

# RETAIL SPACE FOR LEASE

## COLERAIN TOWNE CENTER

10160-10240 Colerain Avenue, Cincinnati, OH 45251



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COMMERCIAL REAL ESTATE SERVICES

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### FOR LEASE:

1,600 SF	Ceiling Heights
15,328 SF	16' 10" – 20' 7"
23,500 SF	16' 9" – 18' 10"
25,000 SF	16' 2" – 19' 2"

### PRICING:

\$14.00 PSF + \$3.87 NNN

- Anchored by Walmart Supercenter, Dick's Sporting Goods, PetSmart, Dollar Tree, and a new HomeBuys!
- The center has 3.4 million annual visitors and is rank #10 out of the 311 Neighborhood centers in Ohio
- Heavily populated Northgate market
- Traffic light access and plenty of parking
- Highway visibility
- Join Rally House, Rainbow Fashions, Miracle-Ear, Hibbett Sports and PayMore!

### TRAFFIC COUNTS:

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



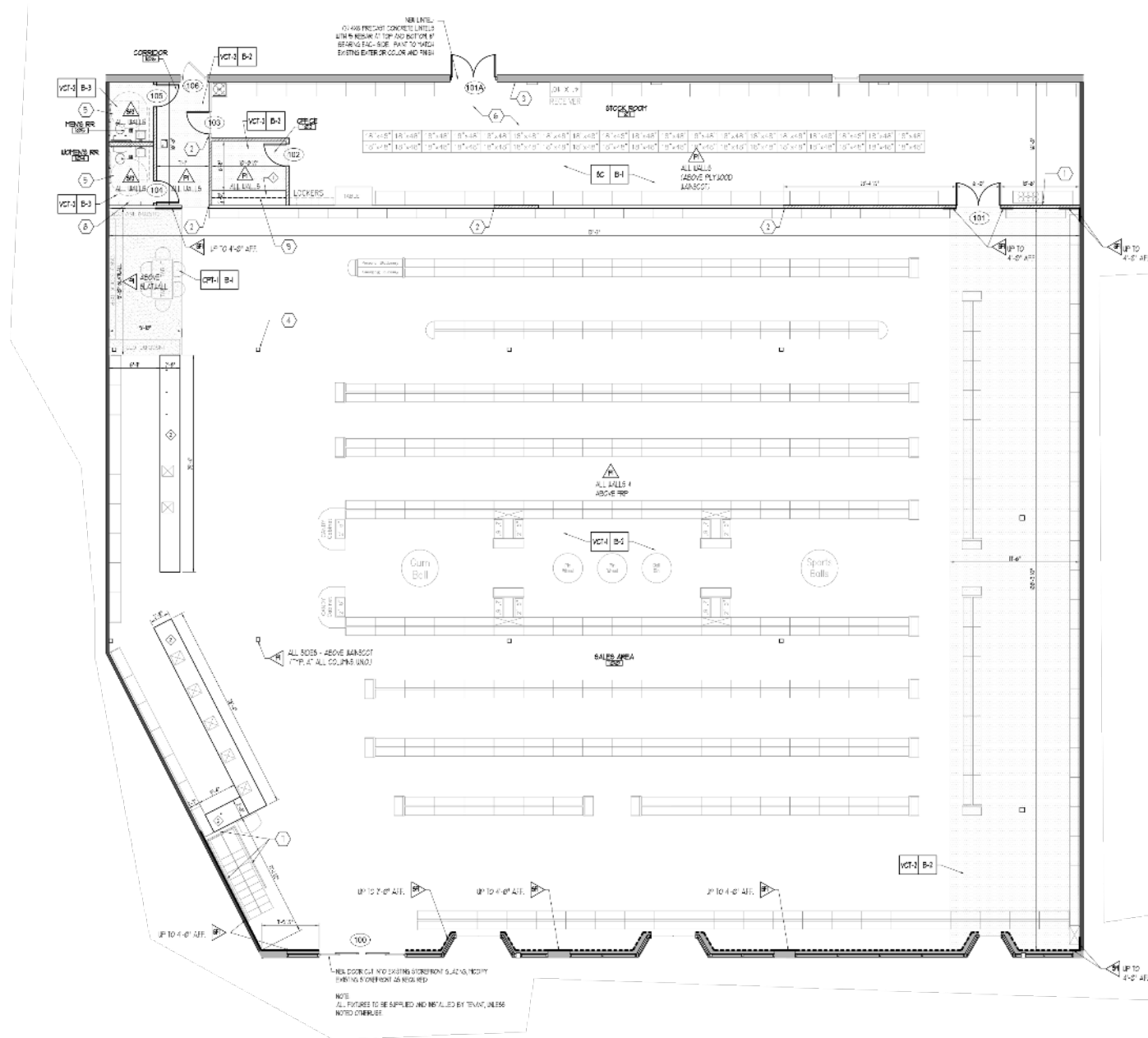
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SITE SUMMARY			
409,960 SF			
1 Boot Barn	12,800 SF	11 Hibbett	4,400 SF
2 Dick's Sporting Goods	43,907 SF	12 Dollar Tree	13,516 SF
<b>3 Available</b>	<b>15,328 SF</b>	13 HomeBuys	33,160 SF
4 Rainbow Fashion	7,200 SF	14 5 Star Eyebrow	1,360 SF
<b>5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

## SUITE 3 FLOOR PLAN - 15,328 SF





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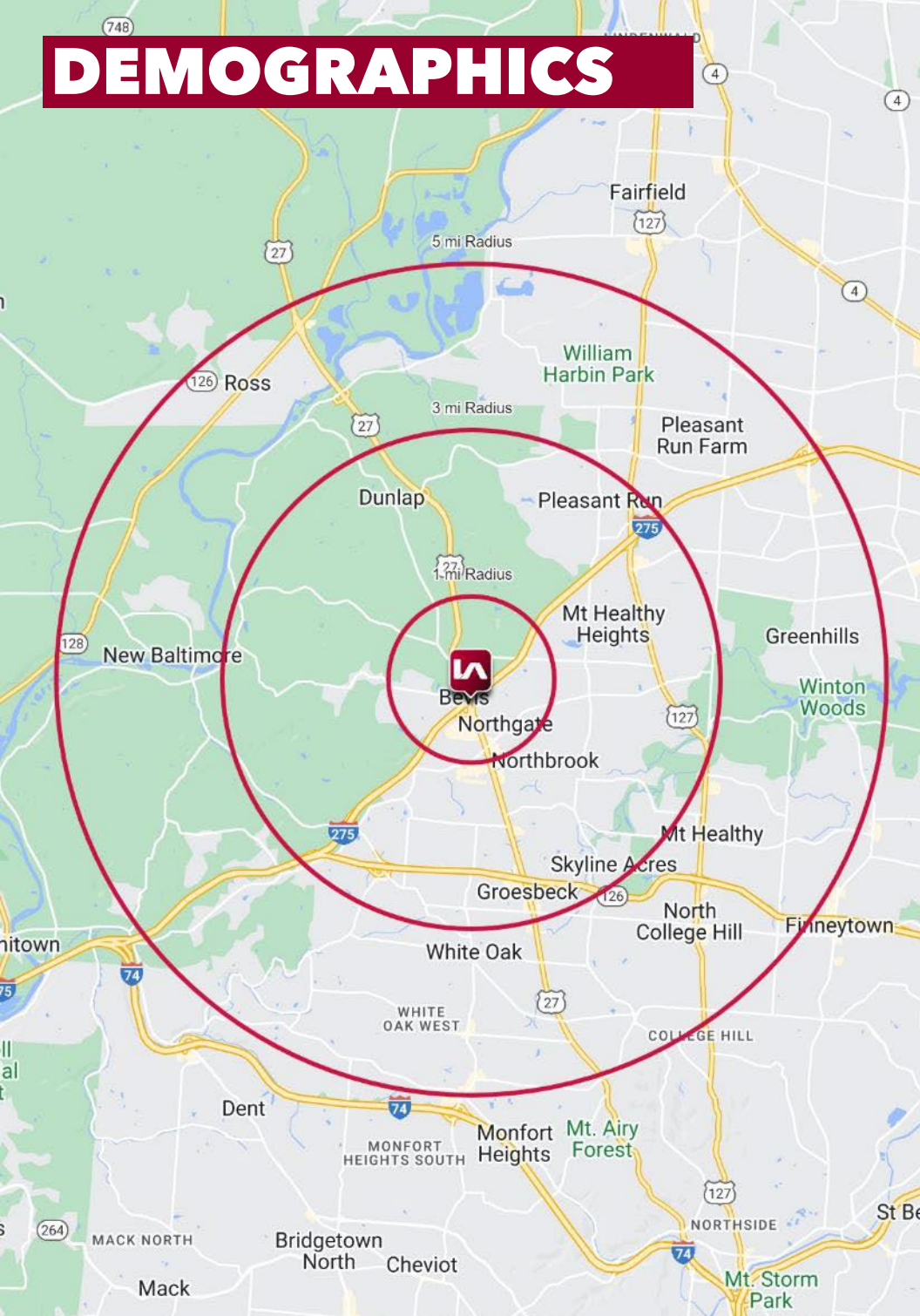








# DEMOGRAPHICS



	1 MI RADIUS	3 MI RADIUS	5 MI RADIUS
<b>POPULATION</b>			
2024 Estimated Population	5,336	47,206	145,420
2029 Projected Population	5,287	46,634	144,441
2020 Census Population	5,556	48,358	149,364
2010 Census Population	5,719	48,220	144,515
Projected Annual Growth 2024 to 2029	-0.2%	-0.2%	-0.1%
Historical Annual Growth 2010 to 2024	-0.5%	-0.2%	-
<b>HOUSEHOLDS</b>			
2024 Estimated Households	2,148	18,534	59,127
2029 Projected Households	2,114	18,183	58,430
2020 Census Households	2,185	18,691	59,439
2010 Census Households	2,175	18,399	57,117
Projected Annual Growth 2024 to 2029	-0.3%	-0.4%	-0.2%
Historical Annual Growth 2010 to 2024	-	-	0.3%
<b>AGE</b>			
2024 Est. Population Under 10 Years	10.8%	12.5%	12.3%
2024 Est. Population 10 to 19 Years	12.6%	13.8%	13.5%
2024 Est. Population 20 to 29 Years	9.8%	10.9%	10.8%
2024 Est. Population 30 to 44 Years	18.3%	19.3%	19.4%
2024 Est. Population 45 to 59 Years	17.5%	17.8%	18.2%
2024 Est. Population 60 to 74 Years	20.8%	17.9%	18.2%
2024 Est. Population 75 Years or Over	10.2%	7.9%	7.5%
2024 Est. Median Age	43.8	39.5	39.8
<b>MARITAL STATUS &amp; GENDER</b>			
2024 Est. Male Population	48.4%	48.4%	48.1%
2024 Est. Female Population	51.6%	51.6%	51.9%
2024 Est. Never Married	32.1%	34.2%	35.3%
2024 Est. Now Married	48.6%	45.3%	43.2%
2024 Est. Separated or Divorced	11.4%	14.2%	14.9%
2024 Est. Widowed	7.9%	6.3%	6.5%
<b>INCOME</b>			
2024 Est. HH Income \$200,000 or More	5.7%	4.6%	5.0%
2024 Est. HH Income \$150,000 to \$199,999	9.2%	6.7%	7.6%
2024 Est. HH Income \$100,000 to \$149,999	22.6%	17.0%	17.3%
2024 Est. HH Income \$75,000 to \$99,999	13.3%	14.1%	15.3%
2024 Est. HH Income \$50,000 to \$74,999	20.8%	20.9%	17.7%
2024 Est. HH Income \$35,000 to \$49,999	10.2%	14.3%	11.9%
2024 Est. HH Income \$25,000 to \$34,999	10.1%	9.0%	9.9%
2024 Est. HH Income \$15,000 to \$24,999	3.8%	6.4%	6.9%
2024 Est. HH Income Under \$15,000	4.3%	7.0%	8.4%
2024 Est. Average Household Income	\$96,092	\$86,624	\$88,812
2024 Est. Median Household Income	\$84,574	\$69,084	\$70,024
2024 Est. Per Capita Income	\$38,808	\$34,108	\$36,211
2024 Est. Total Businesses	295	1,357	3,921
2024 Est. Total Employees	4,113	13,942	36,889