

SALE/REDEVELOPMENT OPPORTUNITY



9298 Colerain Avenue, Cincinnati, OH 45251
Colerain Twp., OH

PROPERTY HIGHLIGHTS

- .541 Acre Available
- Access to Traffic Signal via Rear Service Drive
- Pylon Signage Available
- Zoned B-2
- Traffic Counts: 33,890 ADT Colerain Ave

DEMOGRAPHICS

<u>Year 2026</u>	<u>One Mile</u>	<u>Three Mile</u>	<u>Five Mile</u>
Estimated Population	12,309	68,636	161,401
Median Income	\$67,608	\$75,554	\$77,971
Average HH Income	\$88,985	\$95,881	\$99,170
Daytime Population	5,132	19,037	43,693



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[CLICK HERE](#) TO VIEW OUR OTHER LISTINGS!



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OnSite
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NORTHGATE MALL

ULTA BEAUTY DSW Designer Shoe Warehouse Burlington Cat in the Hat Factory Finish Line Bath & Body Works AEROPOSTALE TORRID Michaels

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Summary Profile

2010-2020 Census, 2026 Estimates with 2031 Projections
Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 39.2404/-84.5934

9289 Colerain Ave Cincinnati, OH 45251	1 mi radius	3 mi radius	5 mi radius
Population			
2026 Estimated Population	12,309	68,636	161,401
2031 Projected Population	12,022	66,675	158,177
2020 Census Population	12,455	70,151	165,099
2010 Census Population	12,271	69,694	160,173
Projected Annual Growth 2026 to 2031	-0.5%	-0.6%	-0.4%
Historical Annual Growth 2010 to 2026	-	-	-
2026 Median Age	37.3	38.7	39.6
Households			
2026 Estimated Households	4,938	27,710	66,069
2031 Projected Households	4,801	26,743	64,292
2020 Census Households	4,981	28,074	66,556
2010 Census Households	4,855	27,614	64,297
Projected Annual Growth 2026 to 2031	-0.6%	-0.7%	-0.5%
Historical Annual Growth 2010 to 2026	0.1%	-	0.2%
Race and Ethnicity			
2026 Estimated White	60.8%	57.2%	56.9%
2026 Estimated Black or African American	28.0%	33.1%	34.0%
2026 Estimated Asian or Pacific Islander	3.5%	3.4%	3.1%
2026 Estimated American Indian or Native Alaskan	0.3%	0.2%	0.2%
2026 Estimated Other Races	7.4%	6.1%	5.8%
2026 Estimated Hispanic	5.6%	4.3%	4.2%
Income			
2026 Estimated Average Household Income	\$88,985	\$95,881	\$99,170
2026 Estimated Median Household Income	\$67,608	\$75,554	\$77,971
2026 Estimated Per Capita Income	\$35,726	\$38,821	\$40,724
Education (Age 25+)			
2026 Estimated Elementary (Grade Level 0 to 8)	1.7%	2.7%	2.2%
2026 Estimated Some High School (Grade Level 9 to 11)	5.9%	5.9%	5.2%
2026 Estimated High School Graduate	36.5%	32.5%	29.6%
2026 Estimated Some College	22.6%	19.8%	19.8%
2026 Estimated Associates Degree Only	10.1%	11.1%	10.8%
2026 Estimated Bachelors Degree Only	17.7%	19.6%	21.2%
2026 Estimated Graduate Degree	5.5%	8.4%	11.3%
Business			
2026 Estimated Total Businesses	491	1,992	4,416
2026 Estimated Total Employees	5,132	19,037	43,693
2026 Estimated Employee Population per Business	10.5	9.6	9.9
2026 Estimated Residential Population per Business	25.1	34.5	36.5