

RETAIL SPACE FOR LEASE

COLERAIN TOWNE CENTER

10160-10240 Colerain Avenue, Cincinnati, OH 45251

COMING SOON

 **Miracle-Ear®**

HIBBETT SPORTS



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 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

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FOR LEASE: 12,800 SF

PRICING: \$14 PSF + \$3.87 NNN

- Anchored by Walmart Supercenter, Dick's Sporting Goods, PetSmart, Party City, Jo-Ann Fabrics, Dollar Tree, and a new HomeBuys!
- Heavily populated Northgate market
- Traffic light access and plenty of parking
- Highway visibility
- Join the new Rally House, Rainbow Fashions, Miracle-Ear and PayMore!

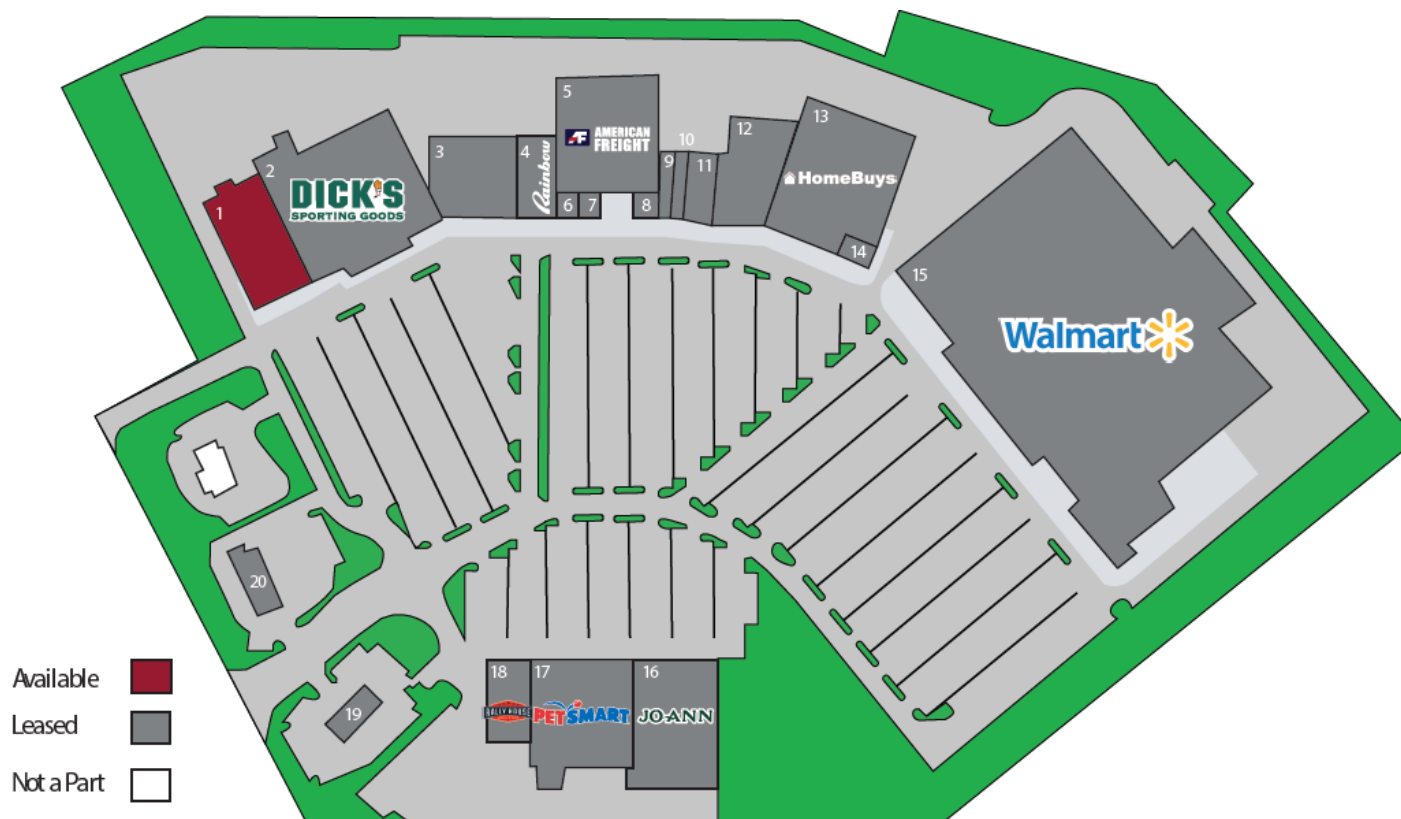
TRAFFIC COUNTS:

- Colerain Avenue – 34,060 VPD
- I-275 – 84,975 VPD



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SITE SUMMARY			
409,960 SF			
1 Available	12,800 SF	11 Hibbett	4,400 SF
2 Dick's Sporting Goods	43,907 SF	12 Dollar Tree	13,516 SF
3 Party City	15,328 SF	13 HomeBuys	33,160 SF
4 Rainbow Fashion	7,200 SF	14 5 Star Eyebrow	1,360 SF
5 American Freight Furniture	25,000 SF	15 Walmart Supercenter	180,879 SF
6 Miracle Ear	1,253 SF	16 Jo-Ann Fabrics	23,500 SF
7 Tiffany Nails	1,202 SF	17 Petsmart	25,416 SF
8 PayMore	1,495 SF	18 Rally House	7,080 SF
9 Game Stop	1,600 SF	19 Wendy's	2,834 SF
10 Watson's	2,500 SF	20 Burger King	3,402 SF

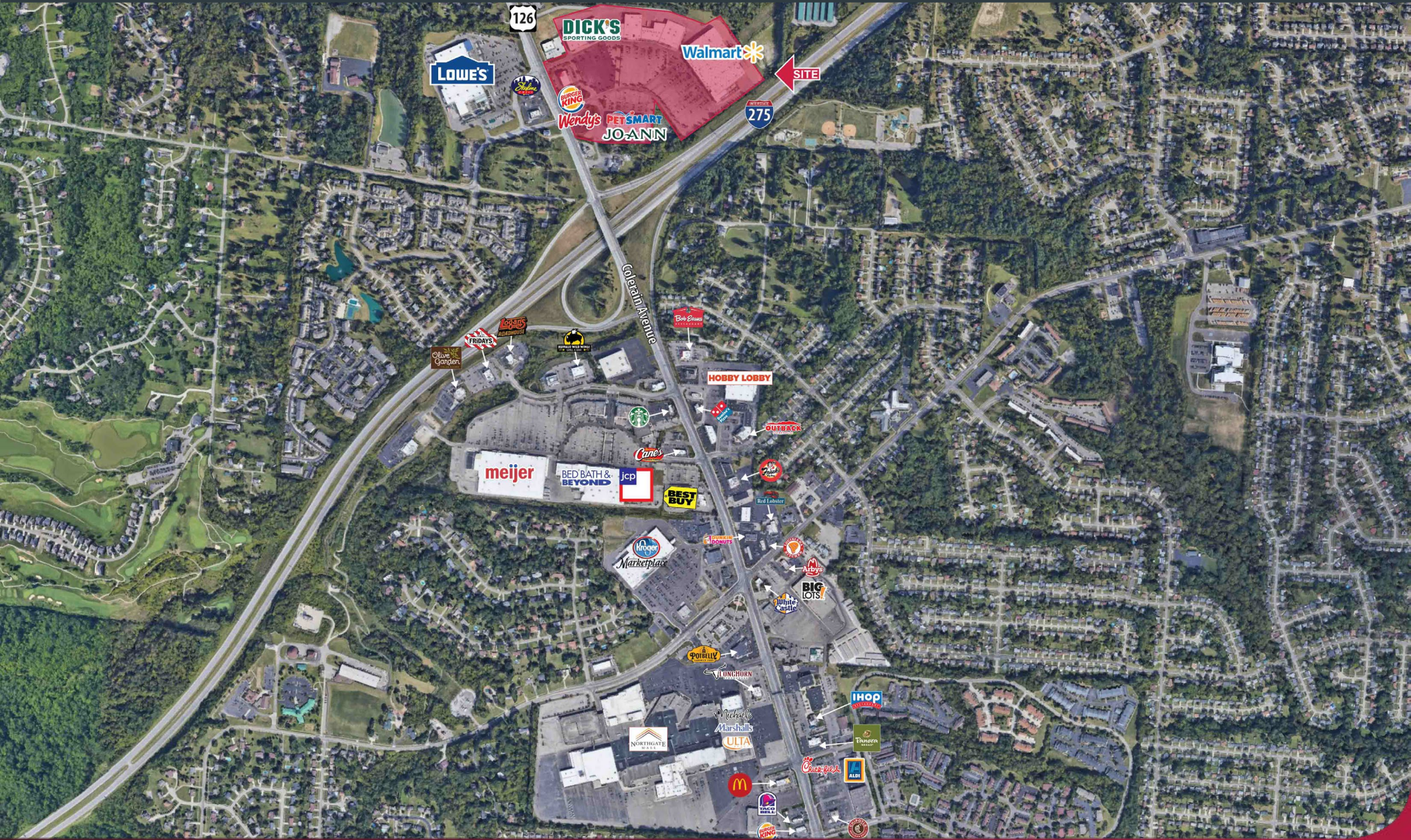
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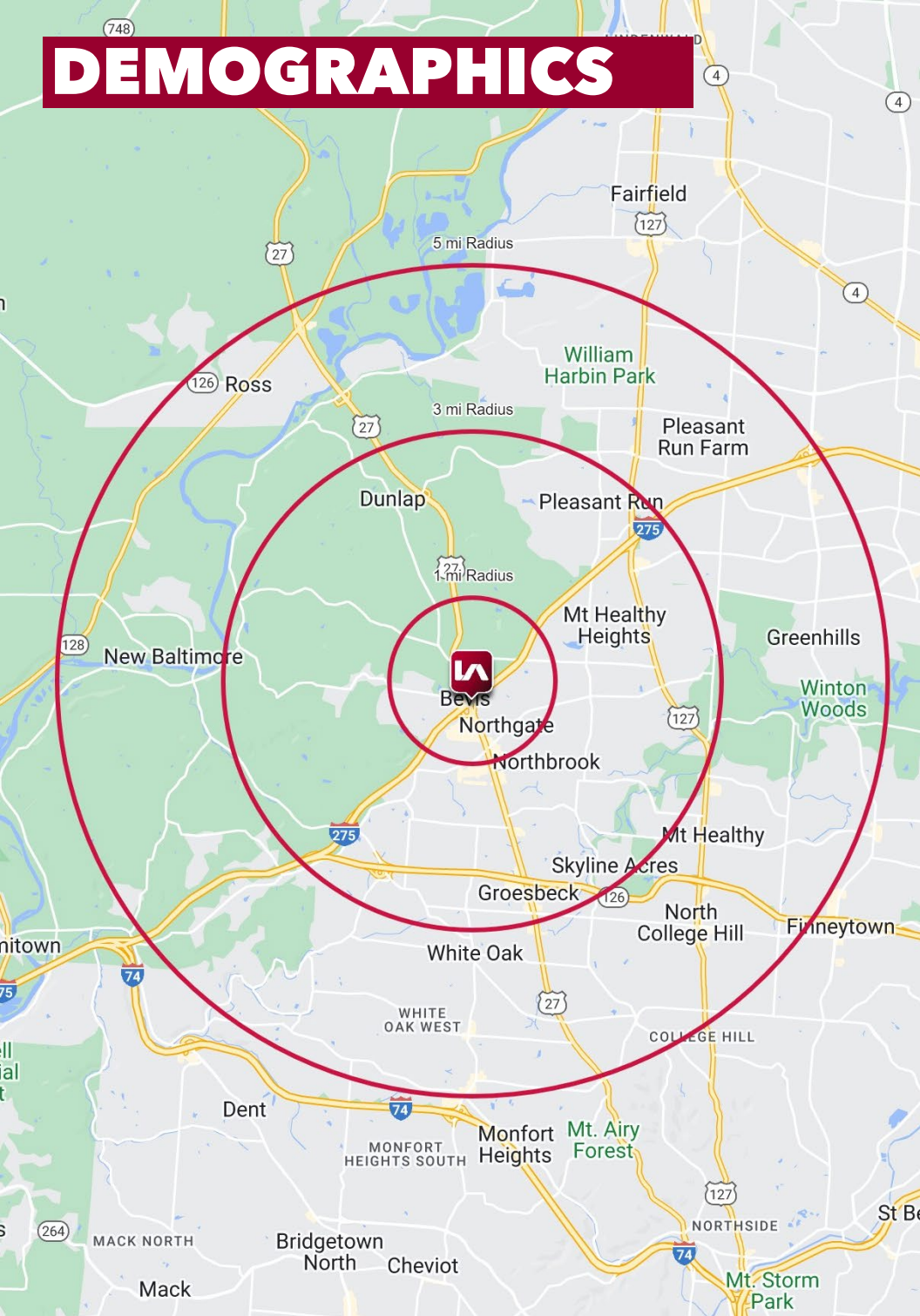


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DEMOGRAPHICS



	1 MI RADIUS	3 MI RADIUS	5 MI RADIUS
POPULATION			
2023 Estimated Population	5,264	47,771	145,817
2028 Projected Population	5,279	47,099	144,388
2020 Census Population	5,335	48,275	148,448
2010 Census Population	5,487	48,164	143,675
Projected Annual Growth 2023 to 2028	-	-0.3%	-0.2%
Historical Annual Growth 2010 to 2023	-0.3%	-	0.1%
HOUSEHOLDS			
2023 Estimated Households	2,035	18,444	58,265
2028 Projected Households	2,003	17,861	56,745
2020 Census Households	2,060	18,659	58,917
2010 Census Households	2,054	18,376	56,643
Projected Annual Growth 2023 to 2028	-0.3%	-0.6%	-0.5%
Historical Annual Growth 2010 to 2023	-	-	0.2%
AGE			
2023 Est. Population Under 10 Years	10.7%	12.2%	12.1%
2023 Est. Population 10 to 19 Years	12.7%	13.3%	13.1%
2023 Est. Population 20 to 29 Years	11.6%	11.8%	11.8%
2023 Est. Population 30 to 44 Years	21.0%	20.8%	20.5%
2023 Est. Population 45 to 59 Years	17.7%	17.3%	17.9%
2023 Est. Population 60 to 74 Years	19.8%	17.9%	17.9%
2023 Est. Population 75 Years or Over	6.4%	6.6%	6.6%
2023 Est. Median Age	39.8	38.2	38.6
MARITAL STATUS & GENDER			
2023 Est. Male Population	48.2%	48.1%	48.0%
2023 Est. Female Population	51.8%	51.9%	52.0%
2023 Est. Never Married	32.4%	33.9%	35.3%
2023 Est. Now Married	48.9%	45.5%	43.5%
2023 Est. Separated or Divorced	11.3%	14.2%	14.8%
2023 Est. Widowed	7.4%	6.4%	6.4%
INCOME			
2023 Est. HH Income \$200,000 or More	6.1%	6.7%	7.3%
2023 Est. HH Income \$150,000 to \$199,999	5.1%	7.5%	8.3%
2023 Est. HH Income \$100,000 to \$149,999	21.8%	17.5%	17.3%
2023 Est. HH Income \$75,000 to \$99,999	15.5%	13.2%	14.2%
2023 Est. HH Income \$50,000 to \$74,999	17.2%	17.8%	16.8%
2023 Est. HH Income \$35,000 to \$49,999	12.0%	14.2%	11.7%
2023 Est. HH Income \$25,000 to \$34,999	8.7%	7.0%	8.2%
2023 Est. HH Income \$15,000 to \$24,999	5.9%	7.4%	6.8%
2023 Est. HH Income Under \$15,000	7.7%	8.7%	9.4%
2023 Est. Average Household Income	\$95,037	\$99,112	\$98,983
2023 Est. Median Household Income	\$72,401	\$72,435	\$74,020
2023 Est. Per Capita Income	\$36,842	\$38,344	\$39,629
2023 Est. Total Businesses	286	1,348	3,851
2023 Est. Total Employees	3,922	13,923	36,213