

# *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)



**HIGHLY VISIBLE SIGNAGE**

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# VIEW NORTHWEST





## Site Plan



