



**9595 COLERAIN AVE, CINCINNATI, OH 45251**

**RESTAURANT SPACE | FOR LEASE**

***6,150 SqFt | Colerain Township***

## The Offering

3CRE is excited to present a prime retail opportunity at 9595 Colerain Ave, Cincinnati, OH 45251. This fully equipped restaurant space is move-in ready and features a complete kitchen with a hood and Ansel system, seating, tables, and more. With both exterior access and convenient interior access from Northgate Mall, this space is perfectly suited for immediate operation. The space will be delivered fully equipped with kitchen appliances and fixtures installed.

Being located as an exterior anchor of Northgate Mall offers a significant competitive advantage for your business, as it attracts a steady flow of foot traffic from shoppers and visitors to the mall. This prime positioning enhances visibility and accessibility, allowing your brand to stand out in a bustling retail environment. With the synergy of nearby retailers and dining options, your business can benefit from increased exposure and cross-shopping opportunities, ultimately driving sales and fostering customer loyalty.

## Highlights

- 6,150 SqFt Spaces Available
- Lease Rate: \$15.00 Sf/Yr (Gross)
- Colerain Township
- Exterior Access
- Interior Access from Northgate Mall
- Ample Parking
- Full FF&E Package
- Hood with Ansel System

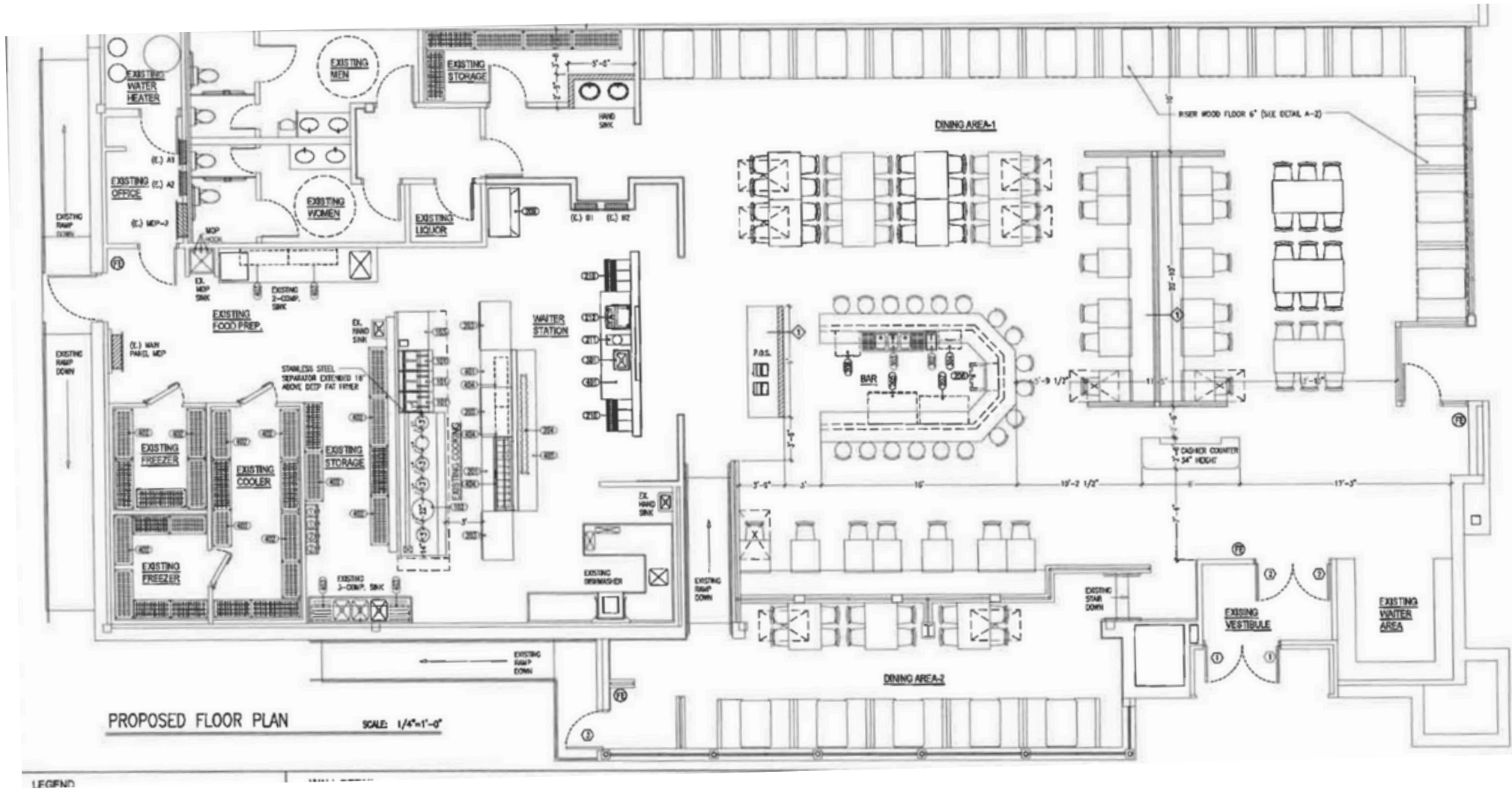


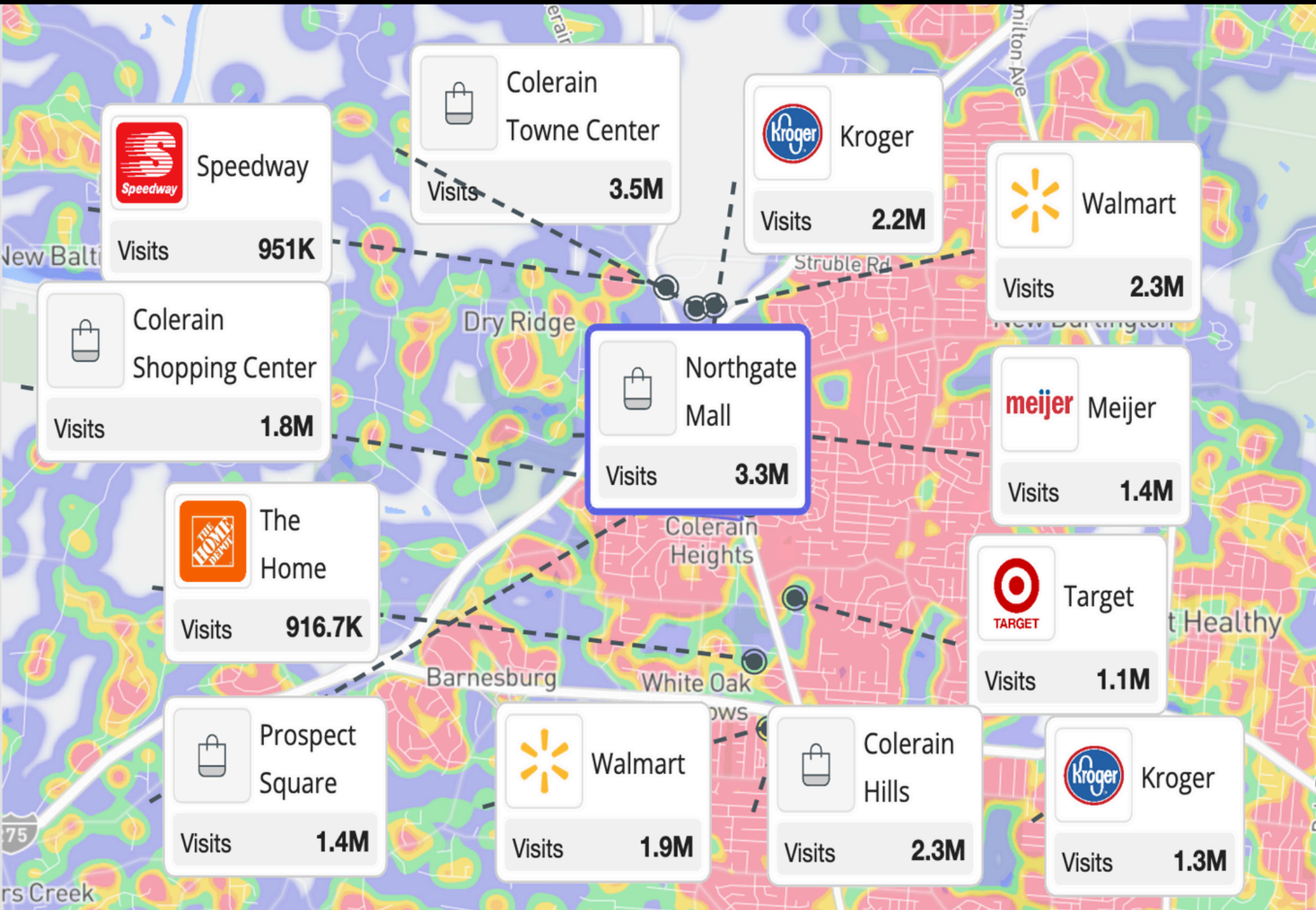




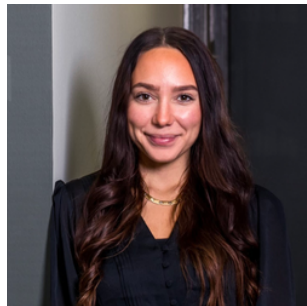
# 9595 COLERAIN AVENUE

6,150 AVAILABLE SQUARE FEET





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



## GABRIELA COSTANTINI

SENIOR INVESTMENT ADVISOR

GABRIELA@3CRE.COM

(513) 600-6168



**3CRE Advisors** is a multi-state brokerage that has expertise in Commercial Real Estate Investment, Leasing, Property Management, and Business Brokering. Contact our Retail Services Group for any of your retail assignments. Visit us at any of our offices listed below or on our website at [3CRE.com](http://3CRE.com)