10160-10240 Colerain Avenue, Cincinnati, OH 45251

COMING SOON Miracle-Ear HIBBETT SPORTS



John Thompson johnt@lee-associates.com D 513.588.1842



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!

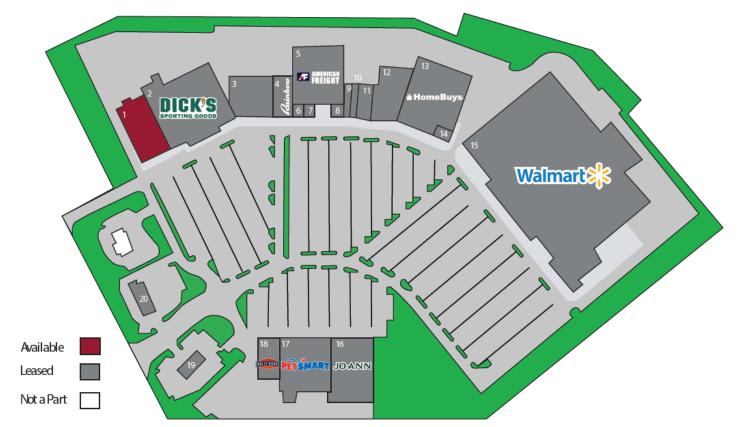
TRAFFIC COUNTS:

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









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				

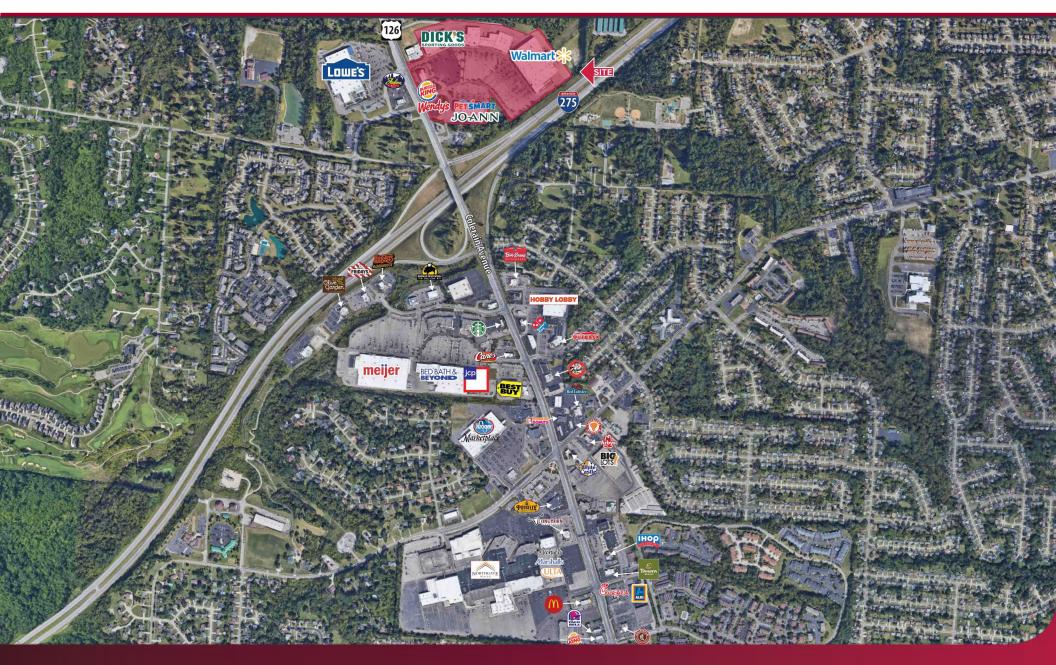
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264)	MACK NORTH	Bridgetown North Cheviot		NORTHSIDE		2023 Est. Per 2023 Est. To 2023 Est. To
	10260 Alliance Road.	Suite 200 Cincinnati OH	45242 513.272.6	5800 l lee-cincinna	ti.com	

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		1 MI RADIUS	3 MI RADIUS	5 MI RADIUS
DEMOGRAPHICS		Wethering	on and	
4	2023 Estimated Population	5,264	47,771	145,817son
	2028 Projected Population Tylersville	5,279	47,099	144,388
	2020 Census Population	5,335 💴	48,275	148,448
Fairfield	2010 Census Population ^{Reckett} Ridge	5,487	48,164	143,675
	Projected Annual Growth 2023 to 2028	-	-0.3%	-0.2%
(27) 5 mi Radius	Historical Annual Growth 2010 to 2023	-0.3%	-	0.1%
	HOUSEHOLDSnion	e west	1	
	2023 Estimated Households	2,035	18,444	58,265
	2028 Projected Households	2,003	17,861	56,745
William William	2020 Census Households	2,060 Pis	gah 18,659	58,917
126 Ross Harbin Park	2010 Census Households	2,054	18,376	56,643
3 mi Radius	Projected Annual Growth 2023 to 2028	-0.3% ⁴² The	-0.6%	-0.5%
27 Pleasant Run Farm	Historical Annual Growth 2010 to 2023	-//	-	0.2%
	AGE		-	• // .
Dunlap Pleasant Run	2023 Est. Population Under 10 Years	1 <mark>0</mark> .7%	12.2%	12.1%
	2023 Est. Population 10 to 19 Years	12.7%	-13.3%	13.1% 22)
	2023 Est. Population 20 to 29 Years	11.6%	11.8%	11.8% COMMER
1.Mi/Radius	2023 Est. Population 30 to 44 Years	21.0%	20.8%	20.5%
	2023 Est. Population 45 to 59 Years	17.7%	17.3%	Sixtee17.9%
Mt Healthy Heights Greenhills	2023 Est. Population 60 to 74 Years	19.8%	17.9% V	119/St 17.9%
Now Baltimoro	2023 Est. Population 75 Years or Over	6.4%	6.6%	6.6%
Winton	2023 Est. Median Age	39.8	38.2	38.6
Devis	MARITAL STATUS & GENDER Evendal			
Northgate (127)	2023 Est. Male Population	St48.2% Park	48.1%	48.0%
worthbrook	2023 Est. Female Population	51.8%	51.9% <mark></mark>	52.0%
	2023 Est. Never Married	32.4%	33.9%	35.3%
	2023 Est. Now Married	48.9%	45.5%	43.5%
275 Vit Healthy	2023 Est. Separated or Divorced	11.3%ue Ash	14.2%	14.8%
Skyline Acres	2023 Est. Widowed	7.4%	Mont 6.4% ery	Remi6.4%
Groesbeck 126 North	INCOME		126	The second second second
College Hill Fineytown	2023 Est. HH Income \$200,000 or More	6.1%	226.7%	7.3%
White Oak	2023 Est. HH Income \$150,000 to \$199,999	5.1%	7.5%	8.3%Viamivill
	2023 Est. HH Income \$100,000 to \$149,999	21.8%	/ 17.5%	17.3%
WHITE (27)	2023 Est. HH Income \$75,000 to \$99,999	15.5%	13.2%	14.2%
OAK WEST COLLEGE HILL	2023 Est. HH Income \$50,000 to \$74,999	17.2%	17.8%	16.8%
	2023 Est. HH Income \$35,000 to \$49,999	Silvert 12.0%	14.2%	11.7% De
	2023 Est. HH Income \$25,000 to \$34,999	8.7%	adeira 7.0%	8.2%
Dent Dent Mt Ainv	2023 Est. HH Income \$15,000 to \$24,999	5.9%	7.4%	6.8%
Monfort Mt. Airy HEIGHTS SOUTH Heights Forest	2023 Est. HH Income Under \$15,000	7.7%	8.7%	
	2023 Est. Average Household Income	\$95,037	\$99,112	\$98,983 Vil
	2023 Est Modian Household Income	\$72,401	\$72,435	\$74,020
264) MACK NORTH Bridgotown	2023 Est. Per Capita Income	\$36,842	\$38,344	\$39,629
Mack North Bridgetown	2023 Est. Total Businesses	MADISC286LLE	1,348	3,851 ace Park
Not the Cheviot	2023 Est. Total Employees	3,922	13,923	36,213
Mack	8 ²⁰ [23]	D, LL	10,720	00,210

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