







9804-9814 Colerain Avenue, Cincinnati, OH 45239

PROPERTY HIGHLIGHTS

-  For Lease then Available for Sale
-  End Cap Available Directly On Colerain Avenue Along one of Cincinnati's Busiest Retail Corridors
-  Across from BRAND-NEW Kroger Marketplace and Stone Creek Towne Center
-  Pylon Signage and Prime Frontage on Heavily Trafficked Colerain Avenue
-  Conveniently located between I-275 and Cross County/Ronald Reagan Highway
-  7,940 SF Center on 0.67 AC, Built in 1967

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DEMOGRAPHICS

<u>Year 2019</u>	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Estimated Population	11,922	59,745	153,285
Median HH Income	\$61,895	\$62,939	\$63,129
Average HH Income	\$74,127	\$77,250	\$77,250
Daytime Population	6,462	18,871	44,711





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 May 2019



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1,208 SF
1,236 SF
 AVAILABLE

Batteries + Bulbs
 Cleopatra Nails
 Headshop
 Family Hair Care
 cricket wireless

LESLIE'S

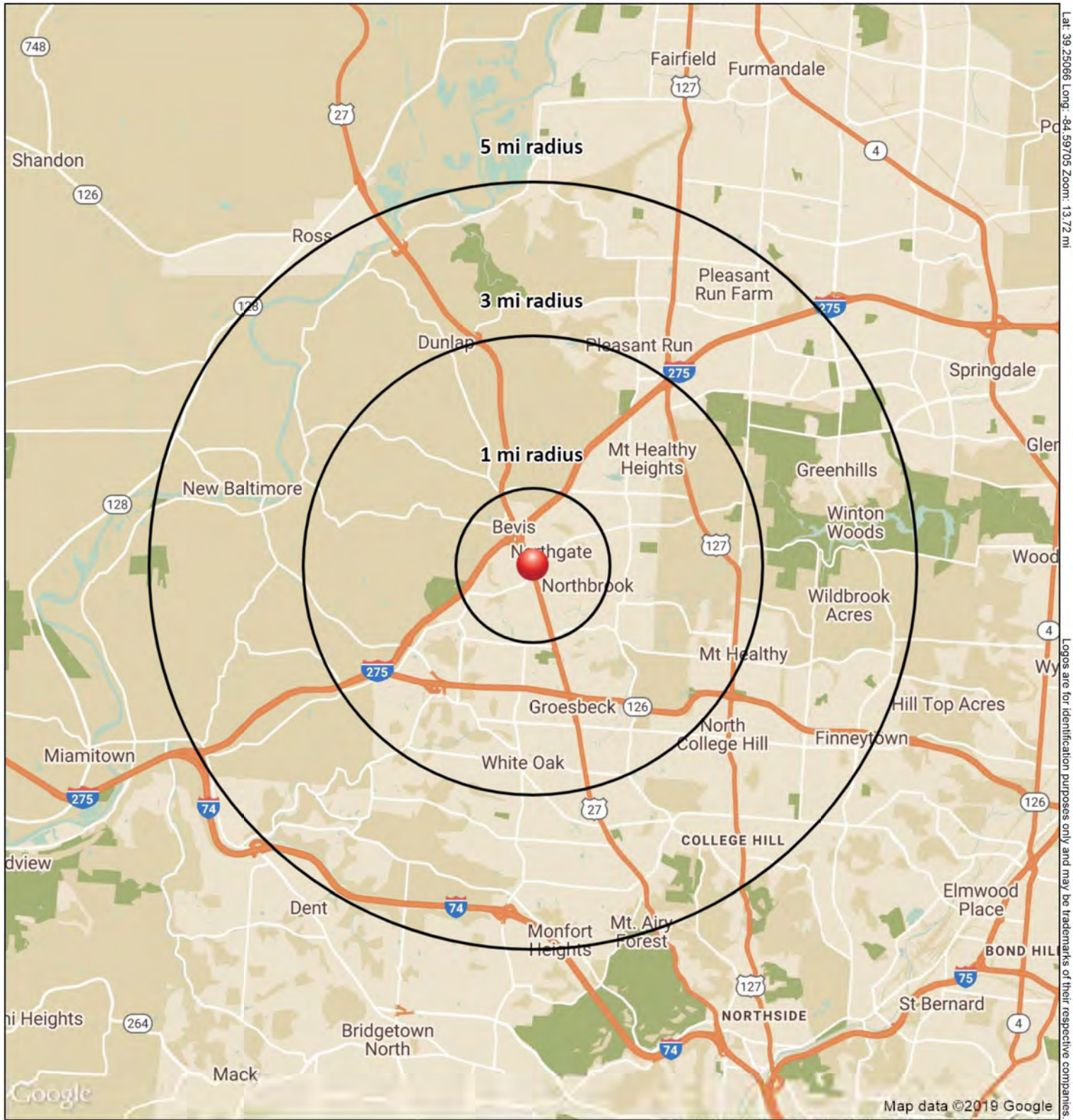
DUNKIN'

Red Lobster

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Lat: 39.25066 Long: -84.59705 Zoom: 13.72 mi

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9804 Colerain Ave
Cincinnati, OH 45251

December 2019



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SUMMARY PROFILE

2000-2010 Census, 2019 Estimates with 2024 Projections



Lat/Lon: -84.5967/39.2499

RS1

9804 Colerain Ave

Cincinnati, OH 45251

		1 mi radius	3 mi radius	5 mi radius
POPULATION	2019 Estimated Population	11,922	59,745	153,285
	2024 Projected Population	11,615	58,688	151,945
	2010 Census Population	11,882	59,328	151,958
	2000 Census Population	12,662	62,280	158,469
	Projected Annual Growth 2019 to 2024	-0.5%	-0.4%	-0.2%
	Historical Annual Growth 2000 to 2019	-0.3%	-0.2%	-0.2%
	2019 Median Age	37.7	37.6	37.9
HOUSEHOLDS	2019 Estimated Households	4,891	24,360	63,616
	2024 Projected Households	4,741	23,784	62,651
	2010 Census Households	4,659	23,143	60,337
	2000 Census Households	4,830	23,625	61,272
	Projected Annual Growth 2019 to 2024	-0.6%	-0.5%	-0.3%
	Historical Annual Growth 2000 to 2019	-	0.2%	0.2%
RACE AND ETHNICITY	2019 Estimated White	72.7%	69.0%	62.1%
	2019 Estimated Black or African American	20.1%	25.0%	31.8%
	2019 Estimated Asian or Pacific Islander	2.3%	1.8%	1.8%
	2019 Estimated American Indian or Native Alaskan	0.4%	0.3%	0.2%
	2019 Estimated Other Races	4.6%	4.0%	4.0%
	2019 Estimated Hispanic	3.5%	3.0%	2.8%
INCOME	2019 Estimated Average Household Income	\$74,127	\$77,250	\$77,250
	2019 Estimated Median Household Income	\$61,895	\$62,939	\$63,129
	2019 Estimated Per Capita Income	\$30,455	\$31,547	\$32,120
EDUCATION (AGE 25+)	2019 Estimated Elementary (Grade Level 0 to 8)	1.7%	2.8%	2.3%
	2019 Estimated Some High School (Grade Level 9 to 11)	7.2%	6.1%	5.9%
	2019 Estimated High School Graduate	37.2%	34.7%	31.6%
	2019 Estimated Some College	20.6%	21.0%	22.0%
	2019 Estimated Associates Degree Only	9.2%	11.6%	10.3%
	2019 Estimated Bachelors Degree Only	16.7%	15.8%	18.0%
	2019 Estimated Graduate Degree	7.3%	8.0%	10.0%
BUSINESS	2019 Estimated Total Businesses	485	1,550	3,971
	2019 Estimated Total Employees	6,472	18,871	44,711
	2019 Estimated Employee Population per Business	13.3	12.2	11.3
	2019 Estimated Residential Population per Business	24.6	38.5	38.6

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