

For Lease

# Colerain Hills Shopping Center

8401-8457 Colerain Ave., Cincinnati, Ohio 45246

**Justin Rex**

Brokerage Vice President

+1 513 262 2218

justin.rex@colliers.com

**Dustin Marks, CRRP**

Brokerage Vice President

+1 513 600 0002

dustin.marks@colliers.com

Colliers

Accelerating success.

CITYTRENDS

NO  
PARKING  
FIRE  
LANE



# Retail | For Lease

## Property Highlights

- Only one space remains!
- Walmart & Staples anchored shopping center in regional trade area
- Access to Ronald Reagan Cross County Hwy
- Monument Signage Available
- 2 points of access off Colerain Avenue
- 1 point of access with traffic light
- Traffic Counts:
  - 33,832 VPD off Colerain Avenue
  - 30,797 VPD off Ronald Reagan Hwy
- Outstanding population density – over 90,000 people within 3 miles

## Demographics



Mile Radius



11,367  
People



4,836  
Households



\$74,288  
Average HHI



Mile Radius



91,639  
People



38,821  
Households



\$73,364  
Average HHI



Mile Radius



182,019  
People



78,005  
Households



\$75,754  
Average HHI

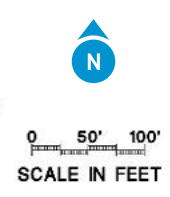


*Only One Space Remains!*

**1,890** <sub>SF</sub>



# Site Plan







### Colliers Cincinnati

425 Walnut Street  
Suite 1200  
Cincinnati, Ohio 45209  
Main: +1 513 721 4200  
colliers.com/cincinnati

### Contact Us:

**Justin Rex**  
Brokerage Vice President  
+1 513 262 2218  
justin.rex@colliers.com

**Dustin Marks, CRRP**  
Brokerage Vice President  
+1 513 600 0002  
dustin.marks@colliers.com

