

# FOR LEASE

RETAIL/OFFICE SPACE AVAILABLE | 1,754 SqFt

9709 COLERAIN AVENUE, COLERAIN TOWNSHIP, OH 45251



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## ➤ THE OFFERING

3CRE is pleased to present a prime retail/office space available for lease at 9709 Colerain Avenue in Cincinnati, Ohio. This versatile suite offers approximately 1,754 square feet of functional space, ideal for a variety of business types including retail, professional services, or medical office use. The layout provides flexibility for customization, featuring a prominent storefront, ample natural light, and dedicated entryway to accommodate client-facing operations or collaborative work environments.

Located along the bustling Colerain Avenue corridor, this property benefits from high visibility and strong daily traffic counts. The surrounding area is home to a mix of national retailers, restaurants, and service providers, including major draws like Kroger, Lowe's, and Northgate Mall. With convenient access to I-275 and a dense residential population nearby, this location offers both accessibility and consistent consumer exposure, making it an excellent opportunity for businesses looking to grow their footprint in the northwest Cincinnati market.

## ➤ PROPERTY HIGHLIGHTS

**Asking Rate: \$20.00 Sq Ft (Base) + CAM**

**Total SqFt Available: 1,754 Sq. Ft.**

- Neighborhood Shopping Center
- Surface Parking Lot
- National/Regional Retail Tenant Mix
- Open Floorplan
- Multiple Ingress and Egress into Strip Center
- Located along the Colerain Avenue Retail Corridor







SPRINGDALE ROAD

COLERAIN AVENUE



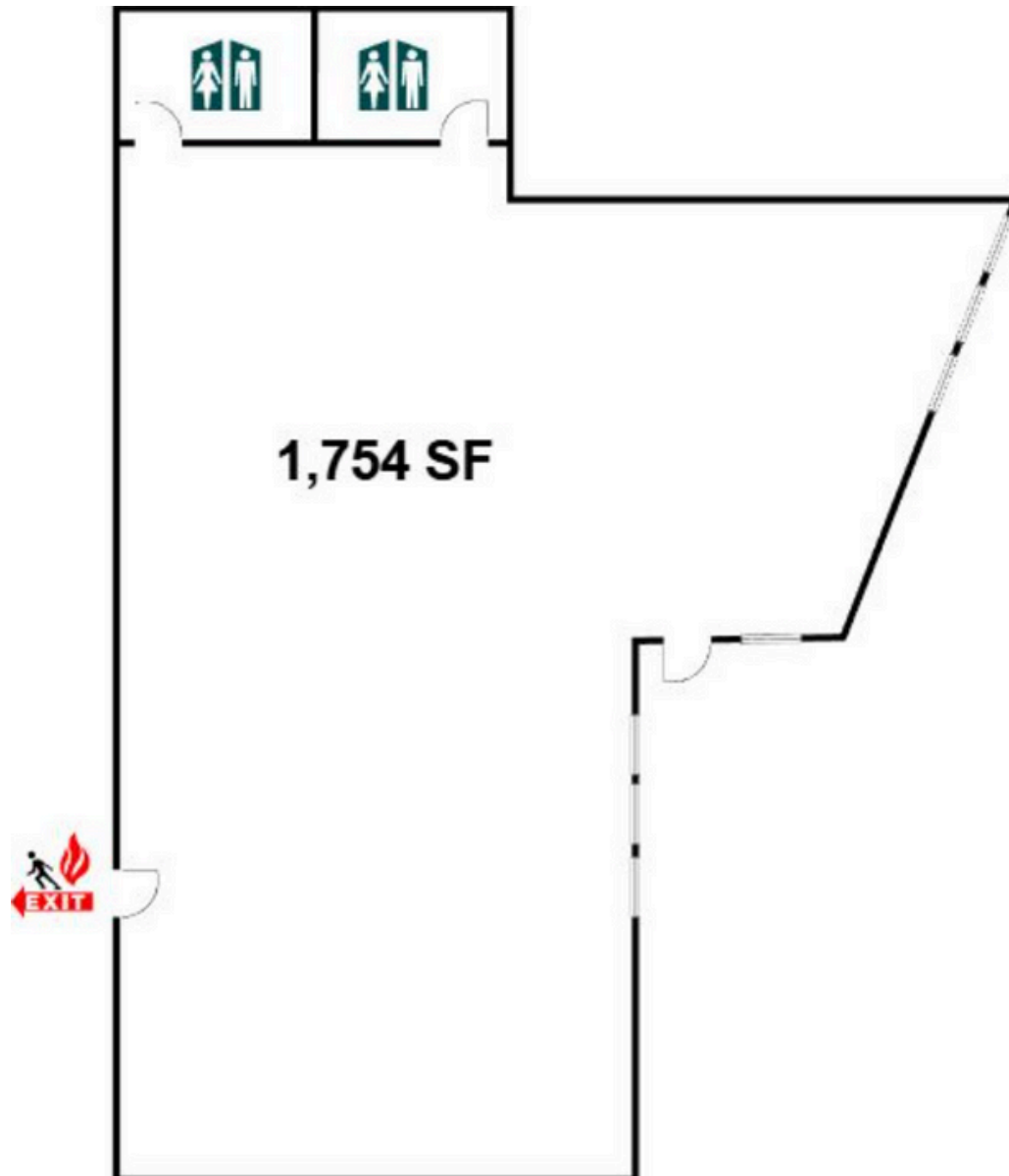


9709 Colerain Avenue  
**TENANT MIX**



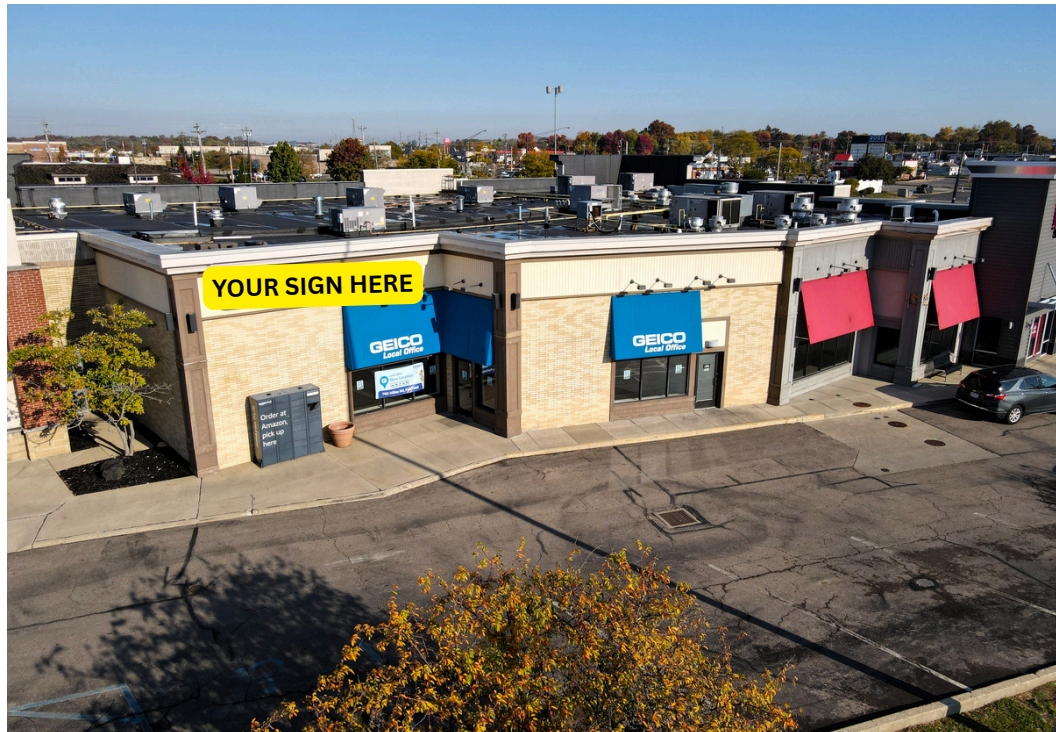
9709 Colerain Avenue  
**FLOORPLAN - 1,754 SqFt**













# Cincinnati

OHIO



## METRO AREA STATISTICS

**2.3 MM**  
POPULATION

**75K**  
HOUSEHOLD  
INCOME

**3.1%**  
UNEMPLOYMENT

## FORTUNE 500

NO. 24 - *KROGER*

NO. 51 - *PROCTER & GAMBLE*

NO. 314 - *WESTERN & SOUTHERN*

NO. 411 - *FIFTH THIRD*

NO. 473 - *CINTAS*

## CINCINNATI ACCOLADES

**Best City for Young Professionals**

Ranked #8 - Forbes (2023)

**Top 20 Best Places to Live in the U.S.**

Ranked #18 - U.S. News & World Report (2023)

**Best Mid-Size City for Job Growth**

Ranked #3 - National League of Cities (2023)

**Rated (A-) Overall Grade | Niche**

- Niche (2024)

**Cincinnati Children's ranked #1**

**Children's Hospital**

- US News & World Report



	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
<b>POPULATION</b>	9,857	58,698	156,291
<b>AVERAGE HOUSEHOLD INCOME</b>	\$57,881	\$64,305	\$65,271
<b>NUMBER OF HOUSEHOLDS</b>	3,894	23,234	63,070
<b>MEDIAN AGE</b>	37.73	40.19	40.41
<b>TOTAL BUSINESSES</b>	220	461	713
<b>TOTAL EMPLOYEES</b>	3,642	10,898	27,364





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