

# RETAIL FOR LEASE

## Central Plaza

9880-9914 Colerain Ave. Cincinnati, OH 45251



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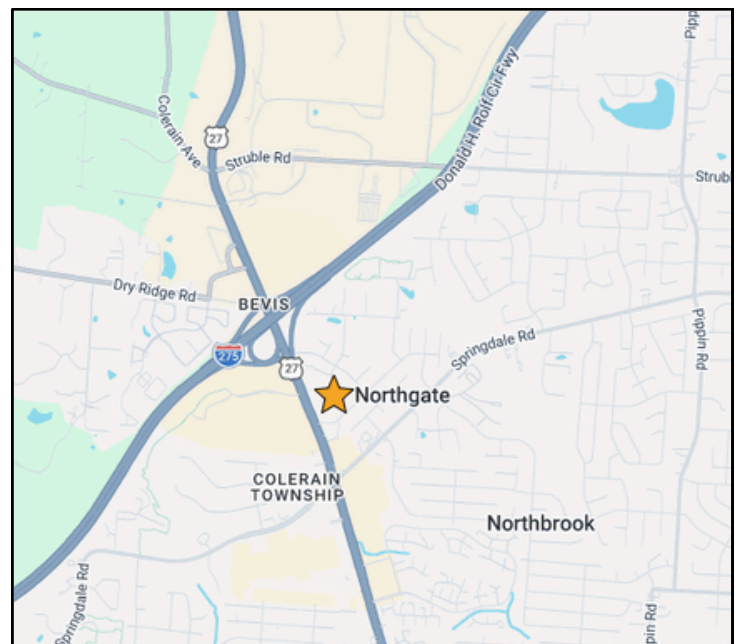
Retail opportunity on high-traffic Colerain Avenue

AVAILABLE • 1,240 - 3,738 SF Retail For Lease

### Overview

- Excellent location on high-traffic Colerain Ave across from Stonecreek Towne Center
- 1,178+ SF, 1,320 SF, and 1,240 SF = 3,738 Contiguous retail space available in busy neighborhood center
- Highly visible signage opportunity along Colerain Ave
- NNN lease (rate negotiable)
- Over 35,000 VPD on US Hwy 27

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Join Hobby Lobby, Outback Steakhouse, Verizon, Porter Paint, Central Liquors, Neptune Eye, Merry Maids, A Better Life Chiropractic, Minuteman Press, Huntington Learning, Bob Evans and more.

The information contained herein has been obtained from the property owner or other sources that we deem reliable. Although we have no reason to doubt its accuracy, no representation or warranty is made regarding the information, and the property is offered "as is". This submission may be modified or withdrawn at any time by the property owner.

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### Property Highlights

- Located in a dense Cincinnati trade area with strong consumer traffic, nearby shopping center, and everyday service demand
- Ample surface parking and easy customer access make the center suitable for high-frequency retail and service-oriented users
- Established neighborhood center with multiple existing tenants already drawing consistent customer traffic to the plaza
- Flexible suite sizes support a range of retail, service, medical, or office users seeking a visible Colerain Avenue location



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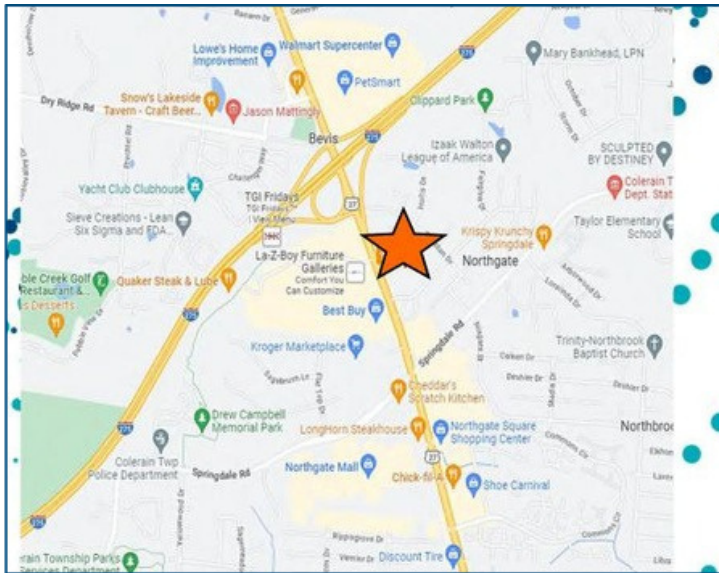
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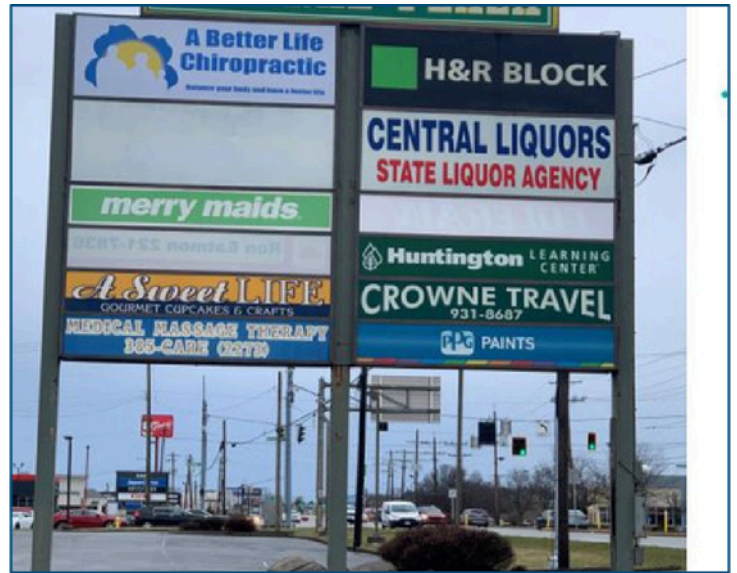
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### Location & Signage

High-visibility retail center positioned along Colerain Avenue with prominent pylon signage and access to surrounding neighborhood retail demand.



Location Map



Pylon Signage



Aerial

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### Space Available

= 3,738 SF Contiguous

9898  
1,178 SF

9904  
1,320 SF

9896  
1,240 SF



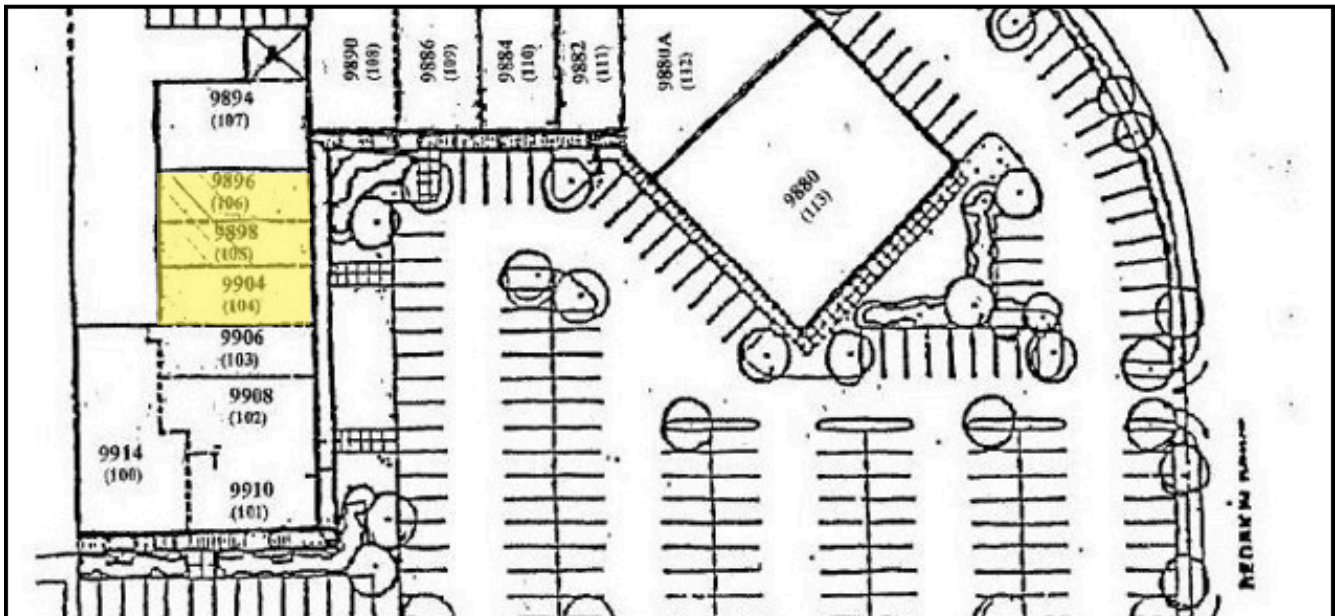
Suite 9898  
1,178 SF

Suite 9904  
1,320 SF

Suite 9896  
1,240 SF

= 3,738 SF Contiguous

### Site Plan



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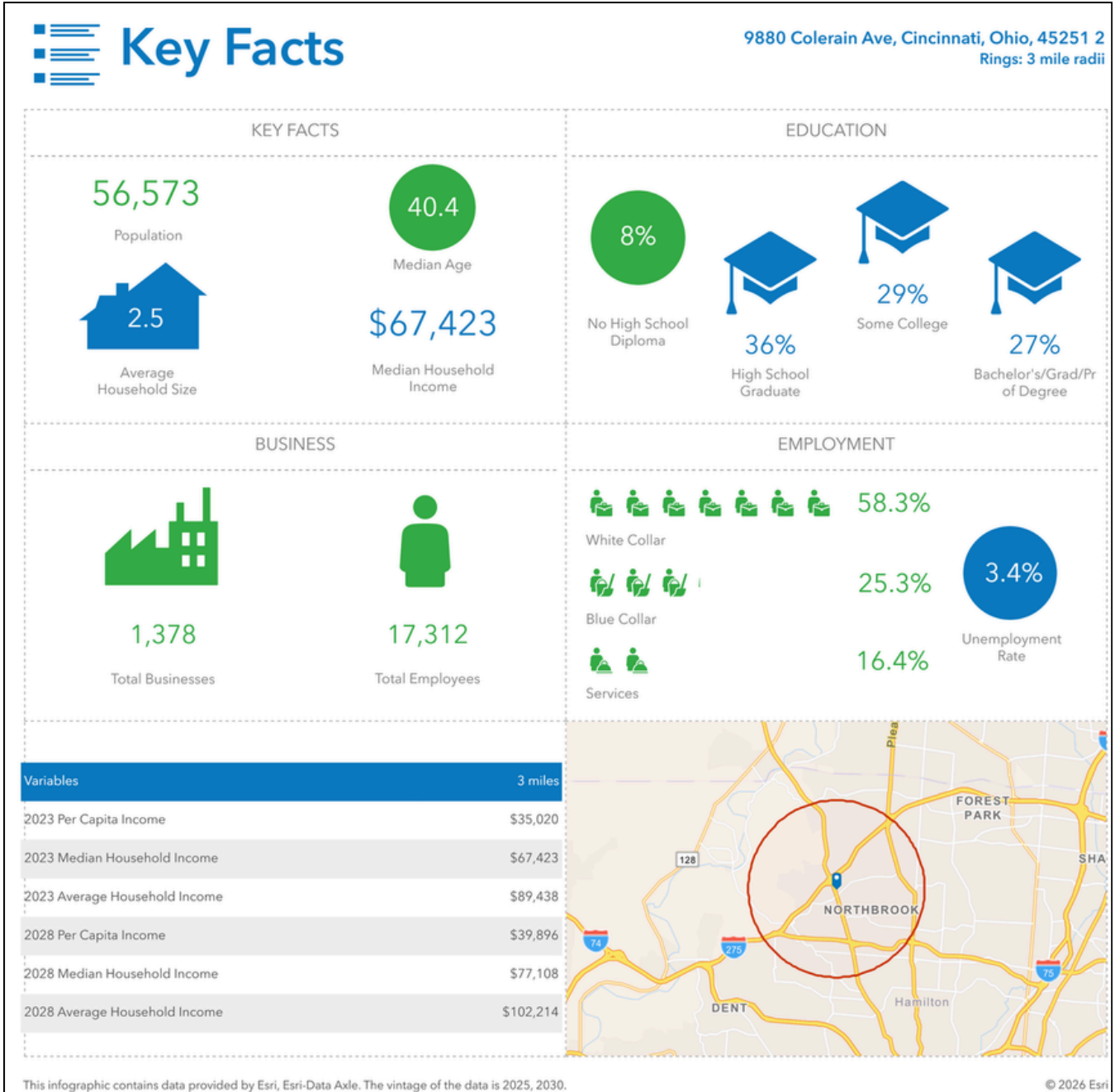
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### Key Facts



Source radius: 9914 Colerain Ave, Cincinnati, OH 45251 • Ring: 3 mile radius

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### Equity Broker Contact



**Lauri Stefanou (Sullivan)**  
Senior VP of Sales & Leasing

📞 513.842.9504

✉️ [lstefanou@equity.net](mailto:lstefanou@equity.net)