

SHOPPES OF COLERAIN

3664 -3670 Springdale Road
Cincinnati, Ohio

- New Kroger Marketplace Development
- 2,700 SF of Small Shop Retail Available for Lease



LOCATION

3664 - 3672 Springdale Road | Cincinnati, Ohio

HIGHLIGHTS

- NEW 124,000 SF Kroger Marketplace development in Colerain Township
- 2,700 SF available in a 6,900 SF building, join Cincinnatus Savings and Loan
- Located across the street from Northgate Mall with shared traffic signal
- Retailers in area include Macy's, Ulta, Michaels, Burlington Coat Factory, DSW, Marshalls, Sears, and Xscape Theatres
- Adjacent to Stone Creek Towne Center, JCP, Meijer, Bed Bath & Beyond, Best Buy, Old Navy, and many others

DEMOGRAPHICS

2016 Estimates	1 mi	3 mi	5 mi
Population	10,239	56,698	150,630
Households	4,140	22,598	61,289
Average HH Income	\$64,692	\$66,358	\$66,804
Daytime Employees	6,493	19,662	47,651

TRAFFIC COUNTS

Springdale Road - 14,982 VPD

Colerain Ave (South of Springdale) - 29,968 VPD

CONTACT

Amy Holter • aholter@anchor-associates.com
Jason Gibson • jgibson@anchor-associates.com
Office Phone • 513/784-1106
Website • www.anchor-associates.com

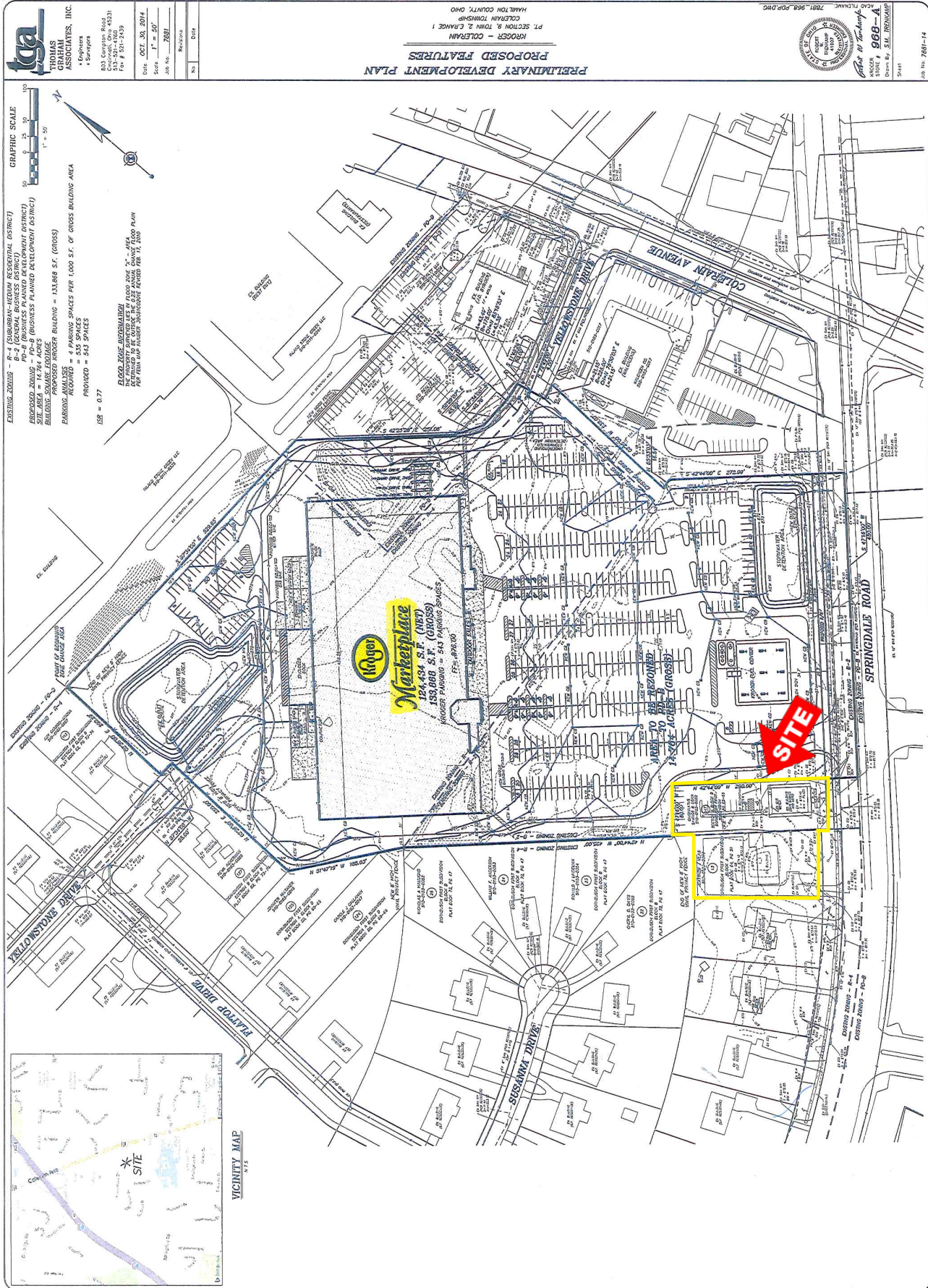
ANCHOR ASSOCIATES

3805 Edwards Road, Suite 410
Cincinnati, OH 45209
513-784-1106

Anchor
ASSOCIATES
A Member of
CHAINLINKS
RETAIL ADVISORS

SHOPPES OF COLERAIN

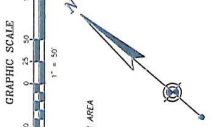
3664 -3670 Springdale Road
Cincinnati, Ohio



THOMAS GRAHAM ASSOCIATES, INC.
 833 Covington Road
 Cincinnati, Ohio 45231
 Tel: 513-752-7039
 Fax: 513-752-7039
 Date: OCT. 30, 2014
 Scale: 1" = 50'
 Job No.: 7881
 Revision:
 No. Date

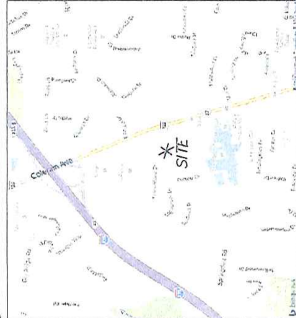
PROPOSED FEATURES

KROGER - COLERAIN
 PT. SECTION 9, TOWN 2, RANGE 1
 HAMILTON COUNTY, OHIO

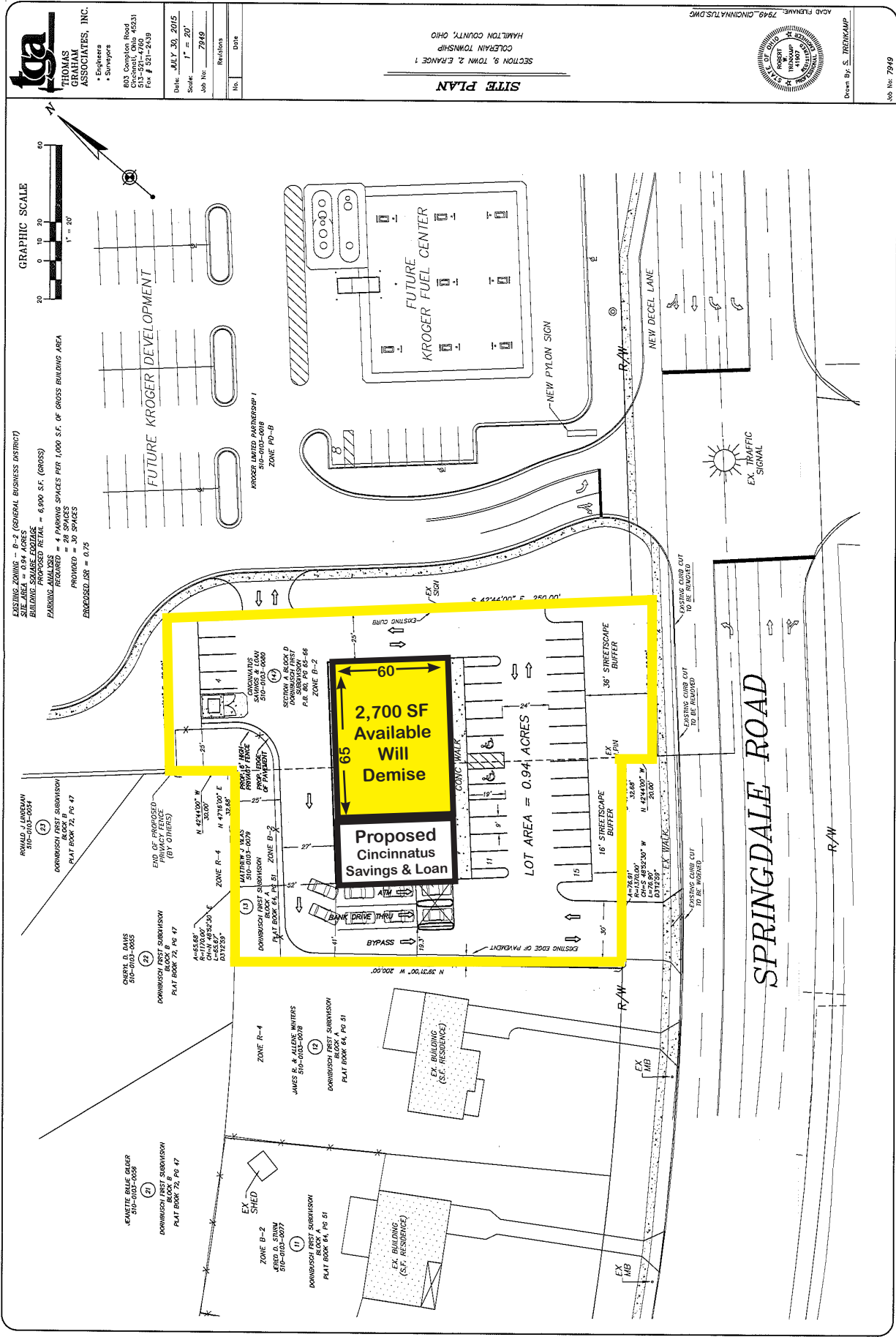


EXISTING ZONING - R-4 (SUBURBAN-HIGH RESIDENTIAL DISTRICT)
 B-2 (GENERAL BUSINESS DISTRICT)
PROPOSED ZONING - B-2 (GENERAL BUSINESS DISTRICT)
SITE AREA = 14.84 ACRES (GRANTEE PLANNED DEVELOPMENT PERMIT)
BUILDING FOOTPRINT = 138,888 S.F. (GROSS)
EMPAVING ANALYSIS - PROPOSED BUILDING = 131,868 S.F. (GROSS)
EMPAVING ANALYSIS - PROPOSED = 543 SPACES
PROVIDED = 543 SPACES
USE = 0.77

FLOOD ZONE INFORMATION - Flood Zone: X-1
 RETURNED TO THE OUTSIDE OF THE 100 ANNUAL FLOOD PLAIN
 PER FIRM MAP NUMBER JOURNALDATE REISED FEB. 17, 2009



VICINITY MAP
 N 12



tga
 THOMAS
 GRIMM
 ASSOCIATES, INC.
 • Engineers
 • Surveyors

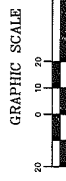
803 Compton Road
 Cincinnati, Ohio 45231
 513-521-4750
 Fax # 513-243-9339

Date: JULY 30, 2015
 Scale: 1" = 20'
 Job No: 7949
 Ref: Plans

No. DATE

SITE PLAN
 SECTION 9, TOWN 2, RANGE 1
 COLEMAN TOWNSHIP
 HAMILTON COUNTY, OHIO

ACAD NUMBER: 7949-CINCINNATUS-DWG
 Drawn By: S. BREIDENKAMP
 Job No: 7949



EXISTING ZONING - R-6 (SPECIAL BUSINESS DISTRICT)
 SITE AREA = 0.94 ACRES
 BUILDING SQUARE FOOTAGE = 6,900 S.F. (GROSS)
 PROPOSED RETAIL = 4 PARKING SPACES PER 1,000 S.F. OF GROSS BUILDING AREA
 PARKING REQUIRED = 28 SPACES
 PROVIDED = 30 SPACES
 EXCEEDED LOT = 0.75

FUTURE KROGER DEVELOPMENT

KROGER LIMITED PARTNERSHIP I
 510-003-0606
 ZONE PD-B

FUTURE
 KROGER FUEL CENTER

NEW PYLON SIGN

NEW DECEL LANE

EX. TRAFFIC SIGNAL

SPRINGDALE ROAD

2,700 SF Available Will Demise
 Proposed Cincinnatus Savings & Loan

LOT AREA = 0.94 ACRES

RONALD J. LINDENBAUM
 510-003-0654
 DOWNERSCH FIRST SUBDIVISION
 BLOCK 1
 PLAT BOOK 76, PG. 47

CHRYL B. DAVIS
 510-003-0655
 DOWNERSCH FIRST SUBDIVISION
 BLOCK 1
 PLAT BOOK 76, PG. 47

MATTHEW S. MAS
 510-003-0659
 DOWNERSCH FIRST SUBDIVISION
 BLOCK 1
 PLAT BOOK 76, PG. 47

JAMES B. & ALLEN WINTERS
 510-003-0678
 DOWNERSCH FIRST SUBDIVISION
 BLOCK 1
 PLAT BOOK 76, PG. 47

KENETTE BALE OLIVER
 510-003-0658
 DOWNERSCH FIRST SUBDIVISION
 BLOCK 1
 PLAT BOOK 76, PG. 47

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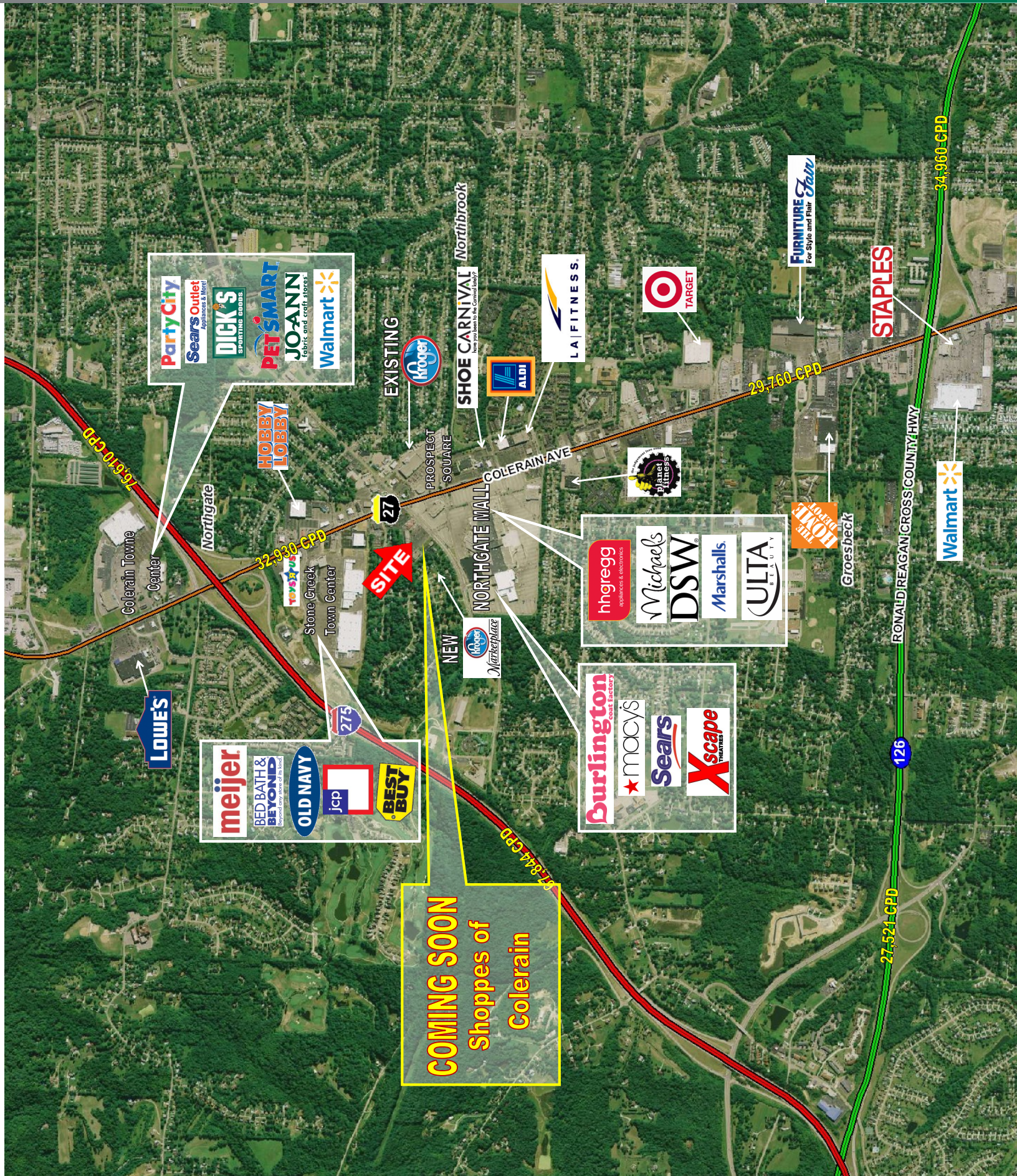
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SHOPPES OF COLERAIN

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Cincinnati, Ohio

Anchor
ASSOCIATES



COMING SOON
Shoppes of
Colerain

SITE

Party City
Sears Outlet
Dick's Sporting Goods
PET SMART
JO-ANN
Walmart

meijer
BED BATH & BEYOND
OLD NAVY
jcp
BEST BUY

Burlington
macy's
Sears
Xscape THEATRES

hhgregg
Michaels
DSW
Marshalls
ULTA BEAUTY

HOBBY LOBBY
Stone Creek Town Center
NEW Kroger Marketplace

EXISTING Kroger
SHOE CARNIVAL
ALDI
LA FITNESS

Target
FURNITURE Fair
STAPLES
Walmart
Groesbeck

Party City
Sears Outlet
Dick's Sporting Goods
PET SMART
JO-ANN
Walmart

LOWE'S

Northgate

COLERAIN AVE

NORTHGATE MALL

PROSPECT SQUARE

Northbrook

RONALD REAGAN CROSS COUNTY HWY

126

27-521-CPD

29-760-CPD

32-930-CPD

16-610-CPD

34-960-CPD

27-844-CPD