

FOR LEASE OR GROUND LEASE

FORMER AUTO STORE

9797 COLERAIN AVE, CINCINNATI, OH 45251



8,448 SF / FREE-STANDING BUILDING

cushmanwakefield.com

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PROPERTY HIGHLIGHTS

- 8,448 SF retail building with 2,534 SF office
- Building is on an outlot adjacent to a new Kroger Marketplace
- Perfect for auto, retail or restaurant use
- Pylon sign on Colerain Ave
- Great visibility on Colerain Ave with easy access off Yellowstone Drive
- Located less than 1 mile from I-275
- Other retailers in the market include: Best Buy, Meijer, JCPenny, Ross, Northgate Mall, Cheddar's Scratch Kitchen, LongHorn Steakhouse, Ulta, DSW and much more.



RETAIL SPACE

8,448 SF

MARKET

Northgate

ASKING RATE

Call for details

NEIGHBORHOOD DEMOGRAPHICS



POPULATION

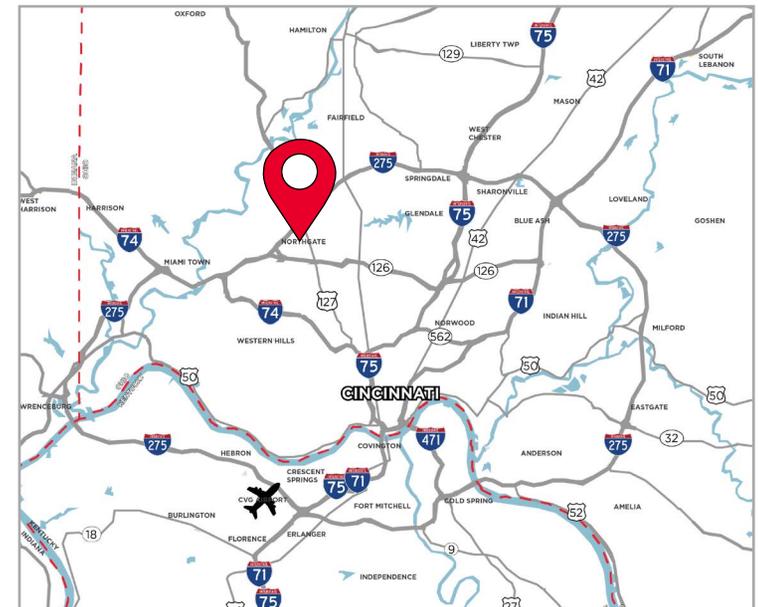


AVG. HH INCOME



DAYTIME POP.

1 Mile	10,508	\$89,767	7,445
3 Mile	56,827	\$87,441	33,394
5 Mile	152,432	\$88,018	83,840



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SITE AERIAL

