

AVAILABLE FOR LEASE

PROPERTY HIGHLIGHTS

- Flexible retail opportunities ranging from 1,600–25,000 SF available for lease
- Strategically positioned at the I-275 & Colerain Avenue interchange, and located directly across from Lowe's
- Strong national anchors including Walmart Supercenter, Dick's Sporting Goods, PetSmart, and HomeBuys
- Prime location in the highly populated Colerain trade area
- Convenient signalized access with ample on-site parking
- High visibility with traffic counts exceeding 30,000 vehicles per day on Colerain Ave

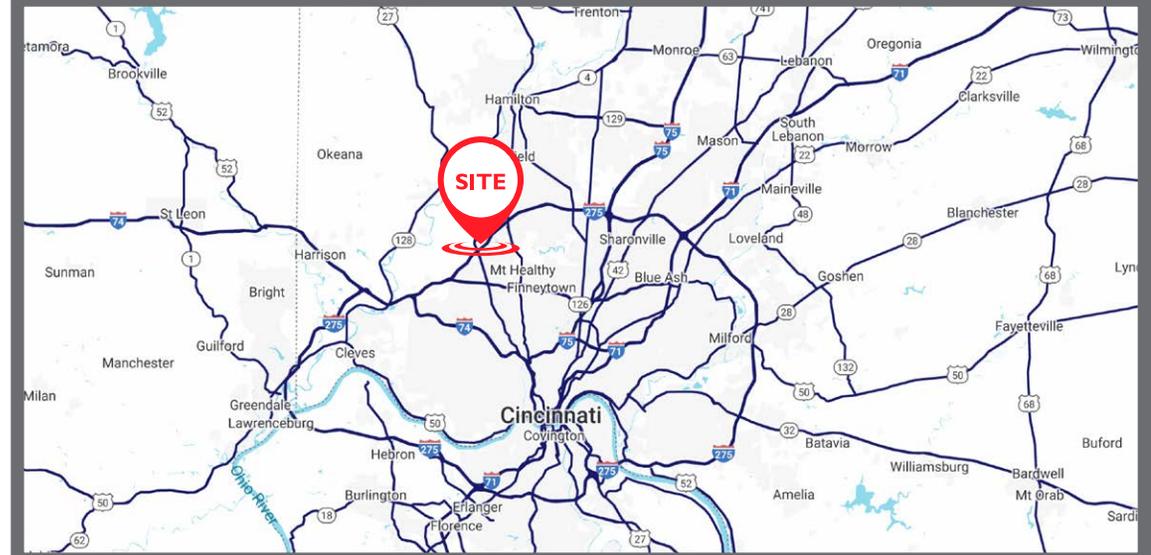


TRAFFIC COUNTS

- 30,526 (24) VPD: Colerain Ave
- 91,819 (25) VPD: I-275

2025 EST. DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	6,435	48,886	146,851
HOUSEHOLDS	2,490	18,961	58,619
AVG HH INCOME	\$96,568	\$94,783	\$95,743
EMPLOYEES	3,259	14,002	34,996



CONTACT

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A MEMBER OF
CHAINLINKS
RETAIL ADVISORS

Colerain Towne Center

10160-10240 COLERAIN AVE | CINCINNATI, OH 45251

Anchor
ASSOCIATES



4901 Hunt Road, Suite 102 | Blue Ash, OH 45242
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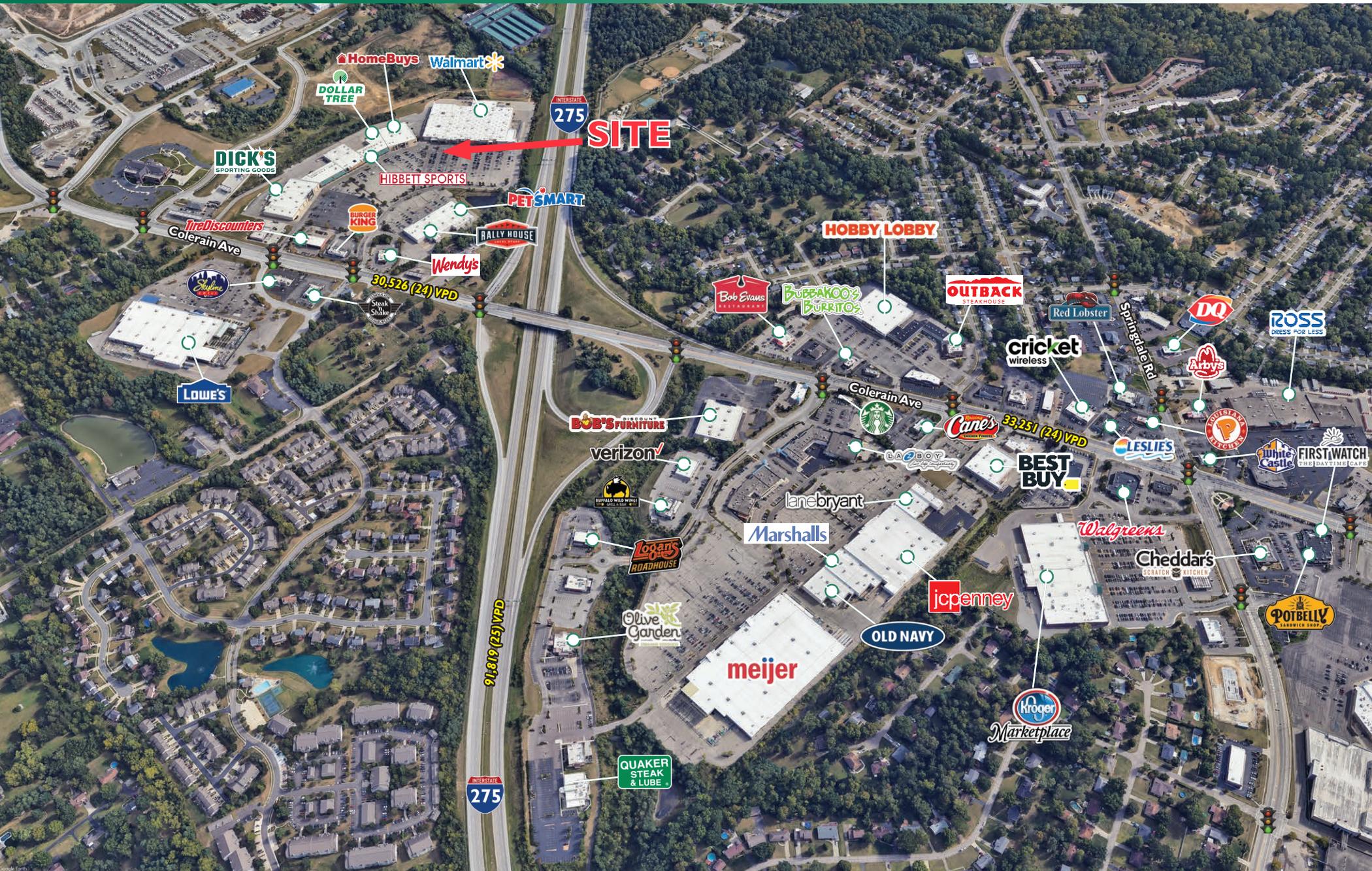
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 Available Suites
 Coming Available

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SITE PLAN

SUITE	TENANT	SQ. FT.
1	Boot Barn	13,226
2	Dick's Sporting Goods	43,907
3	AVAILABLE	15,328
4	COMING AVAILABLE	7,200
5	AVAILABLE	25,000
6	Miracle Ear	1,253
7	Tiffany Nails	1,202
8	PayMore	1,495
9	AVAILABLE	1,600
10	Watson's	2,500
11	Hibbett Sports	4,400
12	Dollar Tree	13,516
13	HomeBuys	33,160
14	Three Star Eyebrows	1,360
15	Walmart Supercenter	180,879
16	AVAILABLE	23,500
17	PetSmart	25,416
18	Rally House	7,080
19	Wendy's	2,834
20	Burger King	3,402



	Available
	Coming Available
	Leased
	Not A Part