



Colliers

**FOR LEASE**

## Springdale Town Center

11530-11596 Springfield Pike,  
Cincinnati, Ohio 45246

For More Information

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1,400 SF – 2,380 SF



## Property Details

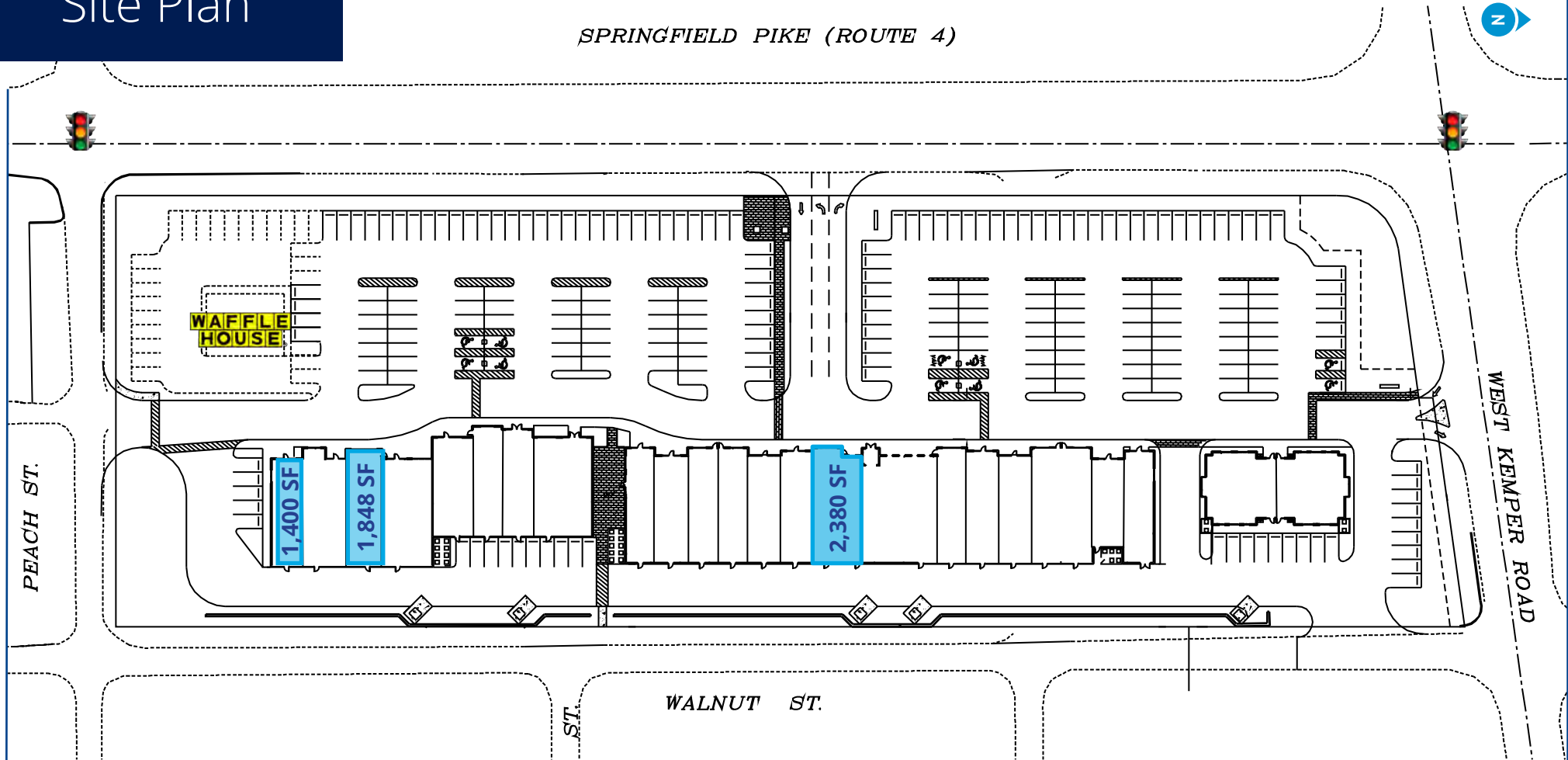
- Just a ½ mile south of I-275 and a mile west of the Tri-County market
- 2,380 SF – former restaurant
- Easy access with 3 points of ingress/egress along with 2 traffic lights
- Great frontage along Springfield Pike (Rt 4)
- Strong traffic counts: 21,458 ADT along Springfield Pike (14,277 ADT – W Kemper Rd)
- Over 50,000 people within a 3-mile radius
- Quality mix of tenant including: medical, food, service providers and more

## Demographics

	1 Miles	5 Miles	5 Miles
 <b>Population</b>	8,740	50,154	155,859
 <b>Households</b>	4,042	21,576	65,607
 <b>Avg. Household Income</b>	\$60,602	\$72,855	\$81,063



# Site Plan



## Availabilities

	Suite #	SF
<b>Available</b>	<b>11530</b>	<b>1,400</b>
<b>Available*</b>	<b>11566</b>	<b>2,380</b>
<b>Available**</b>	<b>11534</b>	<b>1,848</b>

\*restaurant build out

\*\*Available 9/1/25.

## Tenants

Nina's Florist

The Kable Group

Republic Fiance

Tortilleria Mexicana

AltSmoke

Luxurious Stylez

Pizzeria Da Tonino

Springdale Coin Laundry

Miracle Ear

Proscan Women's Imaging

Kumon Learning

Center for Foot & Ankle Care

Purity Nails & Spa

OurHealth

ProScan Imaging

African Family Market

Subway

Rosita's Ice Cream

Springdale Jewelry & Coin

Metro by T-Mobile





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