

# 6960 Colerain Ave

Cincinnati, OH

## Property Highlights

- + 11,020 SF Retail/Flex Space Available
  - + Large pylon sign and billboard sign on property (potential income generator)
  - + Excellent visibility and frontage on Colerain Ave
    - Two access points
  - + Traffic counts:
    - Colerain Ave: 45,275 AADT
    - OH-126: 42,352 AADT
  - + Within three miles of I-74 and I-275
- + Building specs:
    - Parking: 29 spaces with room to add more
    - Docks: 2
    - Ceiling height: 14' clear
    - Electric: 200 AMP 208Y/120V 3-phase 4-wire
    - Equipped with energy saving solar panels

[Click here to view drone video](#)



## Contact Us

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### Mike Seliga

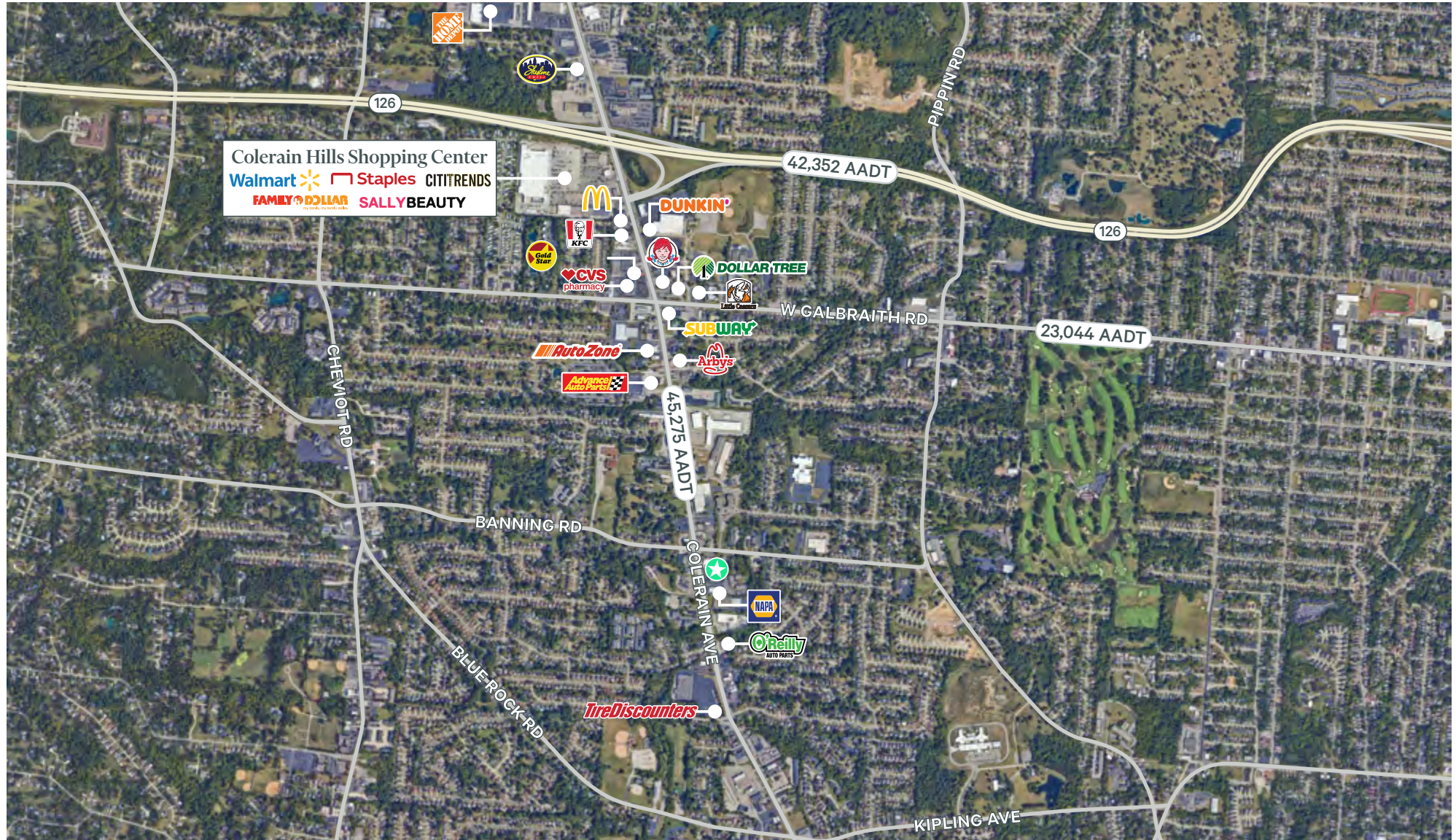
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# Market Overview





Colerain Retail/Flex Space  
6960 Colerain Ave | Cincinnati, OH 45239

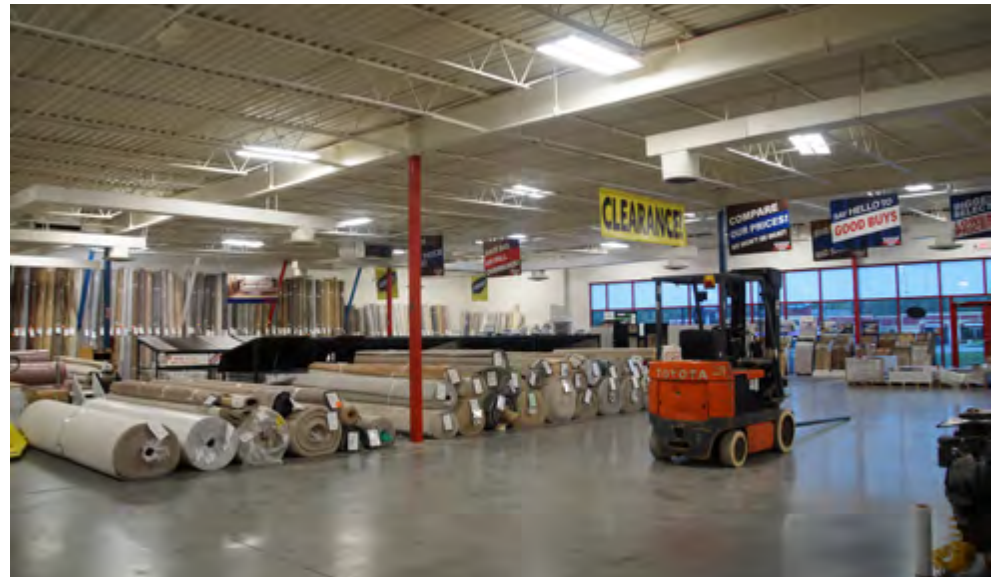
For Sale

# Site Overview



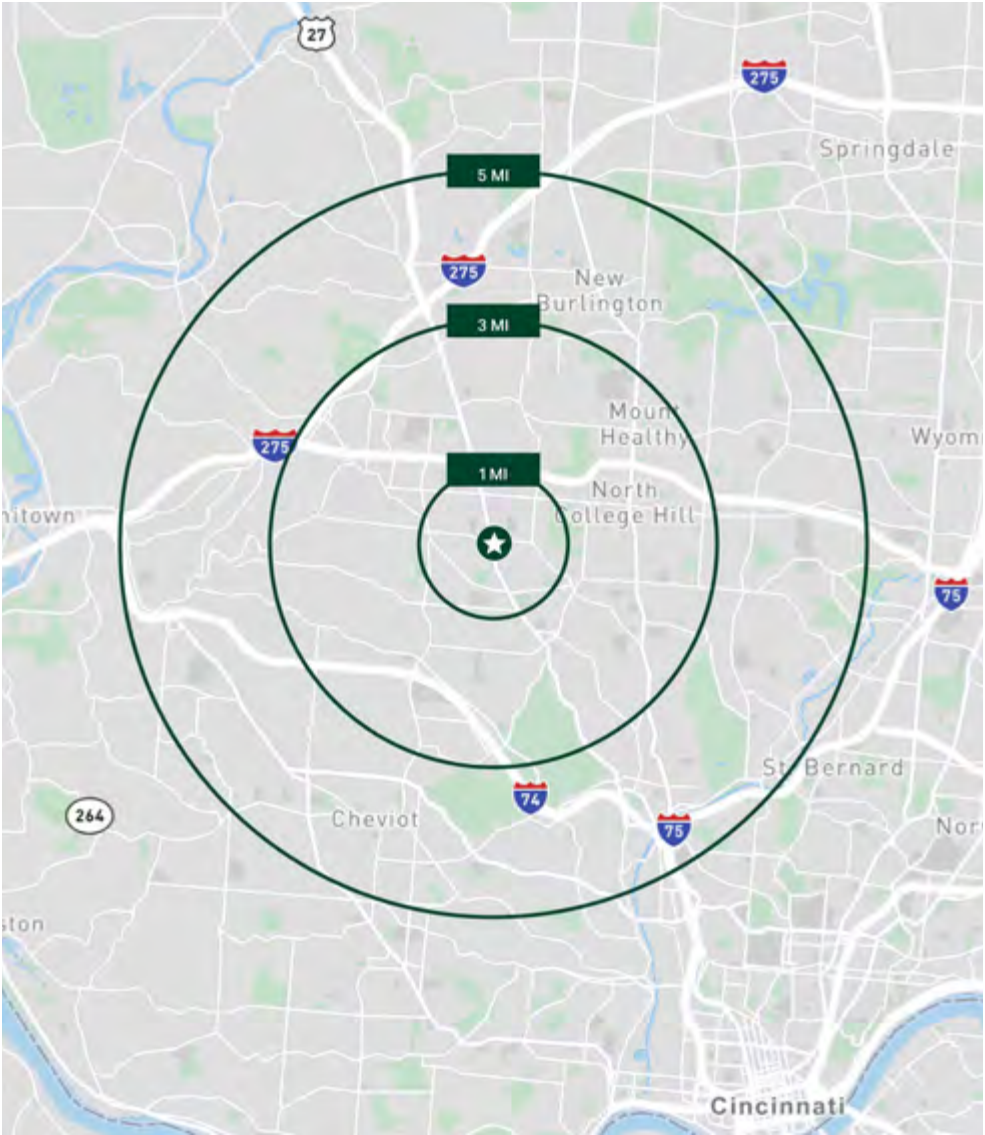


# Site Photos



# Market Insights

Demographics	1 Mile	3 Mile	5 Mile
Population	15,348	93,956	204,738
Daytime Population	11,451	70,098	159,701
Median Age	37.3	39.6	38.8
Households	6,333	38,691	85,252
Average Household Income	\$73,678	\$82,439	\$83,537



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