

For Lease

# Springdale Town Center

- 2 former restaurant spaces available -

11530-11596 Springfield Pike,  
Cincinnati Ohio 45246

Colliers

Accelerating success.



Springfield Pike (Route 4)

**WAFFLE  
HOUSE**

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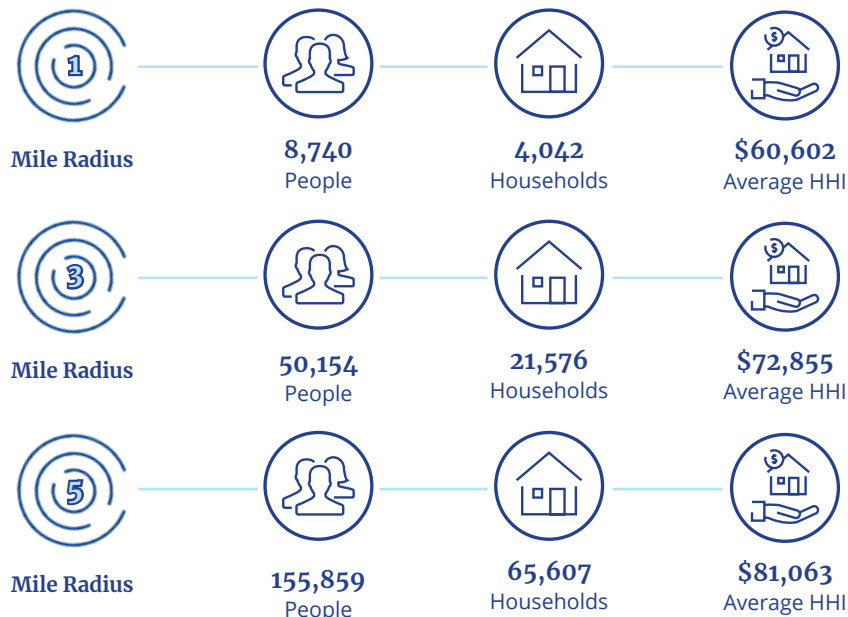


# Retail | For Lease

## Property Highlights

- Just a ½ mile south of I-275 and a mile west of the Tri-County market
- Inline spaces available
- Easy access with 3 points of ingress/egress along with 2 traffic lights
- Great frontage along Springfield Pike (Rt 4)
- Strong traffic counts: 19,293 ADT along Springfield Pike (14,479 ADT – W Kemper Rd)
- Over 50,000 people within a 3-mile radius
- Quality mix of tenant including: medical, food, service providers and more

## Demographics



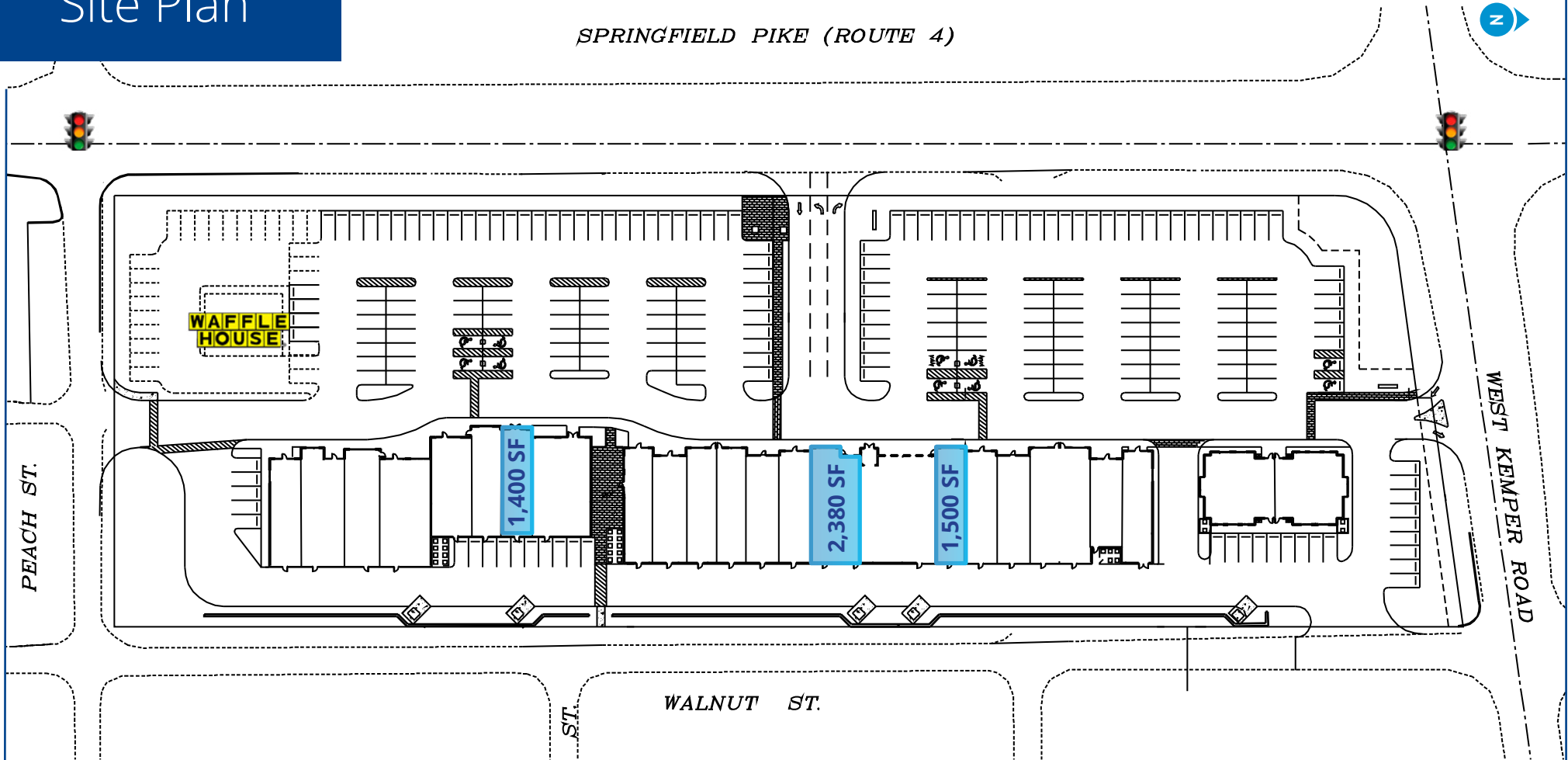
Spaces range from

**1,400 – 2,380** SF



# Site Plan

SPRINGFIELD PIKE (ROUTE 4)



Tenant	Suite #	SF	Available*	Suite #	SF	Tenant	Suite #	SF
Gala Pet Grooming	11530	1,400	<b>Available*</b>	<b>11546</b>	<b>1,400</b>	Precision Clinical	11564	1,460
Nina's Florist	11532	2,003	Springdale Coin Laundry	11548	2,470	<b>Available*</b>	<b>11566</b>	<b>2,380</b>
The Kable Group	11534	1,848	Miracle Ear	11554	1,500	OurHealth	11568	3,395
Republic Fiance	11536	2,224	Kumon Learning	11556	1,400	<b>Available</b>	<b>11576</b>	<b>1,500</b>
Tortillería Mexicana	11542	1,625	Center for Foot & Ankle Care	11560	3,000	African Family Market	11578	1,460
Luxurious Stylez	11544	1,440	Purity Nails & Spa	11562	1,400	Subway	11580	1,400
						Rosita's Ice Cream	11582-11584	3,000
						Springdale Jewelry & Coin	11586	780
						AltSmoke	11588	1,890
						ProScan Women's Imaging	11594	2,048
						ProScan Imaging	11596	2,048

\*restaurant build outs





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