

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

2018 Estimates	1 mi	3 mi	5 mi
Population	10,772	59,391	154,820
Households	4,412	23,938	63,661
Average HH Income	\$78,721	\$75,550	76,927
Daytime Employees	5,962	19,254	43,684

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

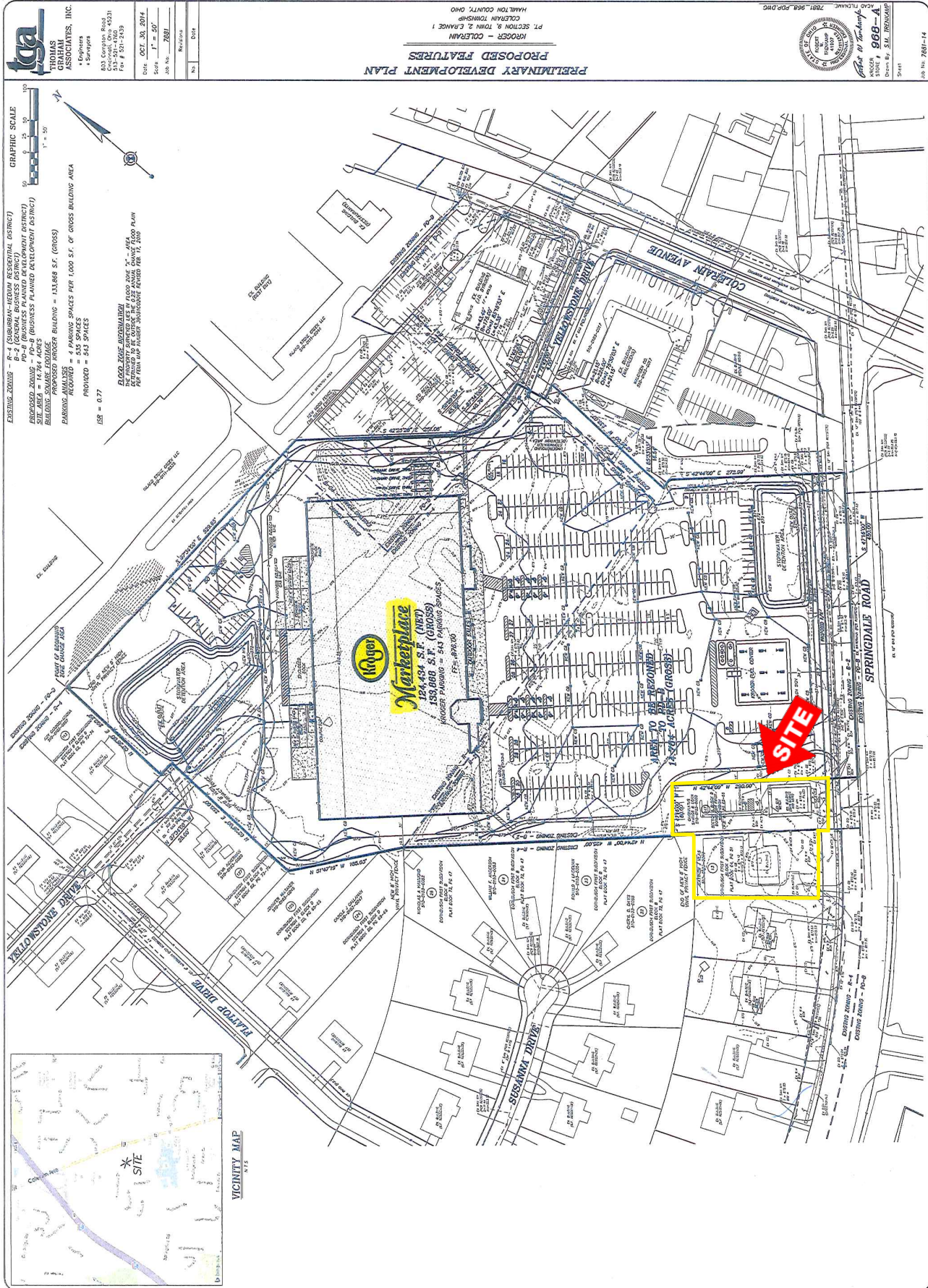
ANCHOR ASSOCIATES

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



PROPOSED FEATURES

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EXISTING ZONING - R-4 (SUBURBAN-HIGH RESIDENTIAL DISTRICT)
 B-2 (GENERAL BUSINESS DISTRICT)
 P-2 (OFFICE PLANNED DEVELOPMENT DISTRICT)
 P-2 (OFFICE PLANNED DEVELOPMENT DISTRICT)
SITE AREA = 14.84 ACRES
BUILDING FOOTPRINT = 131,868 S.F. (GROSS)
PARKING SPACES = 543 SPACES
PROVIDED = 543 SPACES
PER SPACE = 0.77

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GRAPHIC SCALE
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 1" = 30'

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PROPOSED FEATURES

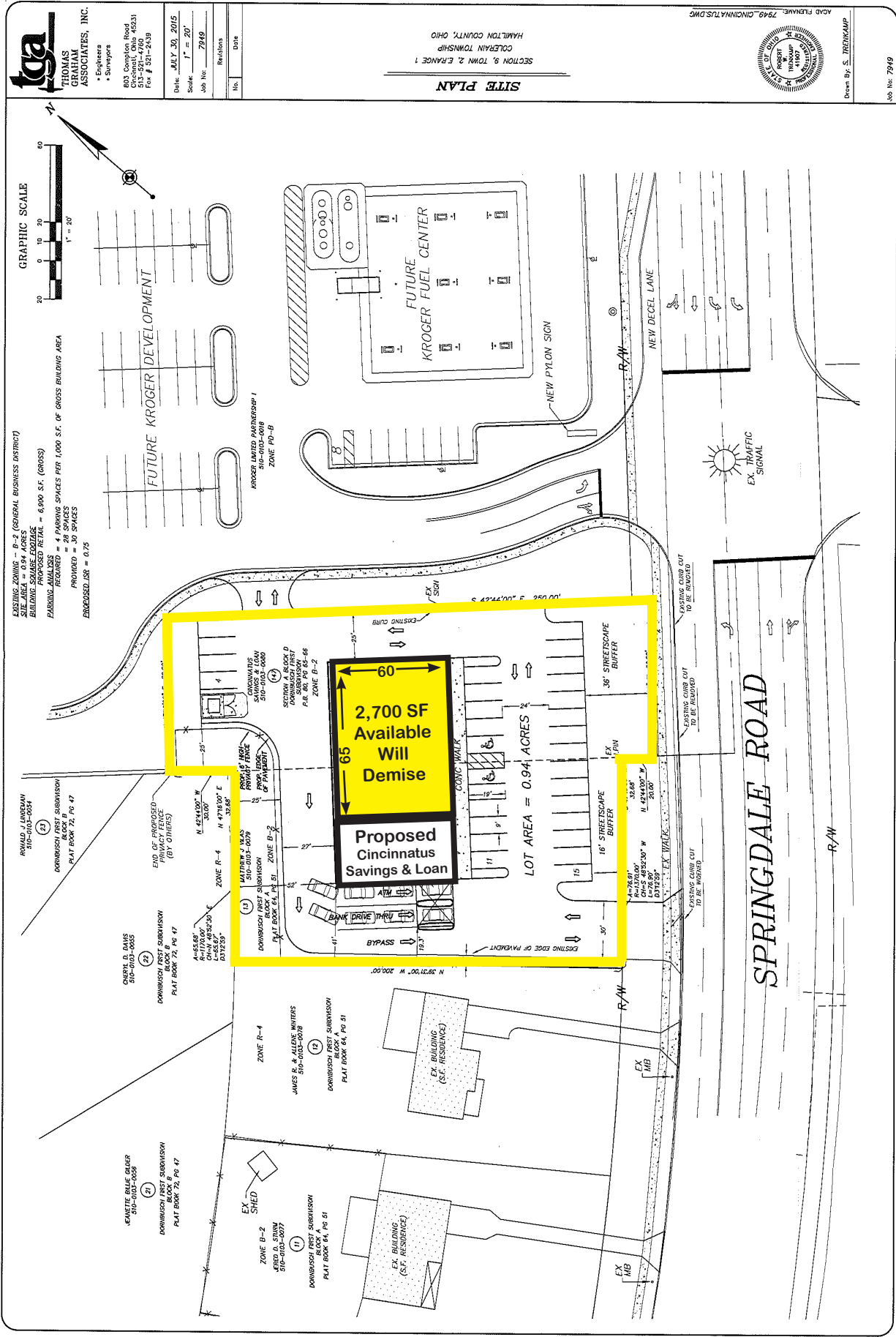
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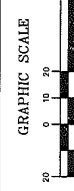
THOMAS GRAHAM ASSOCIATES, INC.
 • Engineers
 • Surveyors
 803 Compton Road
 Cincinnati, OH 45231
 Tel # 513-521-4750
 Fax # 513-243-2439

Date:	JULY 30, 2015
Scale:	1" = 20'
Job No.:	7949
Revisions:	
No.:	
Date:	

SITE PLAN
 SECTION 9, TOWN 2, RANGE 1
 COLEMAN TOWNSHIP
 HAMILTON COUNTY, OHIO
 ACAD NUMBER: 7949-01/02/03/04/05/06/07/08/09/10/11/12/13/14/15/16/17/18/19/20/21/22/23/24/25/26/27/28/29/30/31/32/33/34/35/36/37/38/39/40/41/42/43/44/45/46/47/48/49/50/51/52/53/54/55/56/57/58/59/60/61/62/63/64/65/66/67/68/69/70/71/72/73/74/75/76/77/78/79/80/81/82/83/84/85/86/87/88/89/90/91/92/93/94/95/96/97/98/99/100



Drawn By: S. TREDENKAMP
 Job No: 7949



CODING ZONING - B-6 (GENERAL 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
 3664-3670 SPRINGDALE RD
 ZONE PD-B

FUTURE KROGER FUEL CENTER

NEW PYLON SIGN

NEW DECEL LANE

EX. TRAFFIC SIGNAL

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

LOT AREA = 0.94 ACRES

SPRINGDALE ROAD

RONALD J. LINDENBAUM
 510-0103-0054
 DOMINOSCHI FIRST SUBDIVISION
 BLOCK A
 PLAT BOOK 76, PG. 47

CHRYL B. DAVIS
 510-0103-0055
 DOMINOSCHI FIRST SUBDIVISION
 BLOCK A
 PLAT BOOK 76, PG. 47

MATTHEW S. MAS
 510-0103-0059
 DOMINOSCHI FIRST SUBDIVISION
 BLOCK A
 PLAT BOOK 76, PG. 47

JAMES B. & ALLEN WINTERS
 510-0103-0078
 DOMINOSCHI FIRST SUBDIVISION
 BLOCK A
 PLAT BOOK 76, PG. 47

KENETTE BALE OLIVER
 510-0103-0068
 DOMINOSCHI FIRST SUBDIVISION
 BLOCK A
 PLAT BOOK 76, PG. 47

EX. SHED

EX. BUILDING (S.F. RESIDENCE)

EX. BUILDING (S.F. RESIDENCE)

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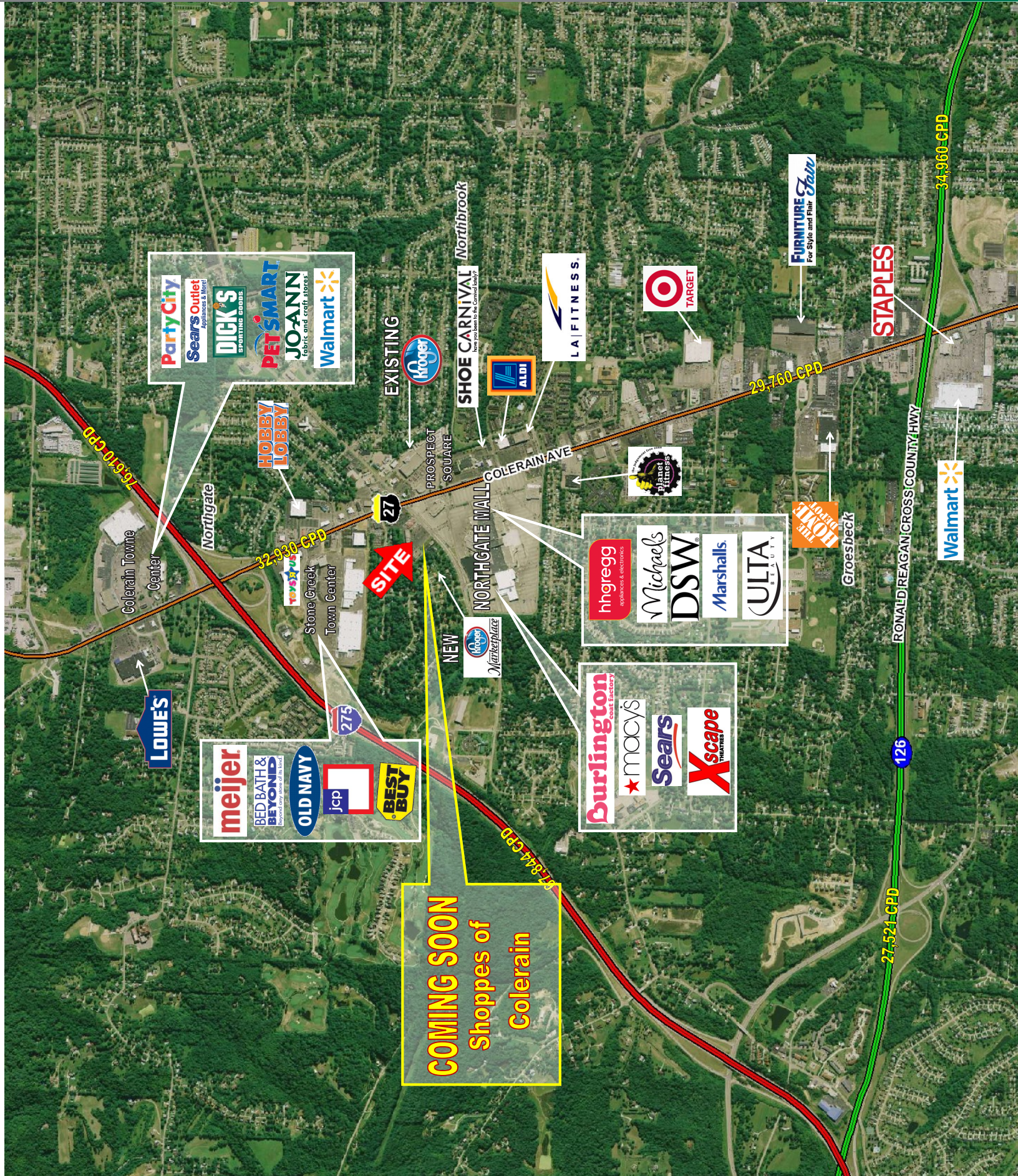
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SHOPPES OF COLERAIN

3664 -3670 Springdale Road
Cincinnati, Ohio

Anchor
ASSOCIATES



COMING SOON
Shoppes of
Colerain

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

hhgregg
Michaels
DSW
Marshalls
ULTA BEAUTY

meijer
BED BATH & BEYOND
OLD NAVY
jcp
BEST BUY

Burlington
macy's
Sears
Xscape THEATRES

SITE

Kroger
ALDI
LA FITNESS
TARGET
FURNITURE Fair
STAPLES

LOWE'S

HOBBY LOBBY

SHOE CARNIVAL Northbrook

EXISTING

NEW

NORTHGATE

COLERAIN AVE

RONALD REAGAN CROSS COUNTY HWY

PROSPECT SQUARE

Colerain Towne Center

Northgate

Stone Creek Town Center

Groesbeck

Walmart

16,610 CPD

32,930 CPD

29,760 CPD

34,960 CPD

81,844 CPD

27,521 CPD

126

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275