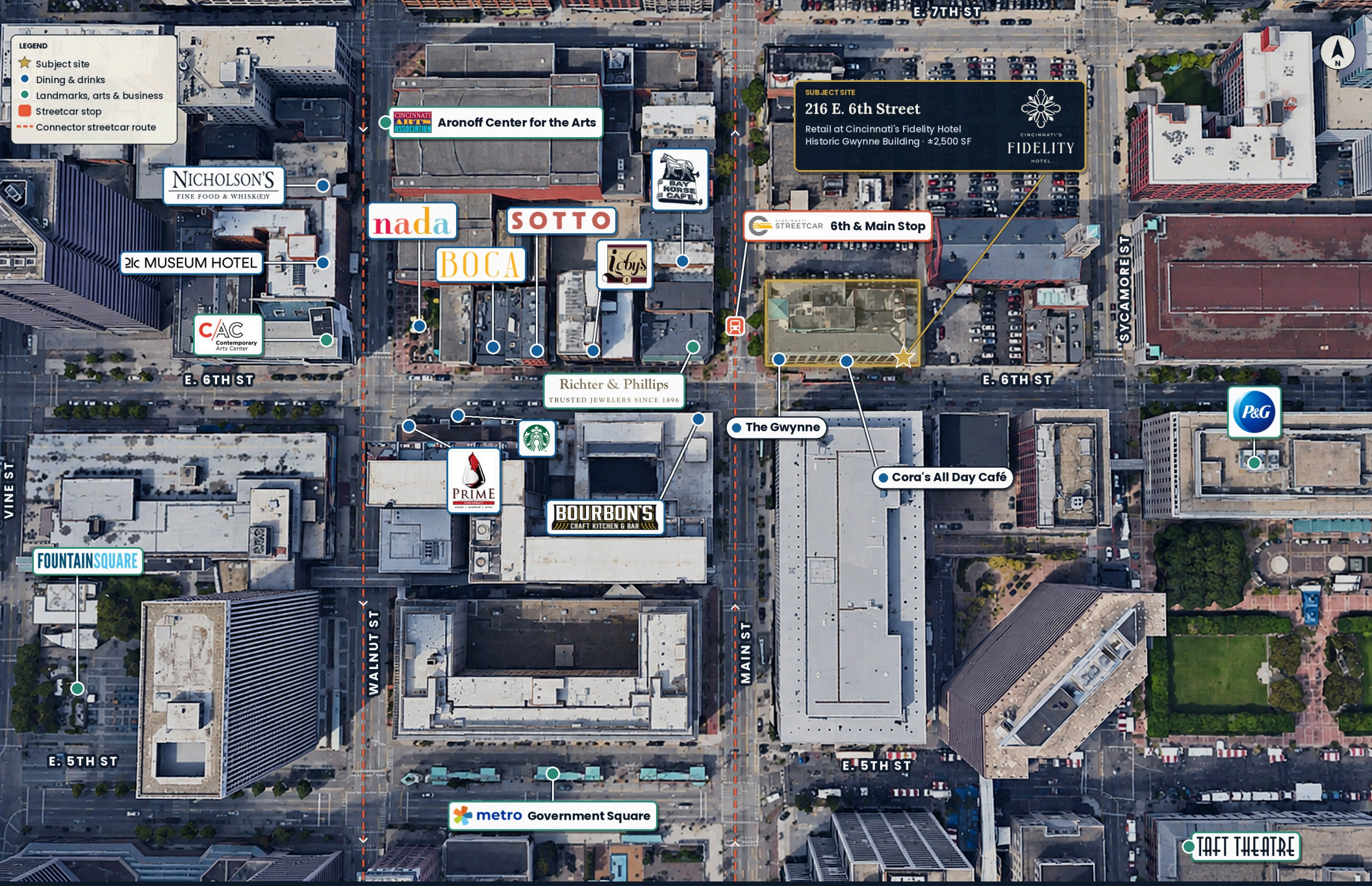
## 14,816

vehicles per day on E. 6th St at Broadway, steps from the space

| | |
|---|---|
| E. 5th St | 10,503 |
| Sycamore St | 6,501 |



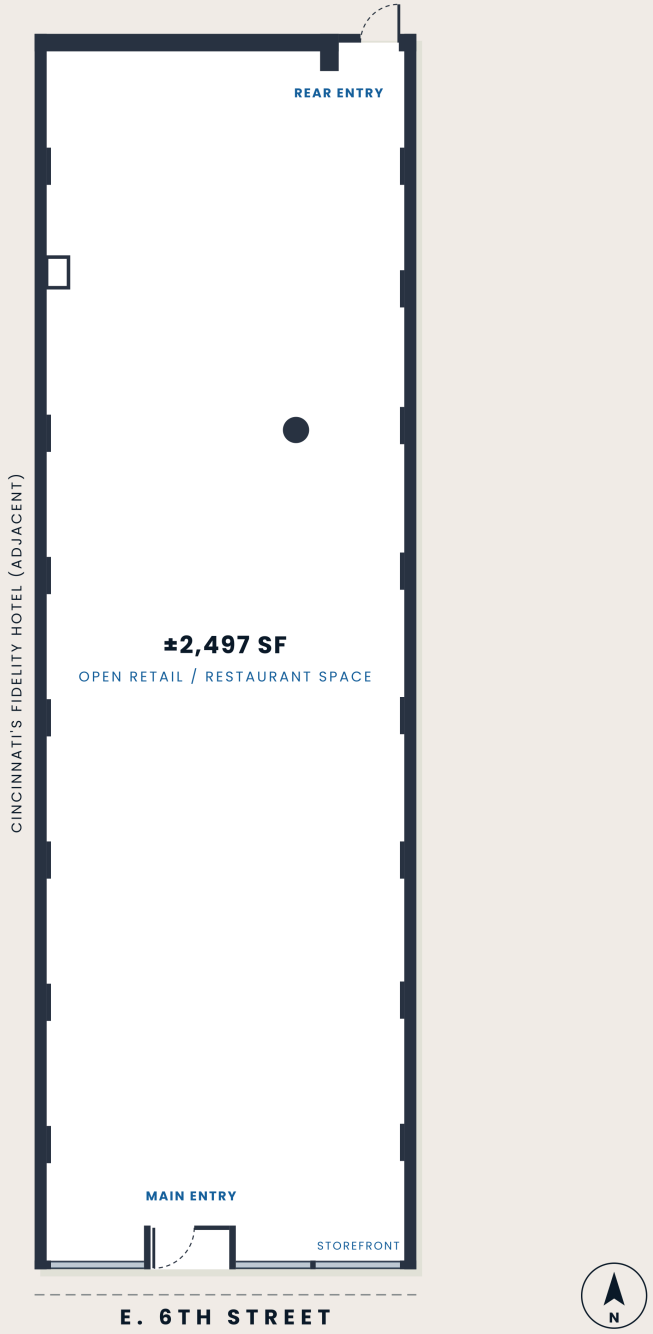
Source: 2026 demographic and traffic count report for 216 E. 6th Street. Traffic shown as average daily vehicles. Figures are estimates and are not guaranteed.




04 — AERIAL OVERVIEW

# At the center of downtown's dining, arts & business core

Fountain Square, the Aronoff Center, the streetcar and P&G headquarters are all a short walk away.




Plan is for marketing purposes only. Not to scale; verify dimensions on site.

05 — FLOOR PLAN

# An open floor plate, ready to shape

A long, column-light ±2,497 SF space with street presence on E. 6th and a rear entry, suited to retail, dining or a service concept.















The information in this memorandum was obtained from sources believed to be reliable, but Baron Group Commercial and Keller Williams Advisors Realty make no guarantee, warranty or representation as to its accuracy. All square footages and measurements are approximate. Prospective tenants should independently verify all information.



— LEASING CONTACT




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