

FOR LEASE

COLERAIN HILLS SHOPPING CENTER



PROPERTY HIGHLIGHTS

- One In-Line Space Available
- Outstanding Visibility from Colerain Avenue and Ronald Reagan Highway
- Walmart-Anchored Shopping Center Highly Visible from both Colerain Avenue and Ronald Reagan Highway
- Signalized Intersection along one of Cincinnati's busiest Retail Corridors
- Just South of Northgate Mall and Stone Creek Towne Center
- Pylon Signage Available
- **Traffic Counts:**
Colerain Avenue 47,903 ADT (2012)
SR-126 36,423 ADT (2012)

8401 Colerain Avenue, Cincinnati, Ohio 45239

DEMOGRAPHICS

<u>Year 2019</u>	<u>One Mile</u>	<u>Three Mile</u>	<u>Five Mile</u>
Estimated Population	11,403	91,758	182,179
Median Income	\$56,465	\$58,493	\$59,668
Average HH Income	\$67,960	\$71,777	\$74,007
Daytime Population	4,817	24,619	49,657



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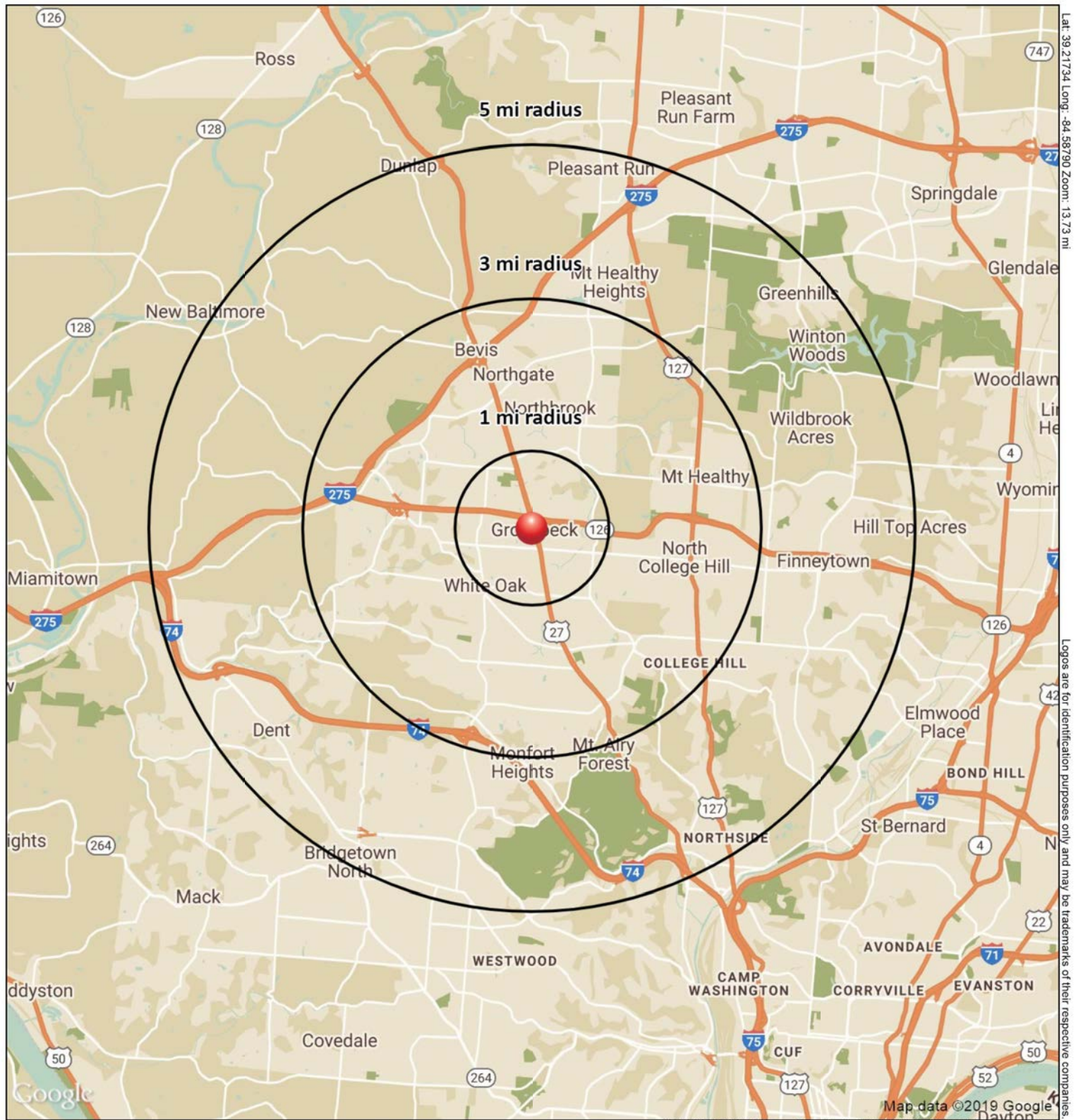
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8401 Colerain Ave

Cincinnati, OH 45239

December 2019



SUMMARY PROFILE

2000-2010 Census, 2019 Estimates with 2024 Projections



Lat/Lon: -84.5879/39.2239

RS1

8401 Colerain Ave

Cincinnati, OH 45239

1 mi radius 3 mi radius 5 mi radius

POPULATION	2019 Estimated Population	11,403	91,758	182,179
	2024 Projected Population	11,185	90,999	181,174
	2010 Census Population	11,223	91,565	180,800
	2000 Census Population	11,893	95,275	188,165
	Projected Annual Growth 2019 to 2024	-0.4%	-0.2%	-0.1%
	Historical Annual Growth 2000 to 2019	-0.2%	-0.2%	-0.2%
	2019 Median Age	36.4	37.3	37.8
HOUSEHOLDS	2019 Estimated Households	4,853	38,888	78,095
	2024 Projected Households	4,731	38,317	77,194
	2010 Census Households	4,571	37,135	74,123
	2000 Census Households	4,772	37,806	74,880
	Projected Annual Growth 2019 to 2024	-0.5%	-0.3%	-0.2%
	Historical Annual Growth 2000 to 2019	-	0.2%	0.2%
RACE AND ETHNICITY	2019 Estimated White	72.7%	62.3%	62.8%
	2019 Estimated Black or African American	21.7%	32.0%	31.7%
	2019 Estimated Asian or Pacific Islander	1.4%	1.6%	1.7%
	2019 Estimated American Indian or Native Alaskan	0.3%	0.2%	0.2%
	2019 Estimated Other Races	3.9%	3.8%	3.7%
	2019 Estimated Hispanic	2.5%	2.5%	2.5%
INCOME	2019 Estimated Average Household Income	\$67,960	\$71,777	\$74,007
	2019 Estimated Median Household Income	\$56,465	\$58,493	\$59,668
	2019 Estimated Per Capita Income	\$28,926	\$30,493	\$31,789
EDUCATION (AGE 25+)	2019 Estimated Elementary (Grade Level 0 to 8)	4.1%	2.3%	2.4%
	2019 Estimated Some High School (Grade Level 9 to 11)	7.9%	6.7%	6.1%
	2019 Estimated High School Graduate	33.1%	33.4%	30.8%
	2019 Estimated Some College	22.8%	21.5%	21.3%
	2019 Estimated Associates Degree Only	13.5%	10.3%	10.3%
	2019 Estimated Bachelors Degree Only	12.8%	16.6%	18.1%
	2019 Estimated Graduate Degree	5.8%	9.2%	11.0%
BUSINESS	2019 Estimated Total Businesses	428	2,447	4,955
	2019 Estimated Total Employees	4,817	24,619	49,657
	2019 Estimated Employee Population per Business	11.3	10.1	10.0
	2019 Estimated Residential Population per Business	26.7	37.5	36.8

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.