

PROSPECT SQUARE

New Big Lots Now Open! | 29,000 SF AVAILABLE
NORTHGATE, CINCINNATI, OHIO



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





ADDRESS: Prospect Square
9674-9690 Colerain Avenue
Cincinnati, OH 45251

FOR LEASE: Former Kroger grocery anchor of 67,000 SF; Big Lot's is taking 38,000 SF leaving 29,000 SF sub-anchor space

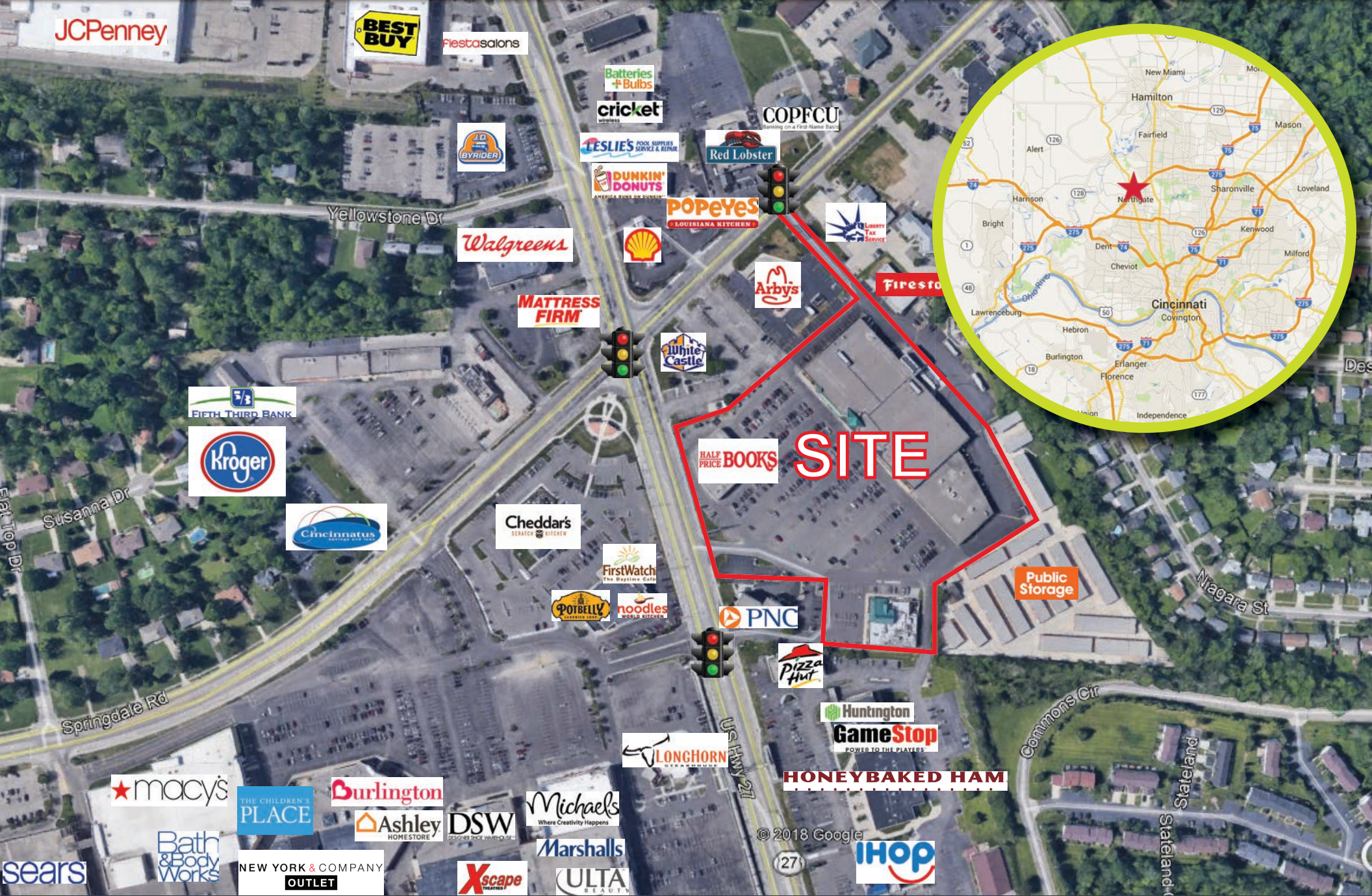
PRICING: Anchor: \$13.50 PSF NNN (\$4.65)
Small Space: \$18.50 PSF NNN (\$4.65), 3,800 SF, 12,000 SF
Former Restuarant, 9,200 SF: \$16.00 PSF NNN

- ▶ A unique opportunity to back-fill a Kroger anchor space in the heart of the Northgate market
- ▶ No Kroger grocery restrictions on use
- ▶ Directly across from Northgate Mall at the major corner of Colerain & Springdale Roads
- ▶ Quick access to both I-275 and the Cross County Highway
- ▶ Landlord will divide space and spend money on renovations
- ▶ 1 acre pad site also available on 0.72 acre

TRAFFIC COUNTS:

- ▶ Colerain Avenue (US-27) N of Springdale Road = 32,874 AADT in 2013
- ▶ Colerain Avenue (US-27) S of Springdale Road = 29,379 AADT in 2013

FEATURES



LOCATION



SITE

Northgate Mall

AERIAL



TENANT LAYOUT

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	12,081	65,813	160,734
2010 Population	11,285	62,794	154,639
2019 Population	11,141	62,400	155,492
2024 Population	11,076	62,184	155,661
2000-2010 Annual Rate	-0.68%	-0.47%	-0.39%
2010-2019 Annual Rate	-0.14%	-0.07%	0.06%
2019-2024 Annual Rate	-0.12%	-0.07%	0.02%
2019 Male Population	46.6%	47.7%	47.4%
2019 Female Population	53.4%	52.3%	52.6%
2019 Median Age	39.2	39.6	39.7

RACE AND ETHNICITY	1 MILE	3 MILE	5 MILE
2019 White Alone	73.4%	68.3%	61.8%
2019 Black Alone	19.4%	25.6%	32.1%
2019 American Indian/Native Alaskan Alone	0.4%	0.2%	0.2%
2019 Asian Alone	1.7%	1.4%	1.5%
2019 Pacific Islander Alone	0.2%	0.1%	0.1%
2019 Other Race	1.3%	1.1%	1.1%
2019 Two or More Races	3.7%	3.3%	3.2%
2019 Hispanic Origin (Any Race)	3.5%	2.9%	2.7%

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Households	4,631	25,155	62,297
2010 Households	4,443	24,576	61,639
2019 Households	4,412	24,569	62,417
2024 Households	4,394	24,526	62,601
2000-2010 Annual Rate	-0.41%	-0.23%	-0.11%
2010-2019 Annual Rate	-0.08%	0.00%	0.14%
2019-2024 Annual Rate	-0.08%	-0.04%	0.06%
2019 Average Household Size	2.50	2.51	2.47

MEDIAN HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
2019 Median Household Income	\$54,883	\$56,157	\$57,743
2024 Median Household Income	\$62,186	\$64,450	\$67,018
2019-2024 Annual Rate	2.53%	2.79%	3.02%

AVERAGE HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
2019 Average Household Income	\$67,861	\$73,572	\$75,904
2024 Average Household Income	\$78,744	\$85,746	\$88,079
2019-2024 Annual Rate	3.02%	3.11%	3.02%

PER CAPITA INCOME	1 MILE	3 MILE	5 MILE
2019 Per Capita Income	\$26,324	\$29,056	\$30,495
2024 Per Capita Income	\$30,599	\$33,919	\$35,453
2019-2024 Annual Rate	3.06%	3.14%	3.06%

HOUSING	1 MILE	3 MILE	5 MILE
2000 Total Housing Units	4,731	26,055	64,859
2000 Owner Occupied Housing Units	78.7%	73.7%	69.6%
2000 Renter Occupied Housing Units	19.2%	22.9%	26.5%
2000 Vacant Housing Units	2.1%	3.5%	4.0%
2010 Total Housing Units	4,724	26,428	67,136
2010 Owner Occupied Housing Units	69.6%	67.1%	63.9%
2010 Renter Occupied Housing Units	24.5%	25.9%	27.9%
2010 Vacant Housing Units	5.9%	7.0%	8.2%
2019 Total Housing Units	4,726	26,433	67,660
2019 Owner Occupied Housing Units	66.9%	64.7%	62.0%
2019 Renter Occupied Housing Units	26.5%	28.2%	30.2%
2019 Vacant Housing Units	6.6%	7.1%	7.7%
2024 Total Housing Units	4,721	26,453	67,846
2024 Owner Occupied Housing Units	68.0%	66.0%	63.4%
2024 Renter Occupied Housing Units	25.1%	26.7%	28.9%
2024 Vacant Housing Units	6.9%	7.3%	7.7%

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.

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DEMOGRAPHICS



FOR FURTHER INFORMATION, PLEASE CONTACT:

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