

# GROUND LEASE



Lease/BTS/Sale. Prominent outparcel to Target. Located at the corner of Compton & Colerain Avenues signalized intersection. Great sight-lines, superior location to engage with Northgate/Colerain community. Suitable for retail, restaurant, office, or medical. Would make a great QSR, minutes to I-275 and Ronald Reagan Cross County Hwy. Colerain Avenue is one of the main North South arteries in the Metro. Very densely populated submarket with above average multifamily housing.

## FEATURES

Lease Rate: CALL  
Lease Type: NNN  
Available SQFT: 30,492 SF  
Zoning: B-2  
Lot Size: 0.7 acres  
Population 5 mile: 165,839  
Households 5 mile: 64,807  
Income 5 mile: \$79,505  
Daily Employees: 45,323  
Signalized Intersection  
Traffic Count: 42,015 vpd  
Rare BTS site on Colerain

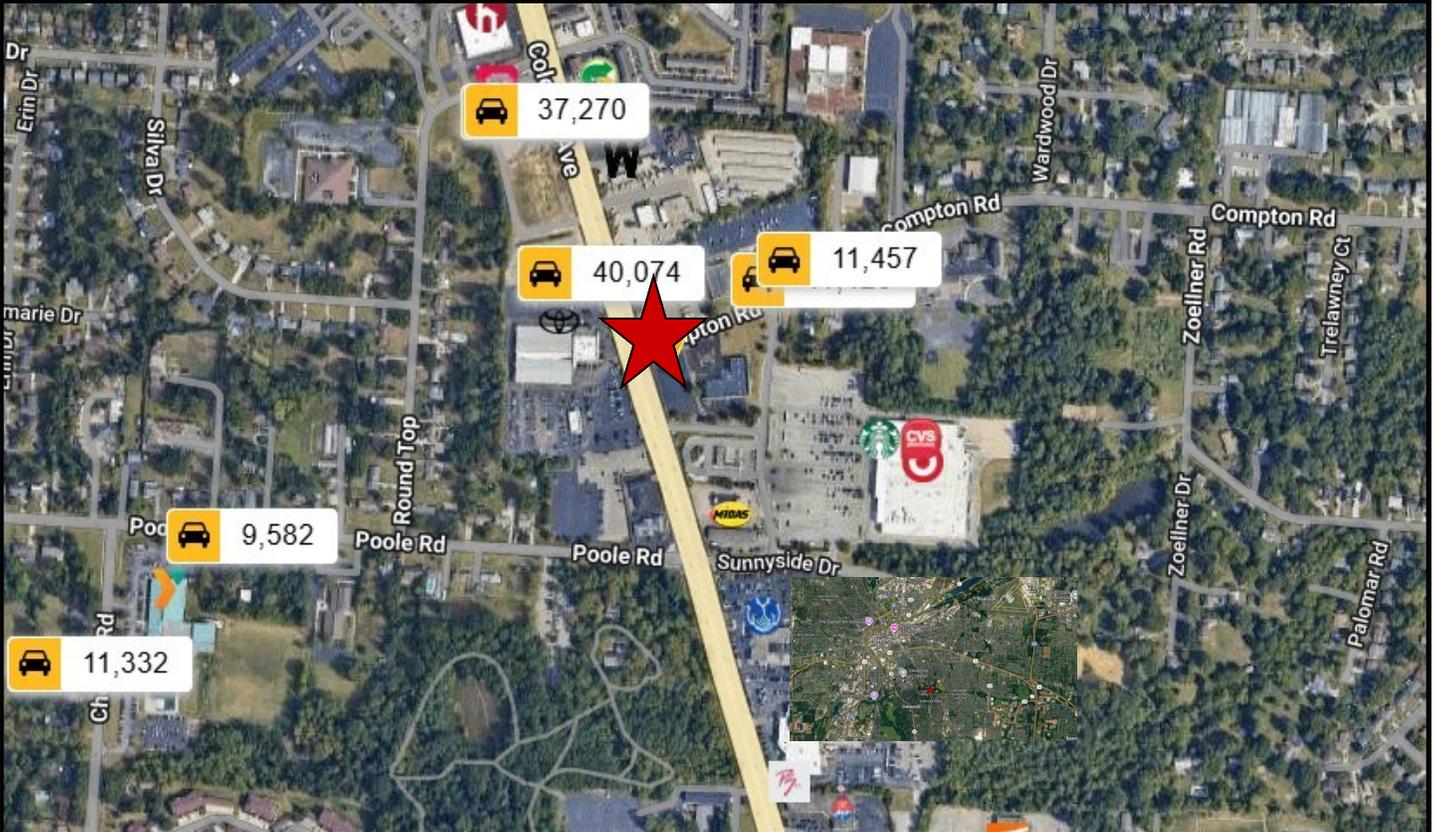
**SK** Sudbrack|Kron  
Commercial Real Estate Services

7809 Laurel Avenue  
Cincinnati, OH 45243  
info@skcres.com

513-271-2460

www.SKCRE.com

# LOCATION



513-271-2460

[www.SKCRE.com](http://www.SKCRE.com)