

9600 & 9620 COLERAIN AVE.

CINCINNATI, OH 45251

MULTI TENANT OFFICE & RETAIL



1

AVAILABILITY

4 suites available - approx. **4,386 SF, 6,177 SF, 907 SF, and 478 SF.**

2

INFORMATION

The four-story mix use office and retail with prime visibility known as bldg. 9600 has offices on the upper levels and retail space on the first floor. As bldg. 9620 is a two-story structure containing a first-floor retail area and a second-floor office area.

3

LOCATION

Strategically located on US Highway 27. Less than a mile to I-275.

4

AREA CO-TENANTS

Northgate mall, IHop, Panera Bread, Eyemart, GameStop, Honeybaked Ham, and Five Guys.



Scan the QR code
for more info!

Patty Scott, Broker

PSCOTT@IMPACTPMSOLUTIONS.COM

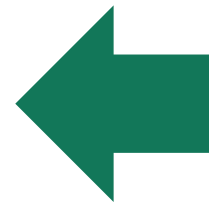
(317) 354-6106

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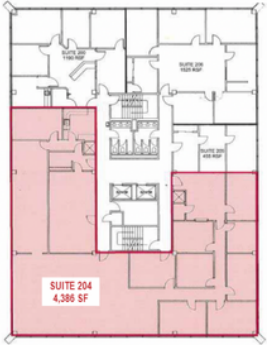
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Building 9600

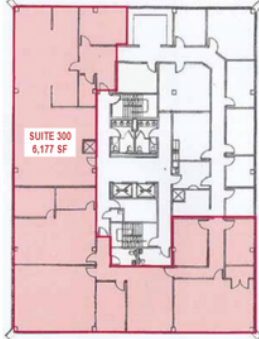


2nd FLOOR

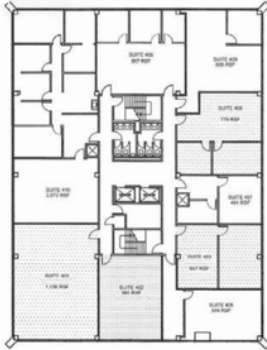


NORTHGATE SQUARE | MIXED-USE PORTFOLIO

3rd FLOOR

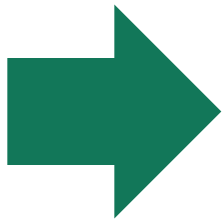


4th FLOOR

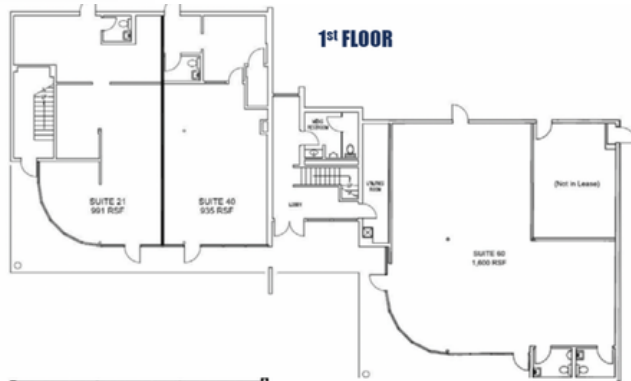


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Building 9620



1st FLOOR



2nd FLOOR



NORTHGATE SQUARE | MIXED-USE PORTFOLIO

9620 Colerain Ave.

Key Features

- Easy walking access to area restaurants, retail, and other area amenities.
- Spaces can be adapted.
- Excellent visibility on the main road.
- Dense trade area.

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NEIGHBORHOOD DEMOGRAPHICS & TRAFFIC COUNTS

MILES AWAY	3 MILE AWAY	5 MILES AWAY	10 MILES AWAY
EST. POPULATION	54,208	123,498	660,561
AVG. HH INCOME	\$76,624	\$81,196	\$76,199
HOUSING UNITS	26,856	64,958	249,077
PER CAPITA INCOME	\$30,500	\$32,862	\$31,547



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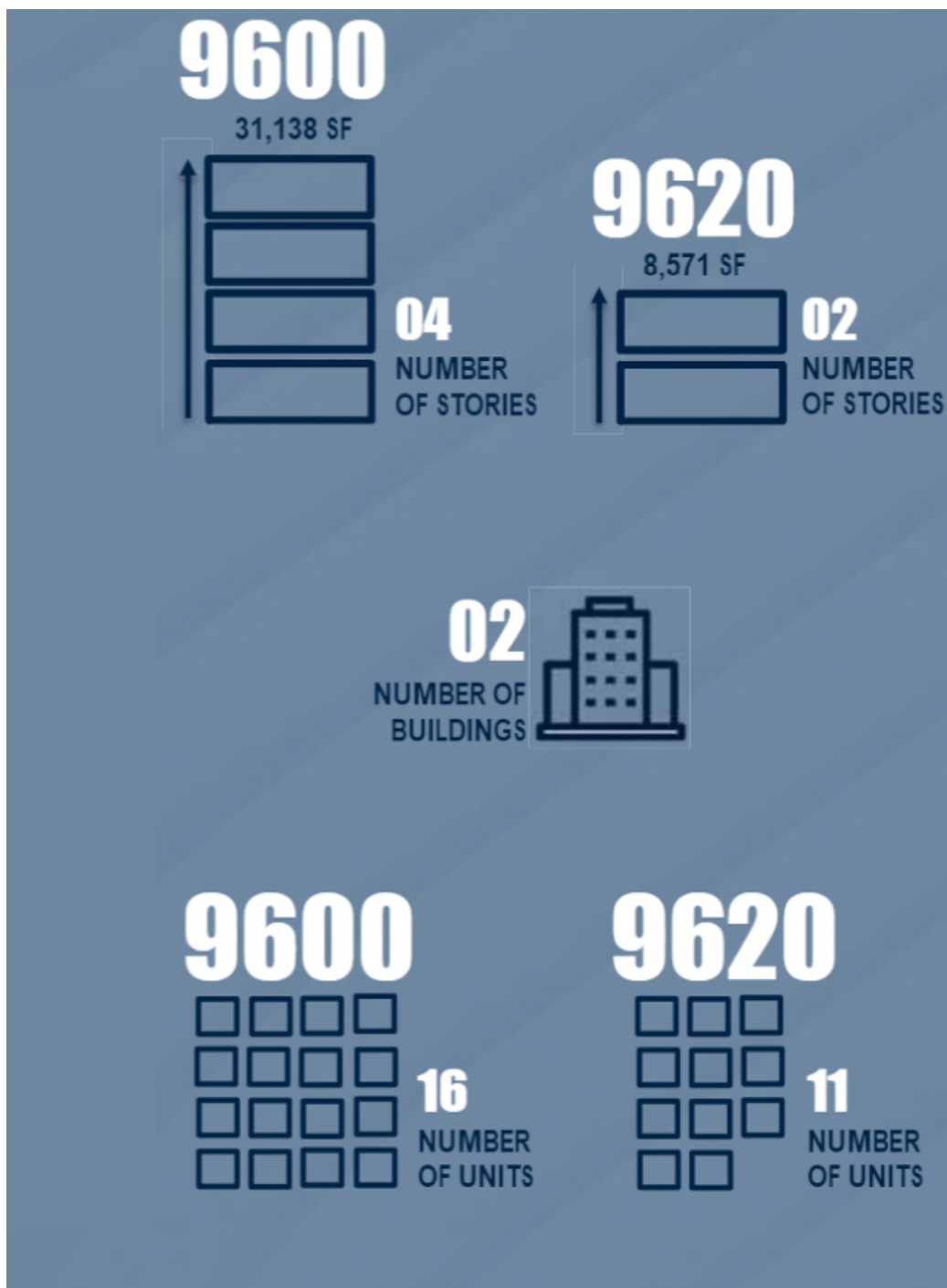
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