

Opening a Business in Over-the-Rhine FAQs (updated Jan 2015)

1. How many new businesses have opened in Over-the-Rhine in recent years?

More than 120 businesses have opened since 2006, which have created more than 500 jobs; nearly 50% of these are women or minority owned businesses. Over-the-Rhine is uniquely positioned to attract small businesses.

2. What are average rents in the neighborhood?

Rents in OTR vary by location, use of space, and landlord. Some landlords are willing to negotiate. Many leases are triple net. Average rents (not including utilities) are as follows:

- Retailers on Main Street -\$8.00-\$12.00/sf
- Retailers on Vine Street -\$15.00/sf
- Office Users on Vine- \$16.00/sf
- Office Users on Race, Walnut, or Elm - \$15.00/sf
- Findlay Market -\$22.99/sf in combined rent and CAM.
- Restaurant and bars- Greater of the annual base rent or 6% of gross sales. Most restaurants end up paying percentage rent, which calculates to about \$55.00/sf

3. How much are average utilities?

For budgeting purposes, businesses should expect utilities to come in around \$1.50/sf.

4. Where can employees and customers park?

On street parking is available throughout OTR for customers with vehicles. Many employees and customers also walk, ride bikes, and take public transit. Bike racks are located throughout OTR.

Surface parking lots include:

- Sycamore Street- serving Main Street (\$1.00/hour)
- Findlay Market- north and south lots (Parking is \$0.50/hour Monday through Friday with the first hour free, and \$1.00/hour on the weekends with a two dollar minimum. Monthly permits, which are not valid in the north and west lot between 9:00 am and 3:00 pm Saturdays and Sundays, are \$45.00).

Parking Garages are also available:

- Hamilton County garage (located at Sycamore and Reading)
- Washington Park garage (located at 13th and Race)
- Kroger Garage (located at Vine and 12th)
- Mercer Garage (located in the 1300 block of Vine)

5. What is a good location for my business in the neighborhood?

The general tenanting strategy for OTR is to locate the most vibrant uses on corners- such as bars, restaurants with outdoor seating to draw attention and pedestrian traffic to that area. Commercial activity is primarily located in the three Neighborhood Business Districts (Main Street, Vine Street and Findlay Market), but it is important for businesses to start filling in storefronts on connector streets also (12th, 13th, 14th). Storefront office should have a lively, well lit, interesting window display to help keep the streetscape exciting and draw people down the street. Generally speaking, storefront office should be located mid-block, along connector streets.

6. Who do I contact at the City to get information about permits?

Business Development and Permit Center (513-352-4306)

<http://www.cincinnati-oh.gov/planning/>

Historic Conservation Office (513-352-4848)

OTR Historic Guidelines: <http://www.cincinnati-oh.gov/planning/historic-conservation/>

Health Department, Opening a Restaurant (513-564-1751)

Food Safety: <http://www.cincinnati-oh.gov/health/food-safety-program/>