



— 9687 COLERAIN AVE, CINCINNATI, OH 45251 —

RETAIL / FLEX | FOR LEASE

10,000 SqFt - 30,000 SqFt Available

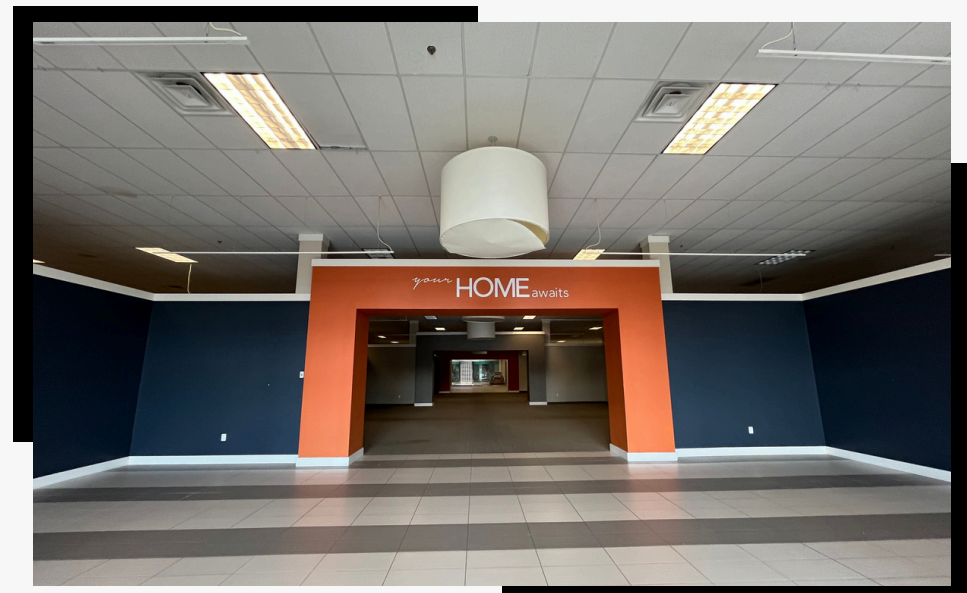
The Offering

3CRE is proud to present the retail space at 9687 Colerain Ave, Cincinnati, OH 45251. This space offers 30,000 square feet and is divisible into 10,000 square foot sections. This versatile property features one drive-in door, a dock height door, and ample electrical power, making it ideal for a variety of operations, including showrooms and distribution centers. Previously utilized as a successful furniture showroom and distribution facility, this location offers high visibility and easy access to major thoroughfares in a bustling commercial area.

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.

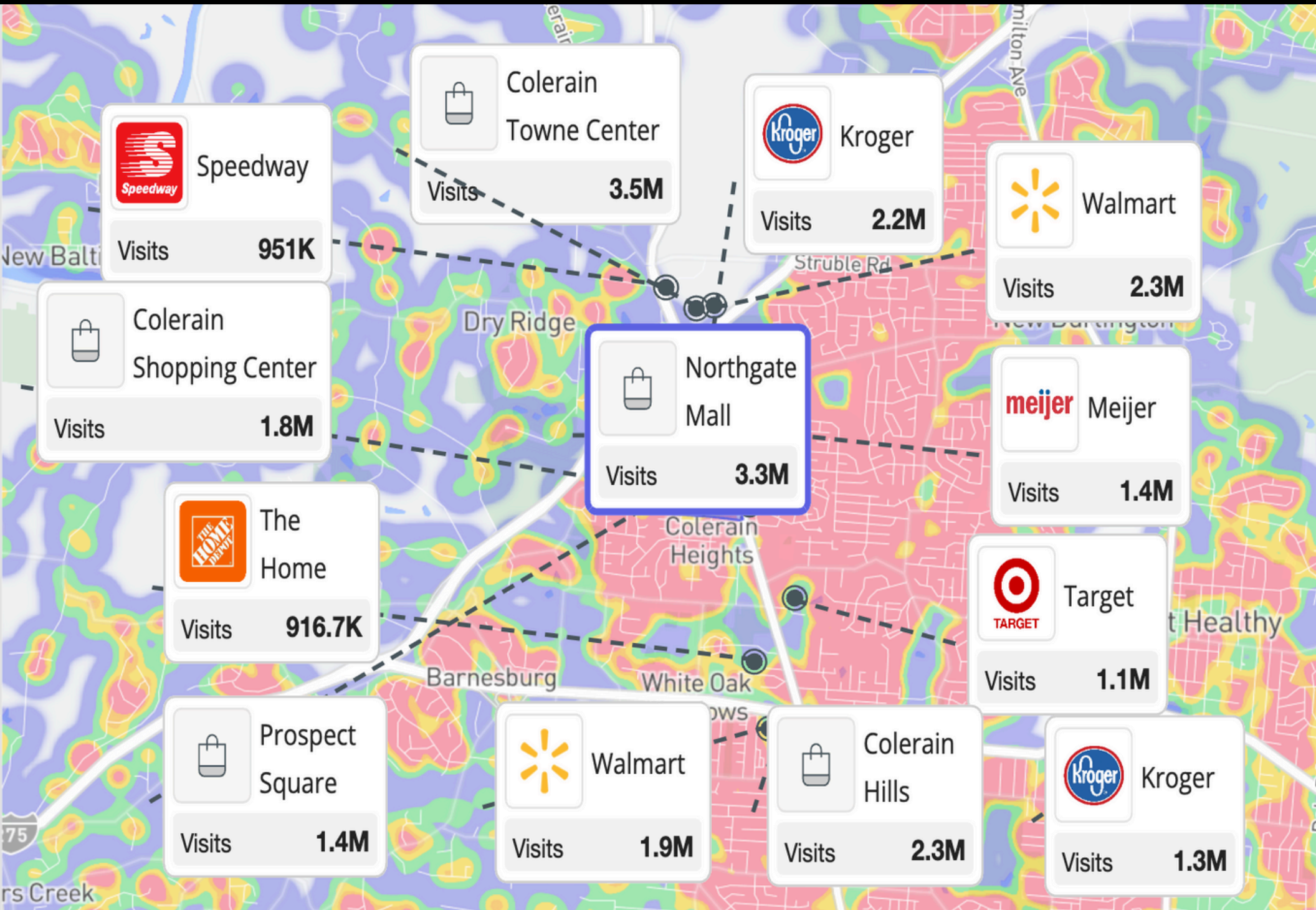
Highlights

- 10,000- 30,000 SqFt Spaces Available
- Lease Rate: \$10.00 Sf/Yr (Gross)
- Colerain Township
- Exterior Access
- Interior Access from Northgate Mall
- Ample Parking
- Large Showroom Space
- One (1) Drive in Door
- One (1) Dock Height Door





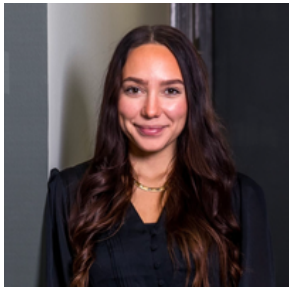




	1 MILE	3 MILE	5 MILE
POPULATION	9,857	58,698	156,291
AVERAGE HOUSEHOLD INCOME	\$57,881	\$64,305	\$65,271
NUMBER OF HOUSEHOLDS	3,894	23,234	63,070
MEDIAN AGE	37.73	40.19	40.41
TOTAL BUSINESSES	220	461	713
TOTAL EMPLOYEES	3,642	10,898	27,364



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