Colerain Commons 9430-9490 Colerain Ave Cincinnati, Ohio 45251

Outstanding junior anchor space available in the high-performing Colerain market 30,000 SF suite available that can be subdivided (10,000 SF - 30,000 SF)

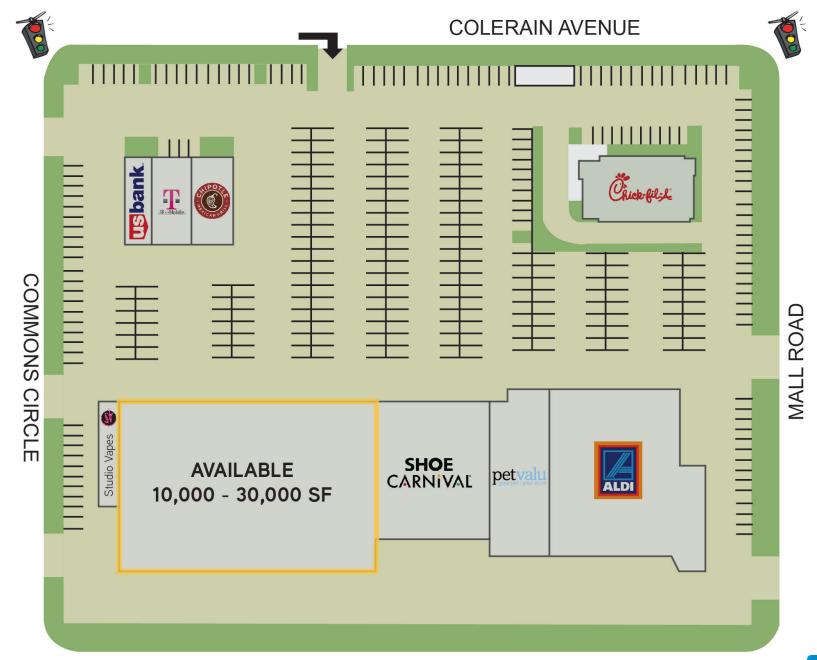
- Retail vacancy below 4% (2nd Q 2016)
- Highly visible pylon signage available
- 200' of frontage just over 300' from Colerain Ave
- Located across from Northgate Mall (1.1 million square feet)
- Multiple access points with 2 traffic signals
- Newly constructed Chick-fil-A on the outparcel
- Co-tenants include: Chipotle, Aldi, Shoe Carnival Pet Valu and US Bank
- 3 truck docks
- Planned parking lot improvements
- 23,359 SF mezzanine level also available

Trade Area Highlights

- Excellent Traffic Counts 38,000 cars/day
- Dense infill demographics: 159,000 within in 5-mile radius
- Area hosts many national retailers: Wal-mart (2 locations), Dick's Sporting Goods, Target, Lowe's, Home Depot, Macy's, Best Buy, HH Gregg, Hobby Lobby, Kroger, Burlington and more
- Convenient access to both I-275 and Ronald Reagan Highway (leads to I-75)

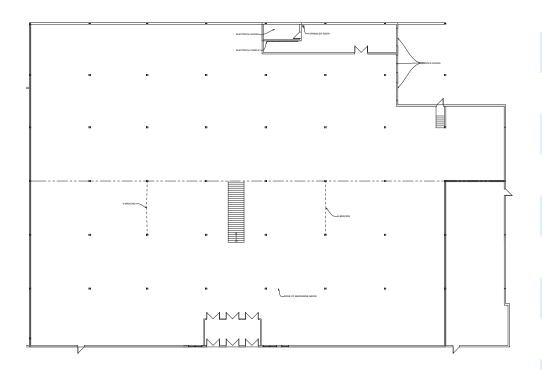








Floor Plan



Demographics - Full demographics available upon request

	1 Mile	3 Mile	5 Mile
Total Population	6,813	56,610	123,897
Population Growth	207	1,490	2,350
Population Projected Growth	0.6%	0.5%	0.4%
Total Households	56,510	21,086	47,744
Total Household Projected Growth	1.1%	1.0%	0.8%
Avg. Household Income	\$91,331	\$108,737	\$104,785
Medium Household Income	\$78,979	\$90,398	\$86,539
Total Businesses	499	2,397	4,922
Total Employees	4,525	41,107	74,563

JUSTIN T. REX, MICP™

BROKERAGE VICE PRESIDENT 513 562 2218 justin.rex@colliers.com



COLLIERS INTERNATIONAL

425 Walnut Street, Suite 1200 Cincinnati, Ohio 45202 513 721 4200

www.colliers.com



This document/email has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). © 2016. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.