Former Auto Store

Cincinnati, OH

Property Highlights

- 8,448 SF Building
  - 5,913 SF Auto Service Center
  - 2,534 SF Office
- Out-Parcel to High-Performing Kroger Marketplace
  - Zoned PD-B
- Major retailers in the immediate area include Kroger Marketplace, Meijer, Walmart, Lowe's, JCPenney, Hobby Lobby, Dick's Sporting Goods, Marshall's, DSW, Michael's, Ulta and many others
- Less than .5 miles from I-275 and 2 Miles from Cross-County Highway
- Great Visibility and access from Colerain Ave & Springdale Rd
- Large Pylon Sign on Colerain Ave
- Perfect for Auto Sales/Service, Car Wash, QSR, or Retail
- Current lease expires 7/31/2025, tenant has two five-year options to renew
- Traffic Counts:
  - Colerain Ave : 35,246 ADT
  - Springdale Rd : 8,376 ADT
  - I-275 : 83,486 ADT

Contact Us

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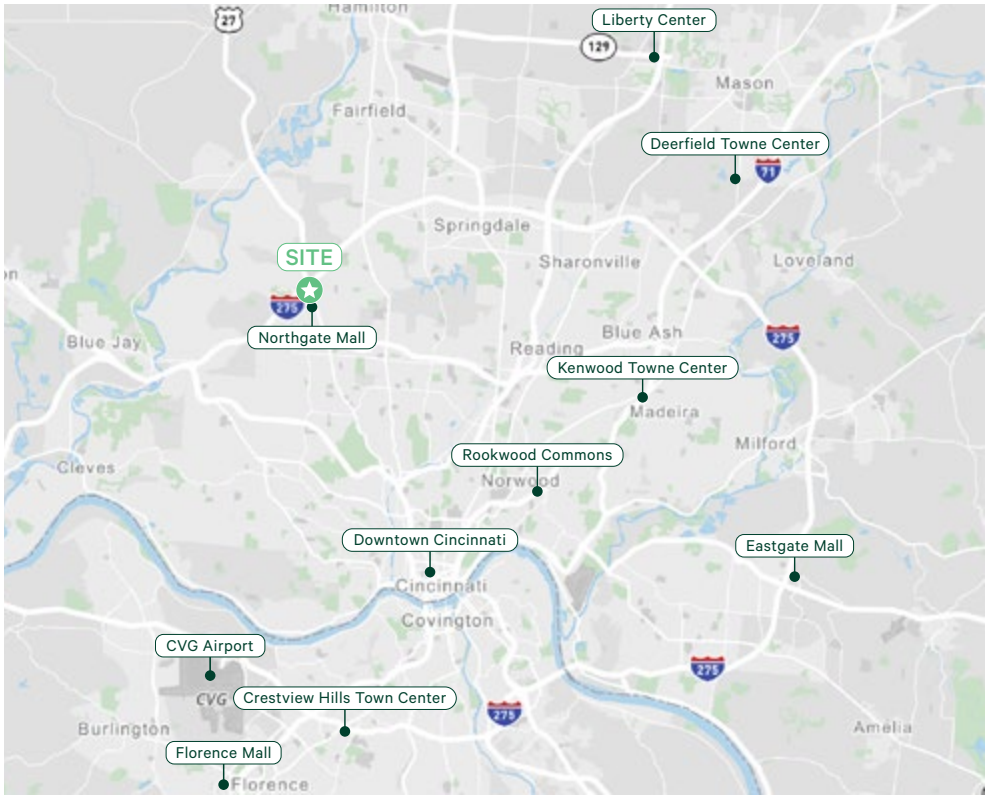
9797 Colerain Ave
Cincinnati, OH 45251



Site Overview

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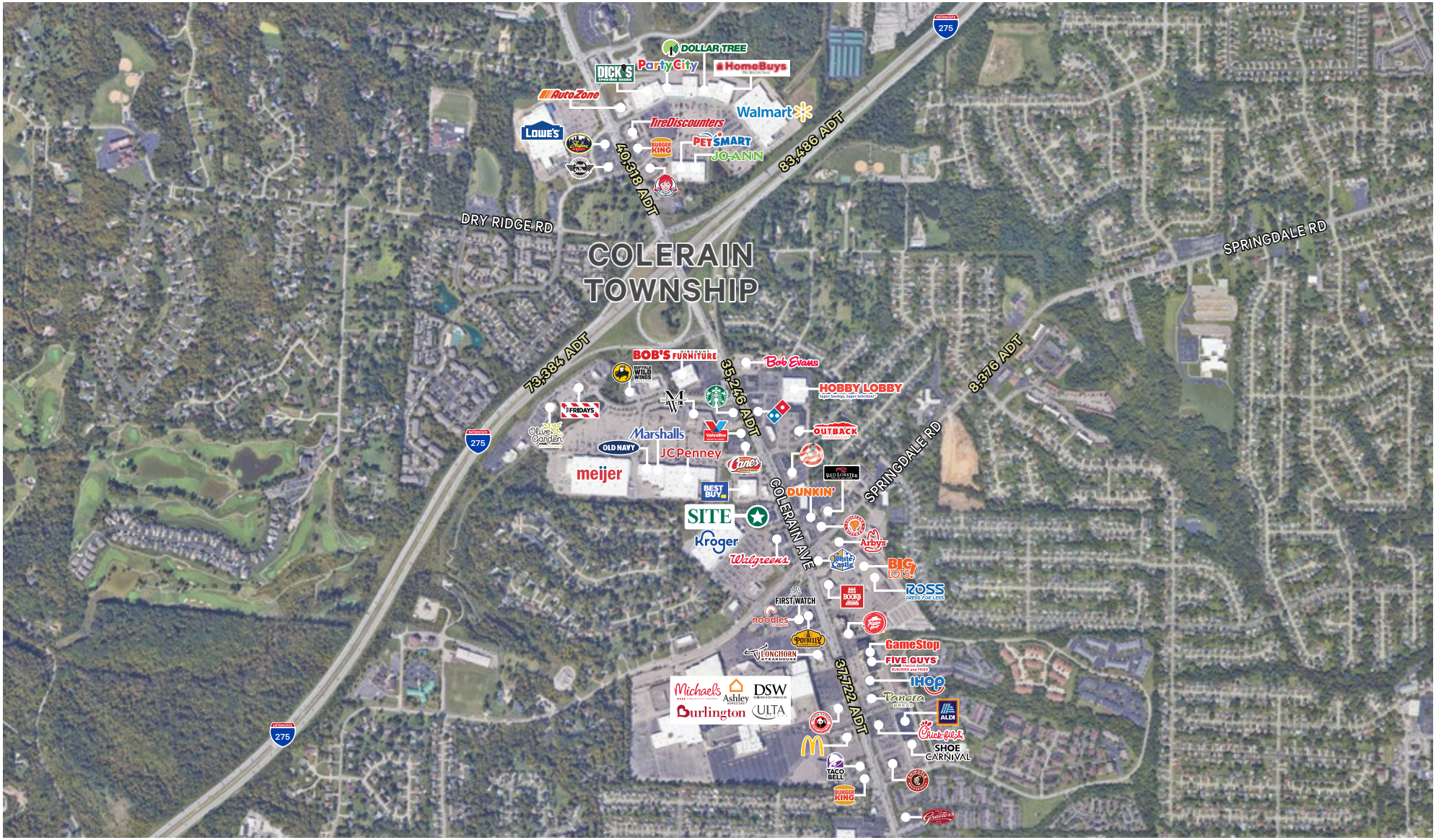
Market Overview



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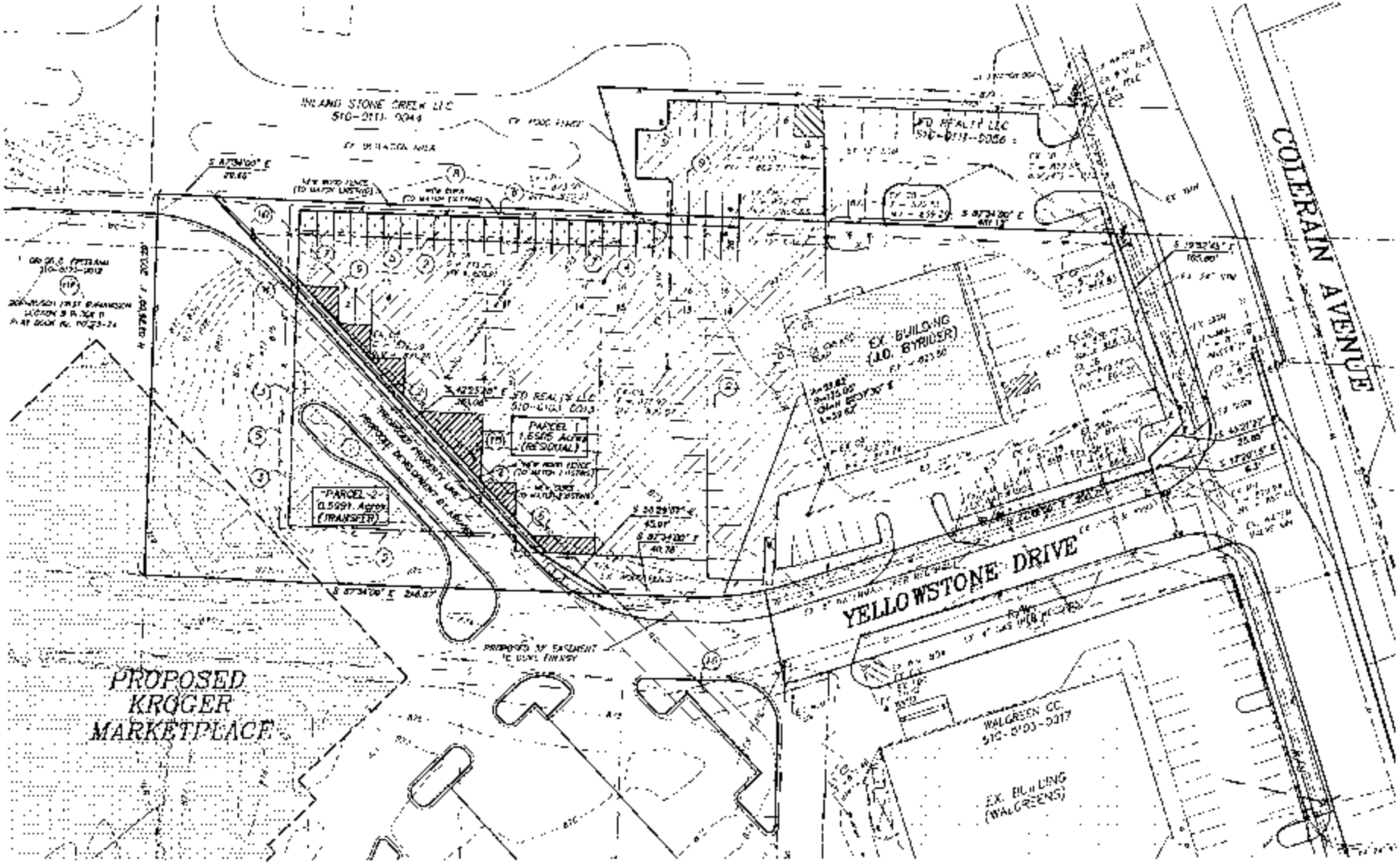
Site Plan



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Market Insights

2023 Demographics	1 Miles	3 Miles	5 Miles
Population	10,692	57,982	155,794
Daytime Population	10,917	46,224	122,240
Median Age	40.7	40.3	40.5
Households	4,318	23,031	63,118
Average Household Income	$80,729	$85,729	$88,362

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