

FOR LEASE

# Northgate Square

9600-9620 Colerain Avenue  
Cincinnati, OH 45251

NEWLY REVITALIZED AREA



## Office Space in Adjacent Mixed-Use Buildings

### Property Highlights

- 1,922 - 3,847 rsf on first floor at 9600 Colerain Avenue at \$15.95/sf Gross
- 1,600 rsf suite on first floor at 9620 Colerain Avenue with potential to add 478 rsf at \$18.50/sf Modified Gross + utilities and janitorial
- Recent renovations
- Onsite management
- Located across from Northgate Mall in revitalized Colerain Township with more improvements planned
- Pedestrian footbridge connects Northgate Square and Northgate Mall
- Multi-million dollar beautification project underway for Colerain Avenue in 2019
- Easy access to I-275; between I-74 and I-75 and near OH-126
- More than 10 airports within 1 hour



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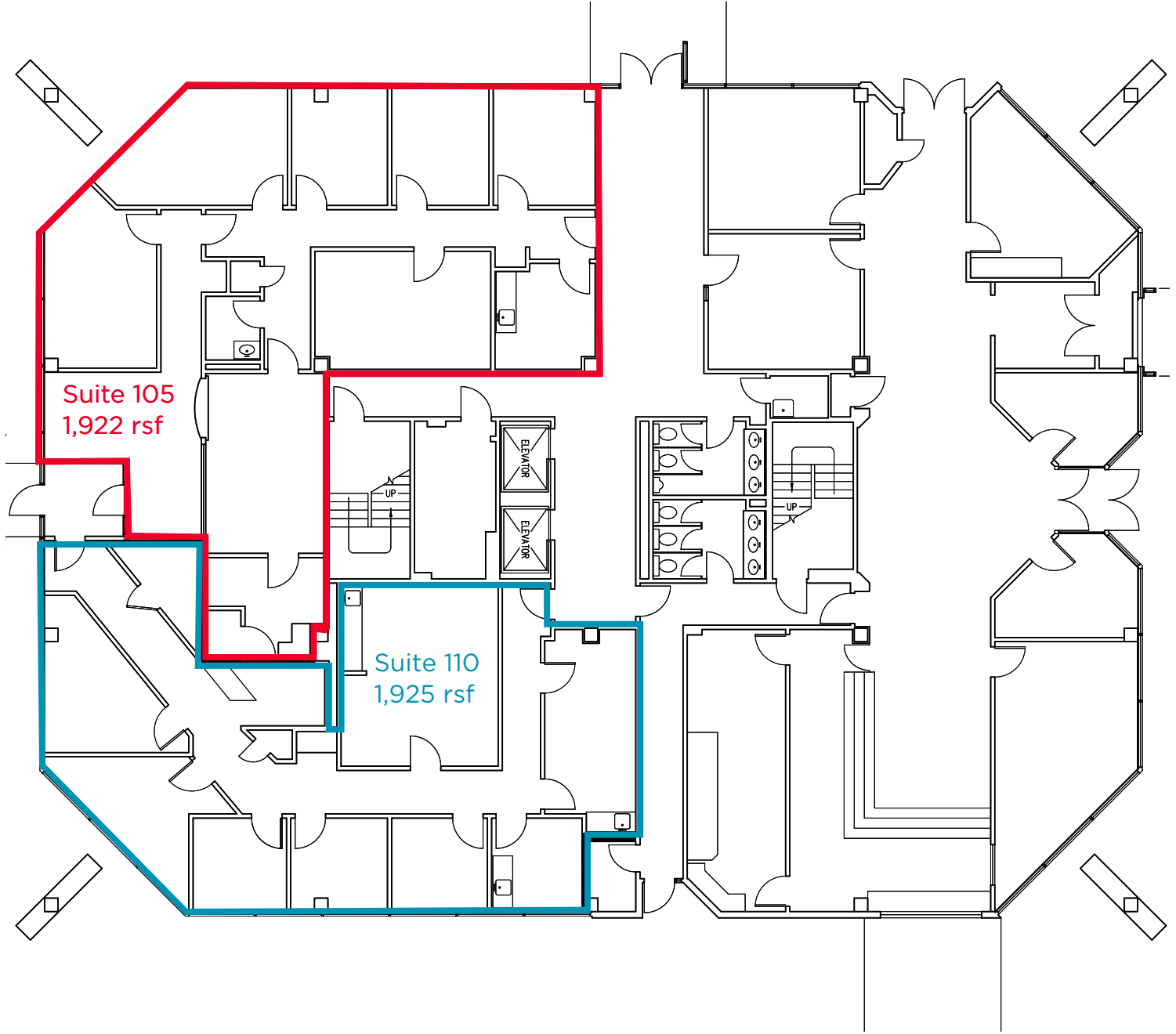
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## 9600 Colerain Avenue

First Floor Plan

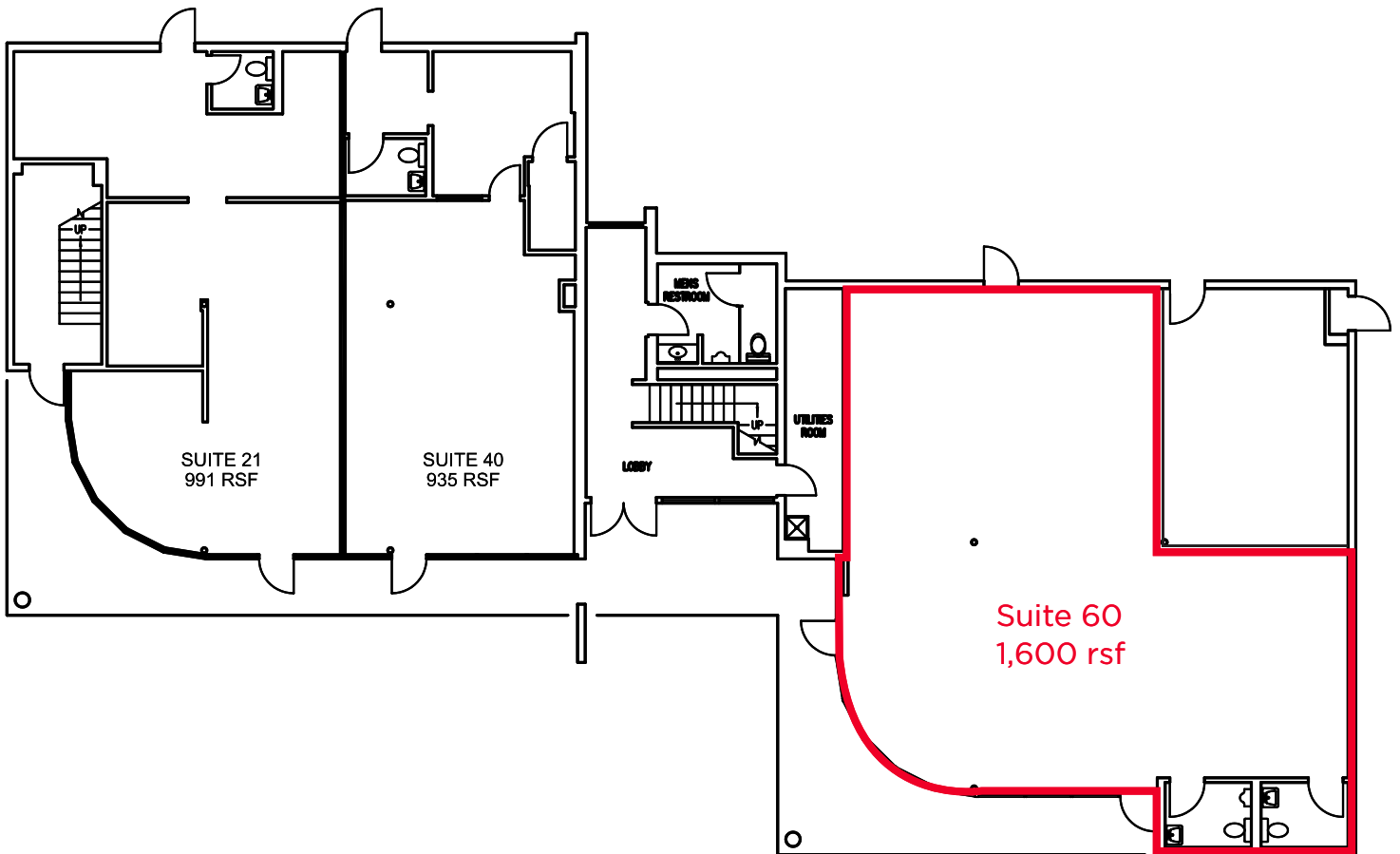
1,922 - 3,847 rsf at \$15.95/sf Gross



## 9620 Colerain Avenue

### First Floor Plan

1,600 rsf with potential to add 478 rsf at \$18.50/sf Modified Gross + utilities and janitorial



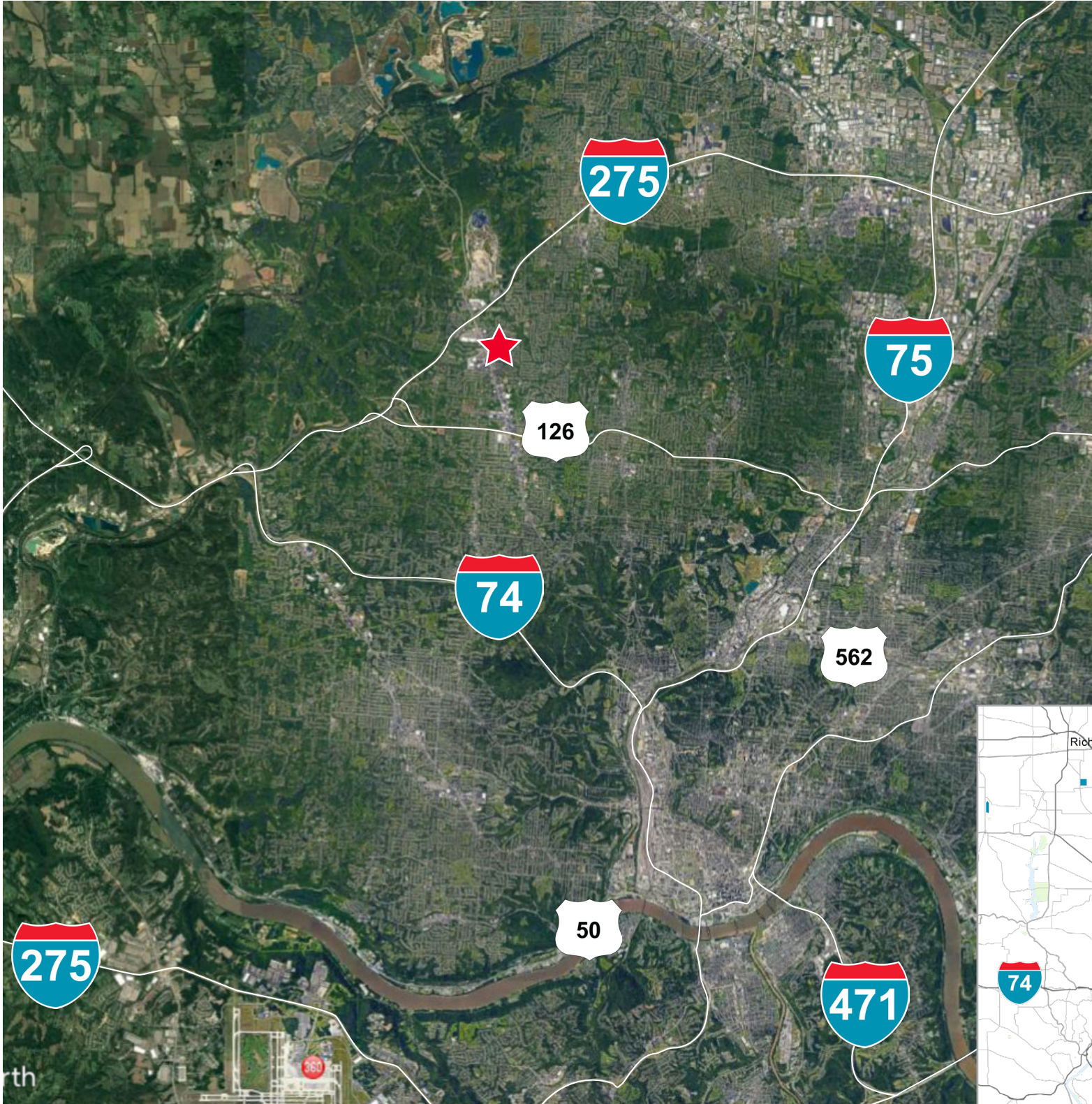


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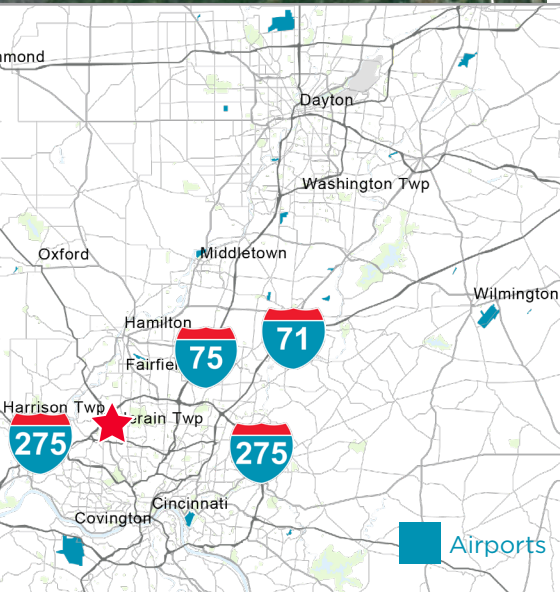
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## Location, Traffic and Demographics







**Highways**

	Distance	Drive Time
I-275	0.7 mi	4 min
OH-126/Ronald Reagan Cross County Hghwy	1.4 mi	6 min
I-74	6.5 mi	13 min
I-75 at OH-126	8.3 mi	14 min
I-75 at I-275	10.6 mi	14 min
I-71 at I-275	15.8 mi	20 min

**Airports**

	Distance	Drive Time
Cincinnati West Airport (I67)	13.6 mi	18 min
Butler County Regional Airport (KHAO)	10.8 mi	21 min
Lunken Airport (LUK)	18.1 mi	33 min
Warren County Airport (I68)	29.3 mi	34 min
Cincinnati/Northern Kentucky Int'l Airport (CVG)	31.5 mi	34 min
Miami University Airport (OXD)	24.4 mi	36 min
Clermont County Airport (I69)	35.1 mi	40 min
Dayton Wright Brothers Airport (KMGY)	36.9 mi	40 min
Middletown Regional Airport (MWO)	27.1 mi	45 min
Richmond Municipal Airport (RID)	43.1 mi	58 min
Dayton International Airport (DAY)	60.7 mi	1 hr

**Annual Average Daily Traffic Count (2018)**

I-275 west of Colerain Ave	78,156
Colerain Ave south of I-275	38,922
Colerain Ave north of Compton Rd	33,741
Springdale Rd west of Loralinda Dr	15,577

**Demographics**

	1 Mile	3 Mile	5 Mile
Estimated Population (2018)	11,735	65,089	158,486
Projected Population (2023)	11,525	64,586	158,548
Estimated Households (2018)	4,759	26,684	66,023
Projected Households (2023)	4,620	26,136	65,173
Estimated Avg HH Income (2018)	\$74,590	\$73,936	\$77,824
Projected Avg HH Income (2023)	\$99,855	\$90,923	\$98,347
Median Age (2018)	37.4	37.8	38.2

★ 9600-9620 Colerain Avenue

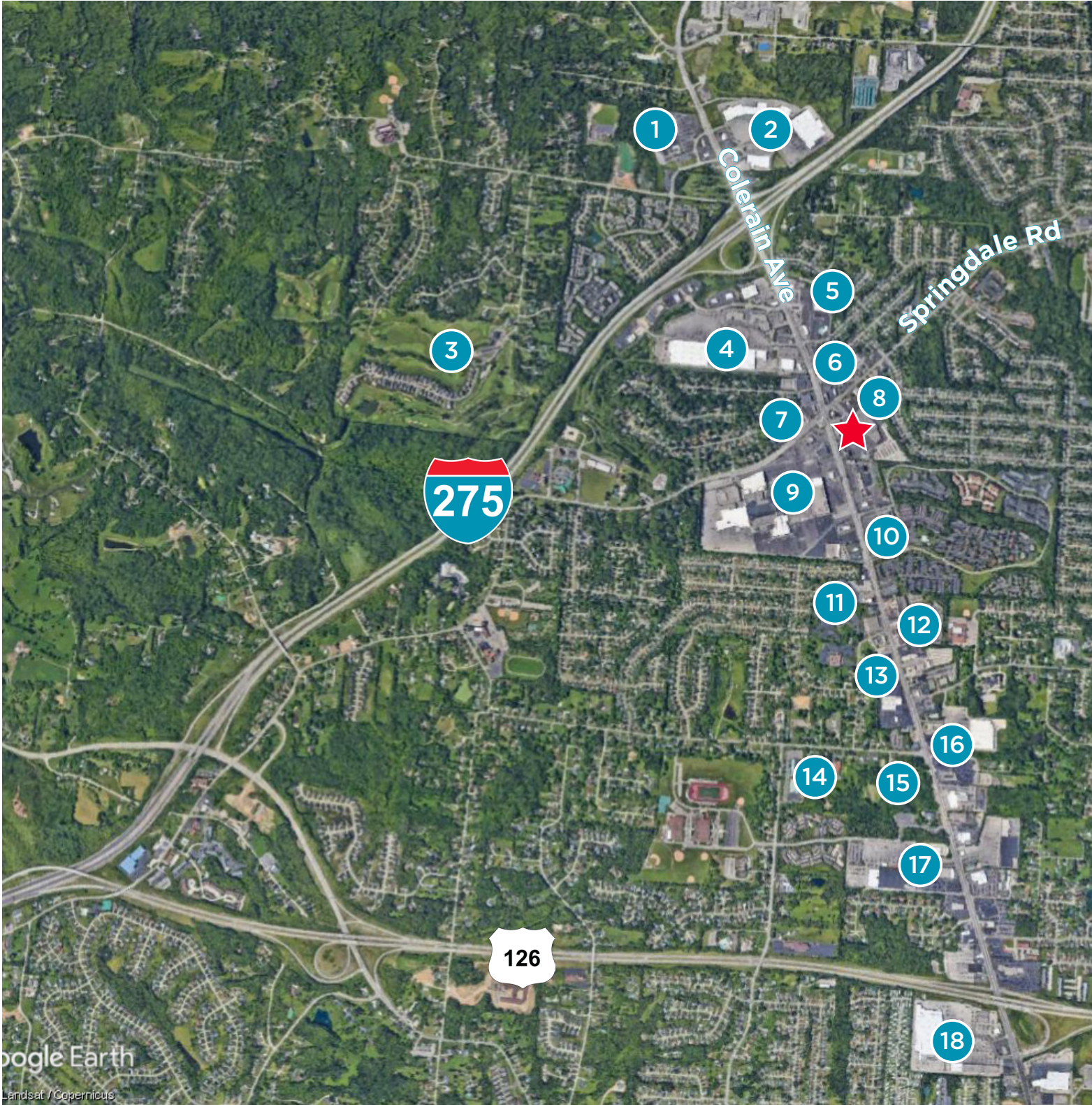


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## Area Amenities







- 1 Lowe's, Skyline Chili
  - 2 **Colerain Towne Center**  
Walmart Supercenter, PetSmart, Sears Outlet, Dick's Sporting Goods, Burger King, Wendy's
  - 3 Pebble Creek Golf Course, Restaurant & Event Center
  - 4 **Stone Creek Towne Center**  
Quaker Steak & Lube, Olive Garden, TGI Friday's, Logan's Roadhouse, Buffalo Wild Wings, LaRosa's, Starbucks, Raising Cane's, Best Buy, JCPenney, Meijer
  - 5 **Central Plaza Shopping Center**  
Bob Evans, Outback Steakhouse, Hobby Lobby,
  - 6 Frisch's, Dunkin' Donuts, Popeyes Louisiana Kitchen, Red Lobster
  - 7 Kroger Marketplace, Fifth-Third Bank, Starbucks, Walgreens
  - 8 **Northgate Square Shopping Center**  
Half Price Books, PNC Bank, Huntington Bank, Pizza Hut, GameStop, Honey Baked Ham, IHOP, Panera Bread
  - 9 **Northgate Mall**  
Macy's, Marshalls, DSW, Ulta Beauty, Aeropostale, Xscape Theatres, First Watch, Cheddar's, Noodles and Company, Taco Bell, Kabuto Japanese Steakhouse, McDonald's
  - 10 Aldi, Chick-fil-A, Chipotle
  - 11 Planet Fitness
  - 12 Graeter's Ice Cream, Wingstop
  - 13 Colerain Bowl, Speedway
  - 14 Clippard Family YMCA
  - 15 Farbach-Werner Nature Preserve
  - 16 Target, Mike's Carwash, Penn Station
  - 17 US Postal Service, The Home Depot
  - 18 Walmart Supercenter, Staples
- ★ 9600-9620 Colerain Avenue



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