

For Sale or Lease
183,000 SF

FORMER MACY'S BOX

*9501 Colerain Ave
Cincinnati, OH 45251*

**BIG BOX
DEVELOPMENT
OPPORTUNITY!**



FORMER MACY'S BOX 9501 COLERAIN AVE

RETAIL SPACE

183,000 SF (2 Floors)

SALE OR LEASE

Call for Details

NEIGHBORING TENANTS

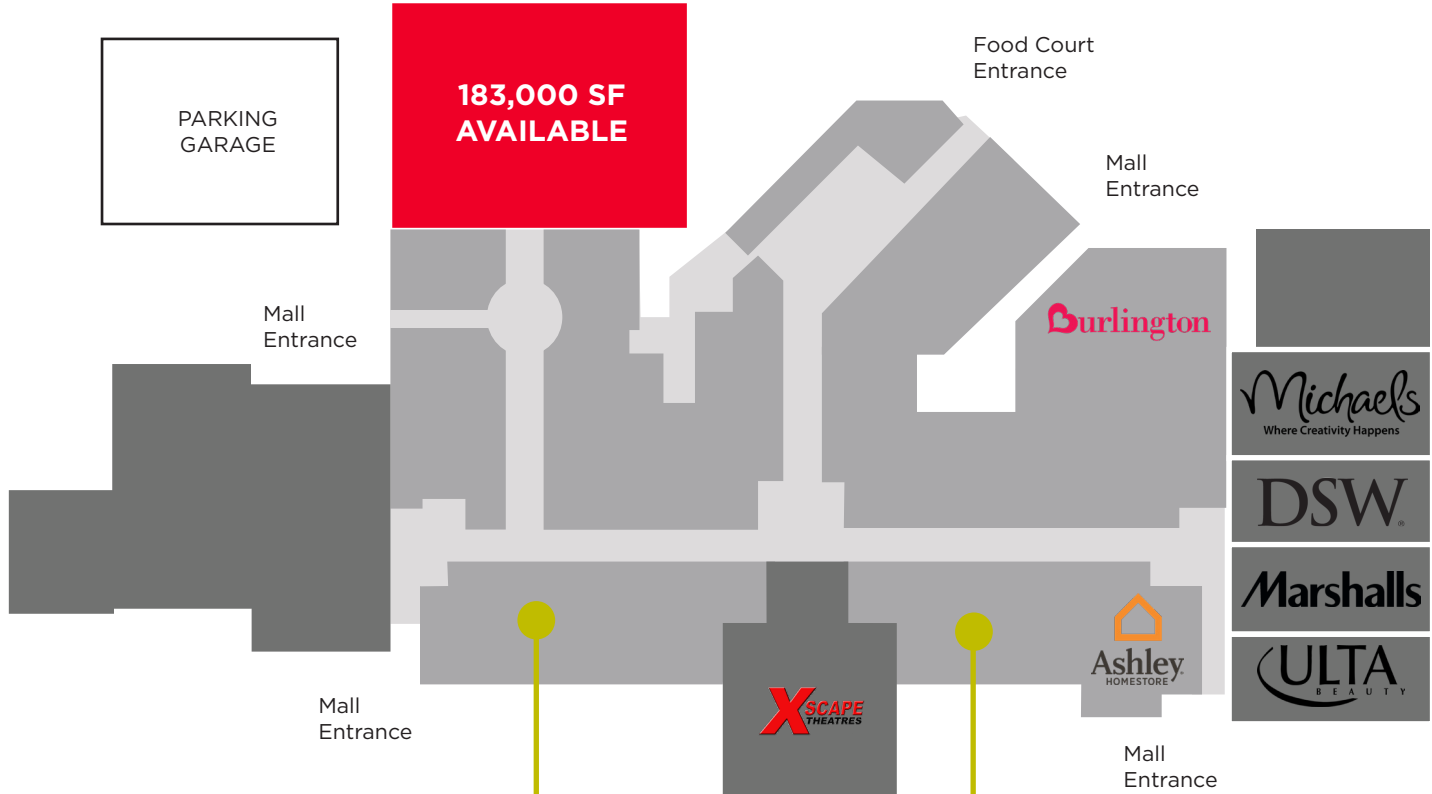
Northgate Mall, Kroger Marketplace, Michael's, Ulta, DSW, Marshalls, Burlington, Cheddar's, Big Lots, LongHorn Steakhouse and many more.

COMMENTS

- Perfect redevelopment opportunity of a former Macy's anchor box
- 183,000 SF on two stories
- Built in 1992
- Immediately across from new Kroger Marketplace (opened 2019)
- Prime visibility from Colerain & Springdale Roads
- Abundance of surface parking spaces and an attached 3 story parking garage
- (3) loading dock & (1) cardboard recycling bay
- (1) Freight Elevator, (1) passenger elevator & (1) escalator



Northgate Mall Site Plan



NORTHGATE MALL boasts 1.1 million sq ft of retail space and is comprised of more than 100 shops

RETAIL TENANTS include Burlington, Ashley Furniture, Aeropostale, Bath & Body Works, New York & Co., Foot Locker, and more





FLEXIBLE LAYOUT OPPORTUNITIES



About the Mall

Northgate Mall was constructed in 1971/72 and expanded in 1992/93 with the addition of Macy's and a three-level parking garage. Macy's vacated the space in March of 2020 as the last major anchor for Northgate Mall.

Macy's consists of approximately 183,000 SF (on 2 levels) and is available for sale or lease. This site is best suited as a redevelopment opportunity.

Colerain Retail Market

2.7M
SF RETAIL
INVENTORY

5.0%
VACANCY
RATE

8.3%
MARKET
CAP RATE

Tenants in the Market



Demographics

BY THE NUMBERS

1 MILE RADIUS

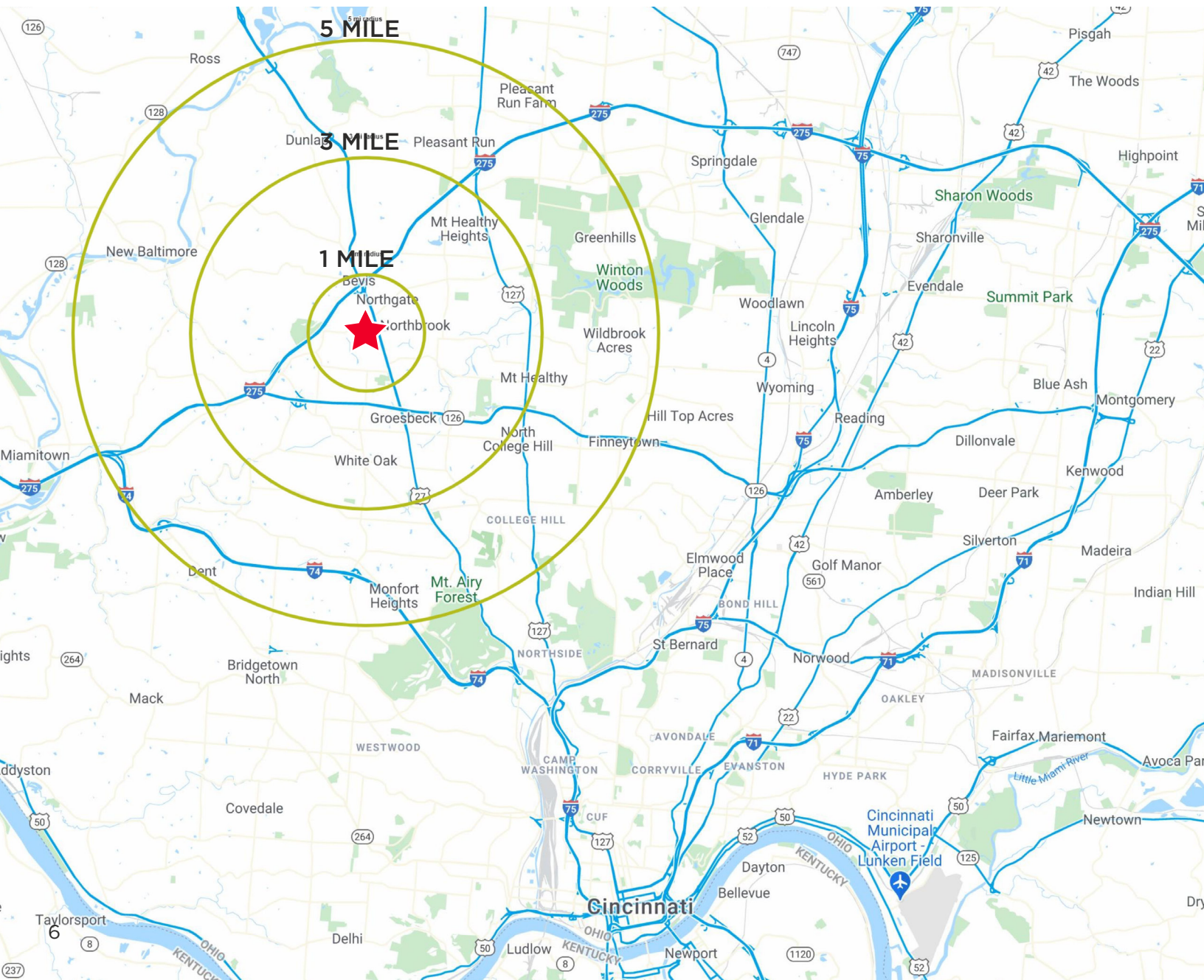
10,529 Total Population	8,478 Avg. Daytime	\$80,704 Average HH Income	39.4 Median Age
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3 MILE RADIUS

60,797 Total Population	36,253 Avg. Daytime	\$79,389 Average HH Income	38.2 Median Age
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5 MILE RADIUS

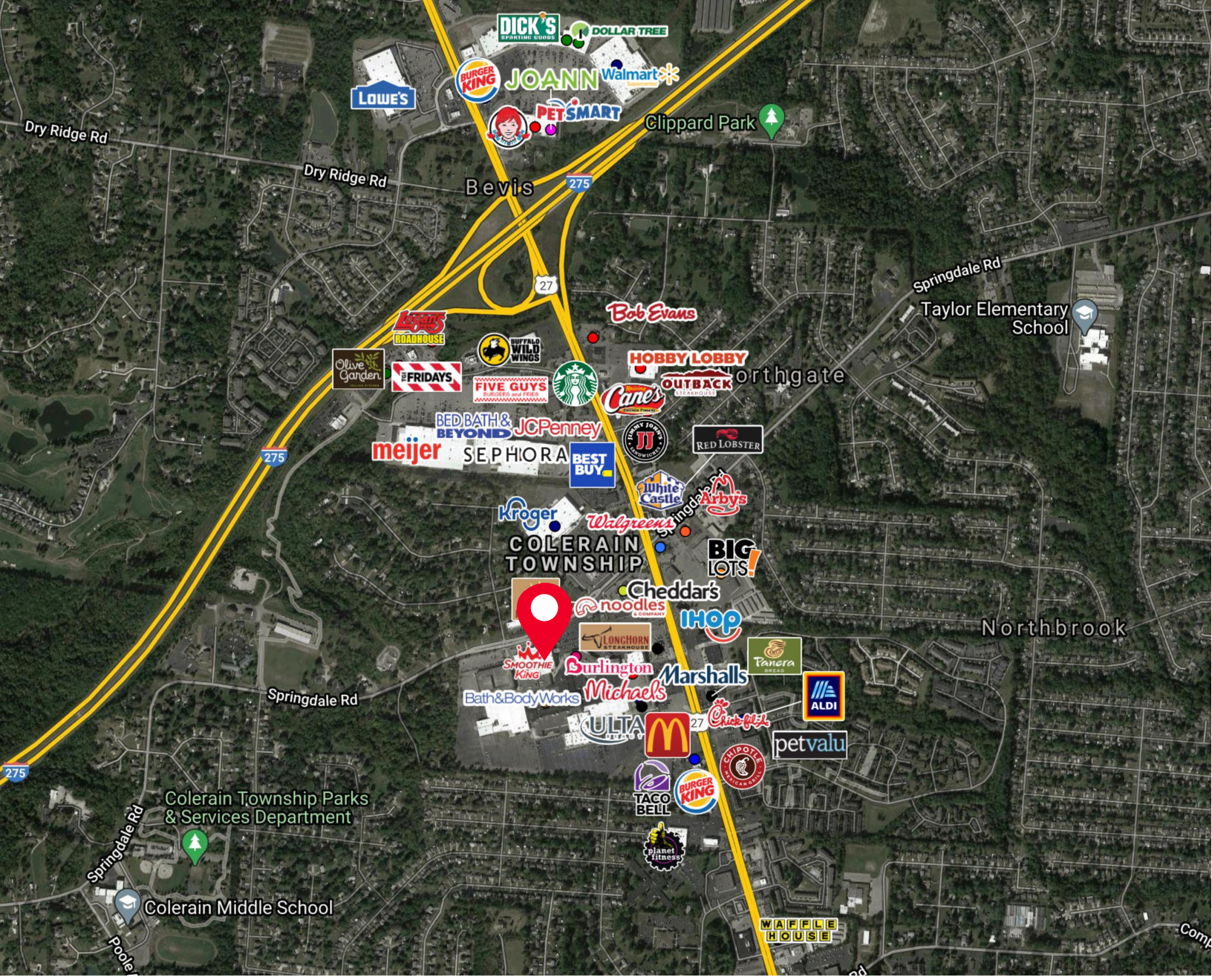
156,008 Total Population	85,897 Avg. Daytime	\$78,941 Average HH Income	38.4 Median Age
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Area Highlights

- Colerain Township is known for Colerain Avenue, one of the busiest commercial corridors in the region and is the 2nd largest township in the state of Ohio.
- Colerain Township is actively promoting Colerain Avenue's retail corridor as a premier shopping destination for the Western half of the Cincinnati Metro.
- The property sits just 1 mile South of I-275 and 1 mile North of Ronald Reagan Highway
- Northgate Mall features 1.1 Million SF of retail, restaurants, and entertainment tenants





For more information, please contact:

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