

COLERAIN TOWNE CENTER 10160-10240 COLERAIN AVENUE



ONE EAST FOURTH STREET, SUITE 500, CINCINNATI, OH 45202
513.241.2300





ADDRESS: Colerain Towne Center
10160-10240 Colerain Avenue
Cincinnati, OH 45251

FOR LEASE: 2,500 SF, 7,200 SF, 15,000 SF, and 33,000 SF

- ▶ Anchored by Walmart Supercenter, Dick's Sporting Goods, PetSmart, Party City, Jo-Ann Fabrics and Dollar Tree
- ▶ Heavily populated Northgate market
- ▶ Traffic light access and plenty of parking
- ▶ Highway visibility

TRAFFIC COUNTS:

- ▶ Colerain Avenue (US-27) N of I-275 = 36,765 AADT in 2013
- ▶ Colerain Avenue (US-27) S of I-275 = 35,542 AADT in 2015
- ▶ I-275 E of Colerain Avenue (US-27) = 69,882 AADT in 2015

FEATURES



SITE

LOWE'S

Walmart Supercenter

Party City

DICK'S SPORTING GOODS

GameStop

sears outlet

PLATO'S CLOSET

DOLLAR TREE

Tire Discounters

BURGER KING

Wendy's

Once upon a child

PETSMART

JO-ANN
Fabric and craft stores

The Car Connection

STERLING'S MEAT MARKET

MERCYHEALTH

B C

Dry Ridge Rd

Colerain Ave

271

275

US Hwy 275

Imperial Dr

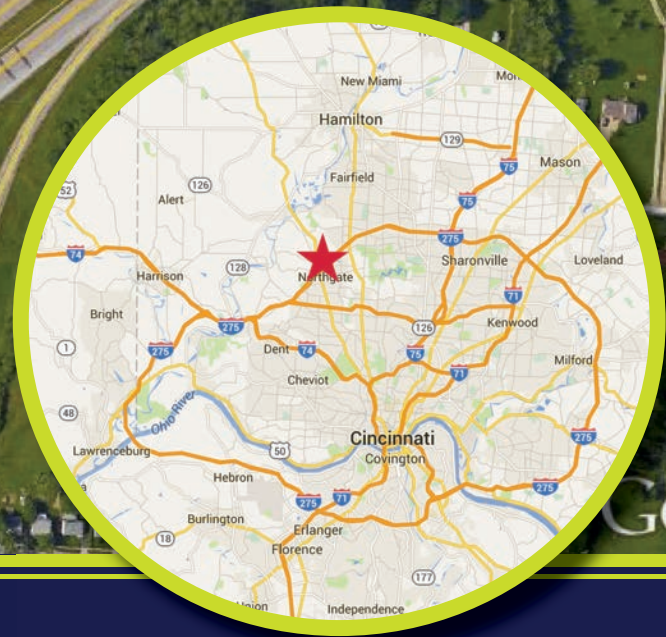
Challenger Way

Enterprise Cir

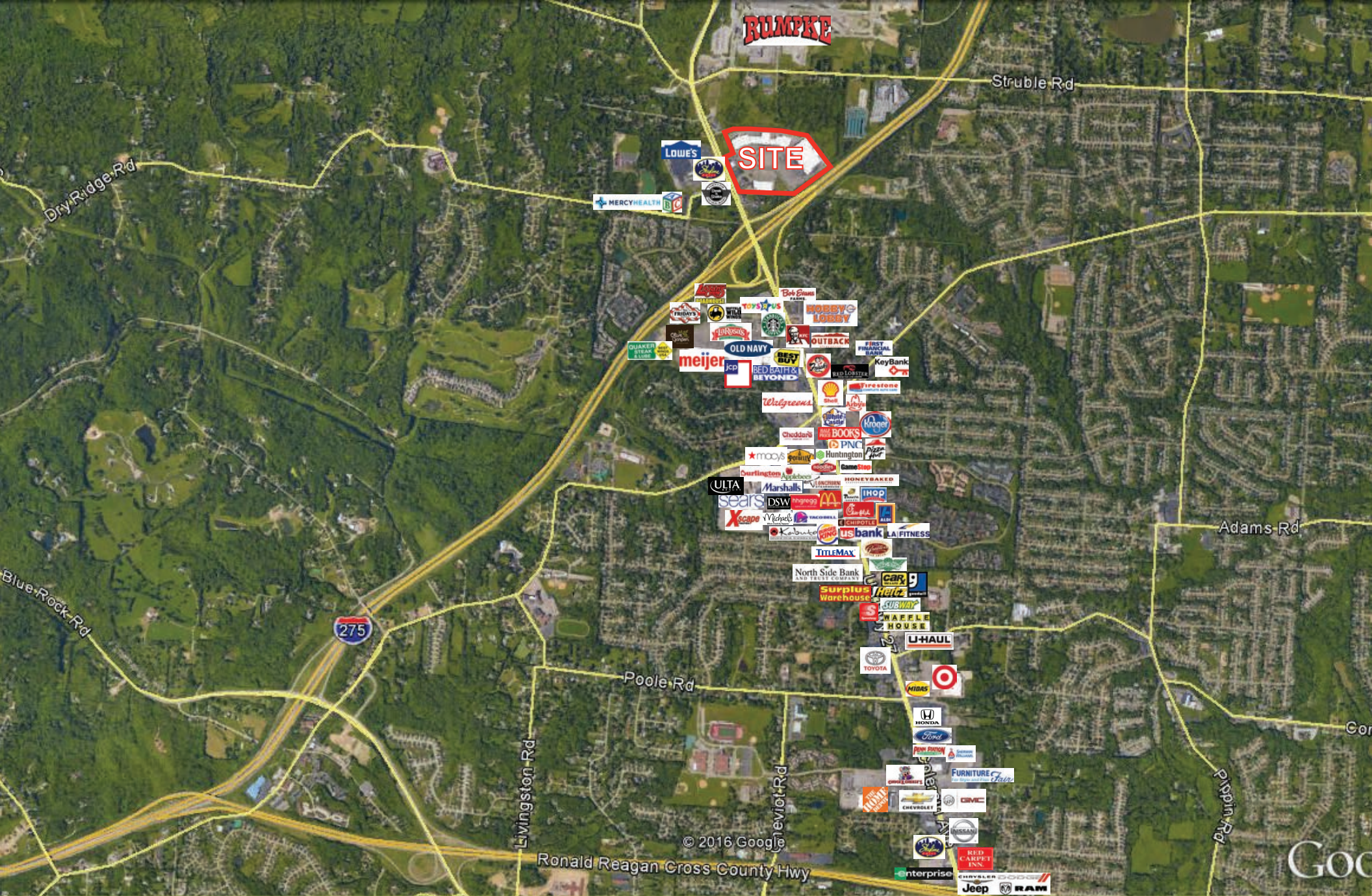
Weatherly Ct

Voyage

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LOCATION



RUMPKE

Struble Rd

Dry Ridge Rd

SITE

Lowe's

MERCYHEALTH

Blue Rock Rd

275

Pooler Rd

Adams Rd

Livingston Rd

Leviot Rd

Ronald Reagan Cross County Hwy

Pittman Rd

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Go

AERIAL



KEY

Available: ■

Leased: ■

Not a Part:

AVAILABLE
RETAIL SPACE / PAD SITES

THE KROENKE GROUP

FOR LEASING INFORMATION CALL:
(573) 449-8323

SITE SUMMARY					
409,960 SQ. FT.					
1. Available	14,928 sq. ft.	11. Plato's Closet	4,400 sq. ft.	20. Burger King	3,402 sq. ft.
2. Dick's Sporting Goods	43,907 sq. ft.	12. Dollar Tree	13,516 sq. ft.		
3. Party City	15,328 sq. ft.	13. Available	33,160 sq. ft.		
4. Available	7,200 sq. ft.	14. Boost Mobile	1,360 sq. ft.		
5. Sears Outlet	25,000 sq. ft.	15. WalMart Supercenter	180,879 sq. ft.		
6. Cut & Go	1,253 sq. ft.	16. Jo-Ann Fabrics	23,500 sq. ft.		
7. Tiffany Nails	1,202 sq. ft.	17. Petsmart	25,416 sq. ft.		
8. Springleaf Financial	1,495 sq. ft.	18. Once Upon a Child	7,080 sq. ft.		
9. GameStop	1,600 sq. ft.	19. Wendy's	2,834 sq. ft.		
10. Watson's	2,500 sq. ft.				

TENANT LAYOUT

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	5,633	50,179	147,254
2010 Population	5,389	47,650	141,309
2019 Population	5,313	47,231	142,521
2024 Population	5,279	47,050	143,018
2000-2010 Annual Rate	-0.44%	-0.52%	-0.41%
2010-2019 Annual Rate	-0.16%	-0.10%	0.09%
2019-2024 Annual Rate	-0.13%	-0.08%	0.07%
2019 Male Population	47.0%	47.7%	47.7%
2019 Female Population	53.0%	52.3%	52.3%
2019 Median Age	43.4	39.5	39.9

RACE AND ETHNICITY	1 MILE	3 MILE	5 MILE
2019 White Alone	78.5%	67.8%	64.8%
2019 Black Alone	15.3%	25.6%	28.9%
2019 American Indian/Native Alaskan Alone	0.1%	0.2%	0.2%
2019 Asian Alone	2.1%	1.5%	1.6%
2019 Pacific Islander Alone	0.2%	0.1%	0.1%
2019 Other Race	1.0%	1.3%	1.1%
2019 Two or More Races	2.7%	3.3%	3.2%
2019 Hispanic Origin (Any Race)	2.2%	3.3%	2.8%

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Households	2,171	18,431	56,461
2010 Households	2,116	18,167	55,809
2019 Households	2,096	18,163	56,673
2024 Households	2,085	18,131	56,966
2000-2010 Annual Rate	-0.26%	-0.14%	-0.12%
2010-2019 Annual Rate	-0.11%	0.00%	0.17%
2019-2024 Annual Rate	-0.11%	-0.04%	0.10%
2019 Average Household Size	2.49	2.58	2.49

MEDIAN HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
2019 Median Household Income	\$62,648	\$58,523	\$59,382
2024 Median Household Income	\$74,959	\$67,149	\$69,209
2019-2024 Annual Rate	3.65%	2.79%	3.11%

AVERAGE HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
2019 Average Household Income	\$89,527	\$75,634	\$77,295
2024 Average Household Income	\$104,350	\$87,556	\$89,678
2019-2024 Annual Rate	3.11%	2.97%	3.02%

PER CAPITA INCOME	1 MILE	3 MILE	5 MILE
2019 Per Capita Income	\$34,312	\$29,134	\$30,805
2024 Per Capita Income	\$40,055	\$33,799	\$35,800
2019-2024 Annual Rate	3.14%	3.02%	3.05%

HOUSING	1 MILE	3 MILE	5 MILE
2000 Total Housing Units	2,219	19,047	58,621
2000 Owner Occupied Housing Units	88.6%	77.9%	72.0%
2000 Renter Occupied Housing Units	9.2%	18.9%	24.4%
2000 Vacant Housing Units	2.2%	3.2%	3.7%
2010 Total Housing Units	2,229	19,490	60,358
2010 Owner Occupied Housing Units	80.3%	70.6%	66.6%
2010 Renter Occupied Housing Units	14.7%	22.6%	25.9%
2010 Vacant Housing Units	5.1%	6.8%	7.5%
2019 Total Housing Units	2,201	19,490	60,974
2019 Owner Occupied Housing Units	78.6%	68.6%	64.7%
2019 Renter Occupied Housing Units	16.6%	24.6%	28.3%
2019 Vacant Housing Units	4.8%	6.8%	7.1%
2024 Total Housing Units	2,173	19,487	61,305
2024 Owner Occupied Housing Units	80.3%	69.7%	66.1%
2024 Renter Occupied Housing Units	15.7%	23.3%	26.8%
2024 Vacant Housing Units	4.0%	7.0%	7.1%

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts fro 2019 and 2024. Esri converted Census 2000 data into 2010 geography.

August 21, 2019

DEMOGRAPHICS



FOR FURTHER INFORMATION, PLEASE CONTACT:

JOHN THOMPSON Managing Director 513.864.6040 john.thompson@ngkf.com
CHRIS NACHTRAB Managing Director 513.864.6042 chris.nachtrab@ngkf.com

