

AVAILABLE FOR LEASE

PROPERTY HIGHLIGHTS

- Flexible retail opportunities ranging from 1,600–25,000 SF available for lease
- Strategically positioned at the I-275 & Colerain Avenue interchange, and located directly across from Lowe's
- Strong national anchors including Walmart Supercenter, Dick's Sporting Goods, PetSmart, and HomeBuys
- Prime location in the highly populated Colerain trade area
- Convenient signalized access with ample on-site parking
- High visibility with traffic counts exceeding 30,000 vehicles per day on Colerain Ave

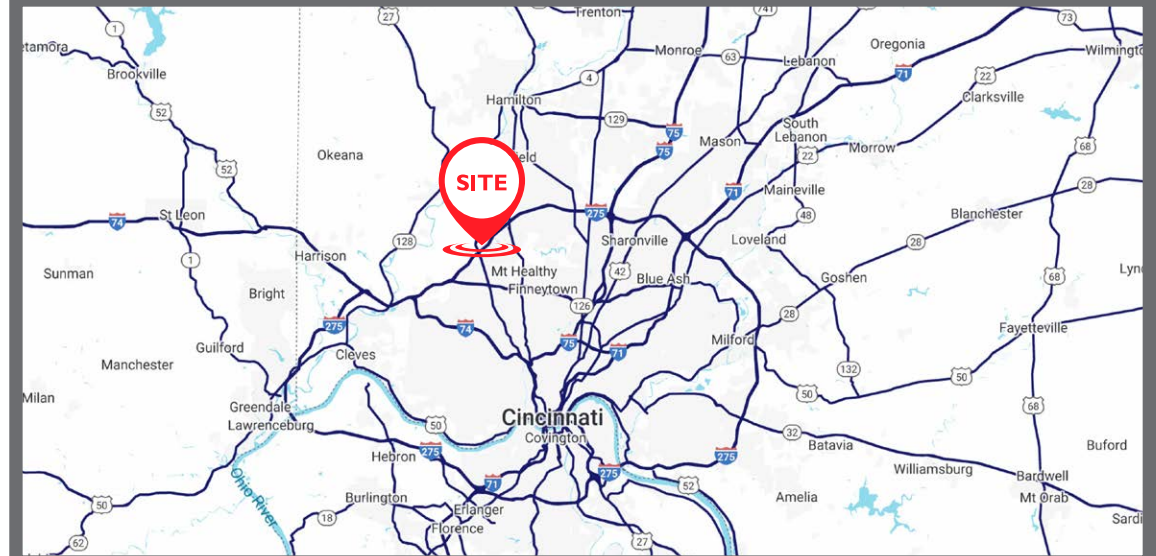


TRAFFIC COUNTS

- 30,526 (24) VPD: Colerain Ave
- 91,819 (25) VPD: I-275

2025 EST. DEMOGRAPHICS

| | 1 MILE | 3 MILES | 5 MILES |
|----------------------|----------|----------|----------|
| POPULATION | 6,435 | 48,886 | 146,851 |
| HOUSEHOLDS | 2,490 | 18,961 | 58,619 |
| AVG HH INCOME | \$96,568 | \$94,783 | \$95,743 |
| EMPLOYEES | 3,259 | 14,002 | 34,996 |



CONTACT

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Colerain Towne Center

10160-10240 COLERAIN AVE | CINCINNATI, OH 45251

Anchor
ASSOCIATES



4901 Hunt Road, Suite 102 | Blue Ash, OH 45242
513-784-1106 | www.anchor-associates.com

A MEMBER OF
CHAINLINKS
RETAIL ADVISORS

Colerain Towne Center

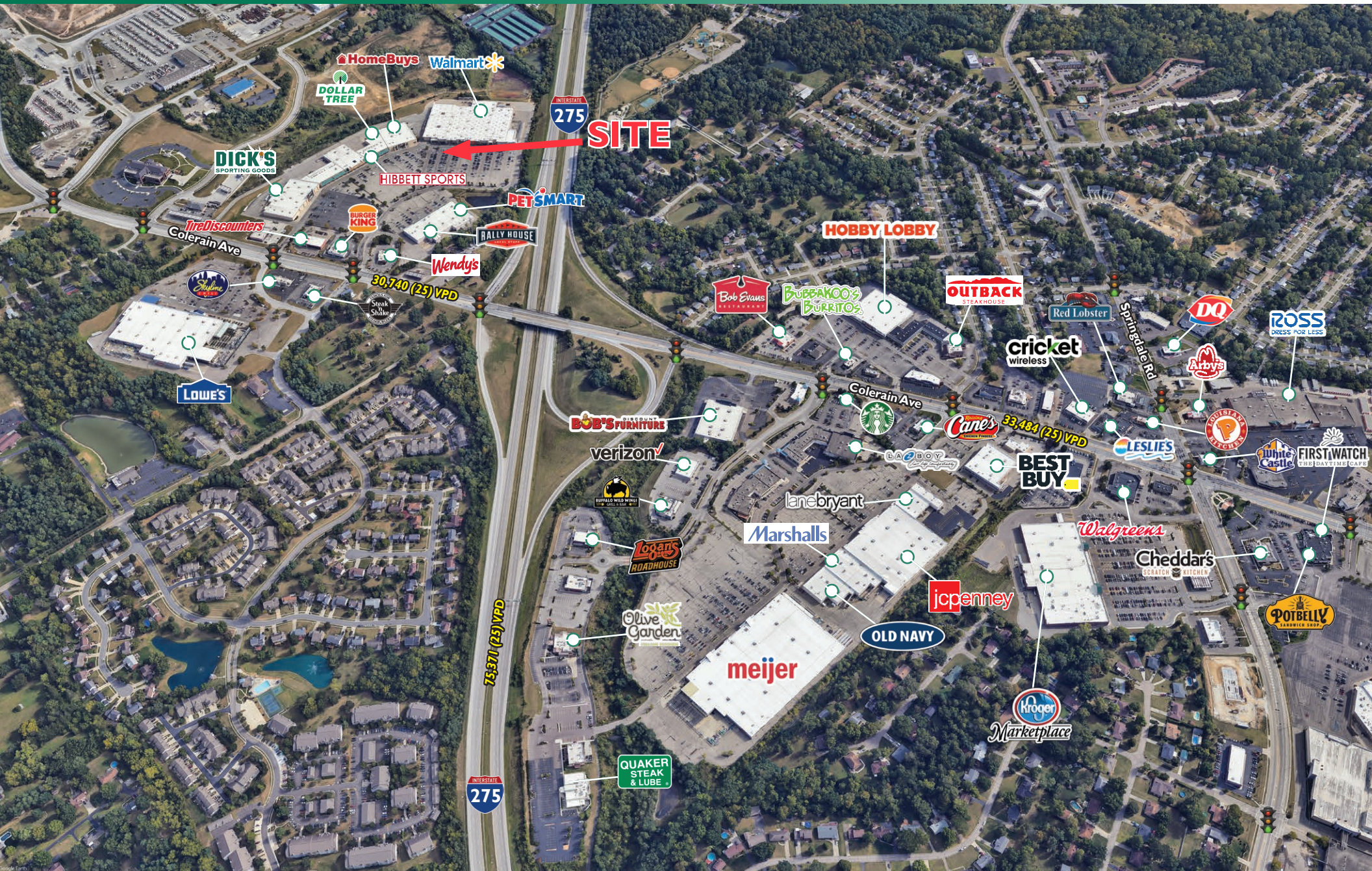
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SITE PLAN

| SUITE | TENANT | SQ. FT. |
|-------|-----------------------|---------------|
| 1 | Boot Barn | 13,226 |
| 2 | Dick's Sporting Goods | 43,907 |
| 3 | AVAILABLE | 15,328 |
| 4 | AVAILABLE | 7,200 |
| 5 | AVAILABLE | 25,000 |
| 6 | Miracle Ear | 1,253 |
| 7 | Tiffany Nails | 1,202 |
| 8 | PayMore | 1,495 |
| 9 | AVAILABLE | 1,600 |
| 10 | Watson's | 2,500 |
| 11 | Hibbett Sports | 4,400 |
| 12 | Dollar Tree | 13,516 |
| 13 | HomeBuys | 33,160 |
| 14 | Three Star Eyebrows | 1,360 |
| 15 | Walmart Supercenter | 180,879 |
| 16 | AVAILABLE | 23,500 |
| 17 | PetSmart | 25,416 |
| 18 | Rally House | 7,080 |
| 19 | Wendy's | 2,834 |
| 20 | Burger King | 3,402 |



| | |
|--|-------------------|
| | Available |
| | Leased |
| | Not A Part |