

For Lease

Colerain Hills Shopping Center

8401-8457 Colerain Ave., Cincinnati, Ohio 45246

Justin Rex

Vice President

+1 513 262 2218

justin.rex@colliers.com

Dustin Marks

Vice President

+1 513 562 2242

dustin.marks@colliers.com

Colliers

CITYTRENDS

NO
PARKING
FIRE
LANE



Retail | For Lease

Property Highlights

- 1 remaining space
 - 5,895 SF (former restaurant space)
- Walmart & Staples anchored shopping center in regional trade area
- Access to Ronald Reagan Cross County Hwy
- Highly visibly signage along Colerain Ave. available
- 2 points of access off Colerain Avenue
- 1 point of access with traffic light
- Traffic Counts:
 - 39,997 VPD along Colerain Ave.
 - 39,866 CPD along Ronald Reagan Hwy.
- Outstanding population density – over 90,000 people within 3 miles

Demographics



Mile Radius



11,367
People



4,836
Households



\$74,288
Average HHI



Mile Radius



91,639
People



38,821
Households



\$73,364
Average HHI



Mile Radius



182,019
People



78,005
Households



\$75,754
Average HHI



5,895 SF

Site Plan

CROSS COUNTY HIGHWAY
(RIGHT-OF-WAY VARIES)

GRLS



29 SPACES

21 SPACES

Staples

479 SPACES

197 SPACES

URGENT CARE
Tobacco
Define

COLERAIN AVENUE (U.S. 27)
(RIGHT-OF-WAY VARIES)

55 SPACES
American Bank
BANK OF AMERICA

18 SPACES

295 SPACES

79 SPACES

231 SPACES

5,895 SF

158 SPACES

GARDEN CENTER

38 SPACES

WaveMAX
CITY TRENDS
Looks Indian Clothing
Quality Discount FURNITURE
total
SALLY BEAUTY
FAMILY DOLLAR
Himalayan Grocery
CosmoProf
empire beauty schools
snipes

LANDLORD ROOM
86 S.F. 8'-9" X 14'-1"

43 SPACES #8423

ADJACENT CENTER
(NOT OWNED)

MCDONALDS
(NOT OWNED)



0 50' 100'
SCALE IN FEET



Colliers Cincinnati

425 Walnut Street
Suite 1200
Cincinnati, Ohio 45209
Main: +1 513 721 4200
colliers.com/cincinnati

Contact Us:

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Vice President
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Dustin Marks
Vice President
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