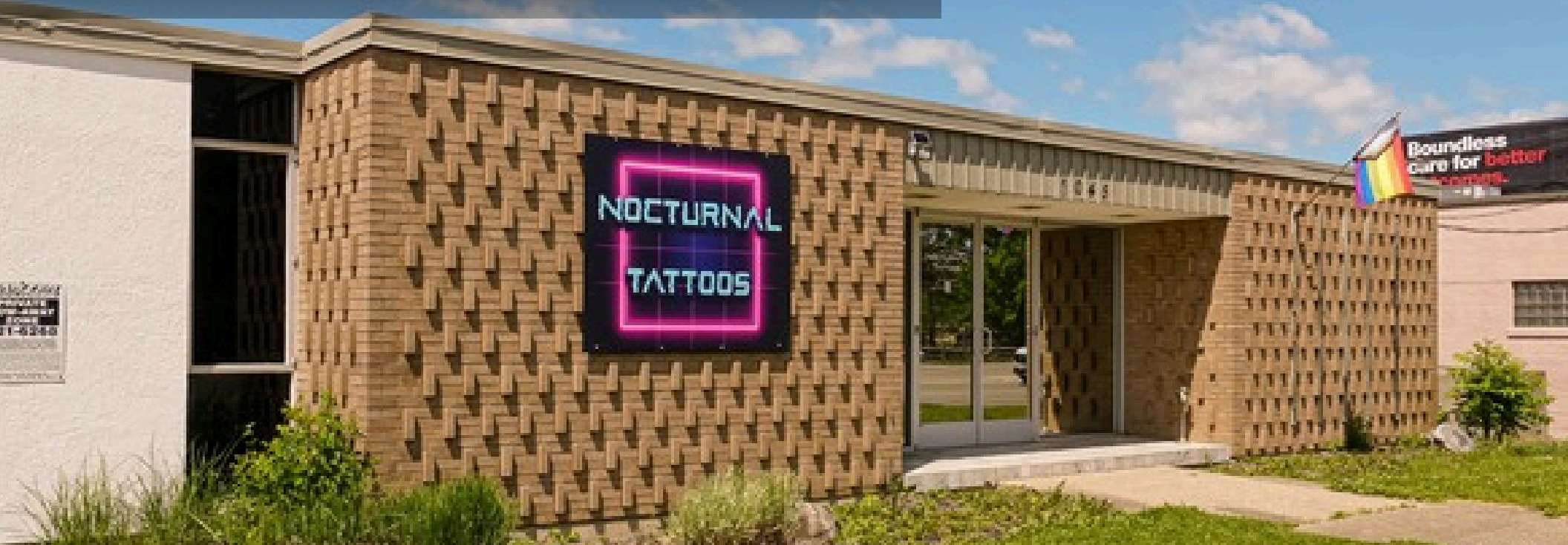


# FOR LEASE

FLEX/RETAIL/OFFICE SPACE AVAILABLE | 2,200 SqFt

8045 COLERAIN AVENUE, CINCINNATI, OH 45239



ANGEL HALE  
ADVISOR  
(513) 484-5855  
ANGEL@3CRE.COM



## ➤ THE OFFERING

3CRE is proud to offer a prime retail/office leasing opportunity at 8045 Colerain Avenue in Cincinnati, Ohio. This versatile lower-level suite features approximately 2,200 square feet of predominantly open, functional space, well-suited for a wide range of uses including retail, office, flex, or creative services. The space will be delivered in as-is condition, providing flexibility for tenants to customize the layout to fit their operational needs.

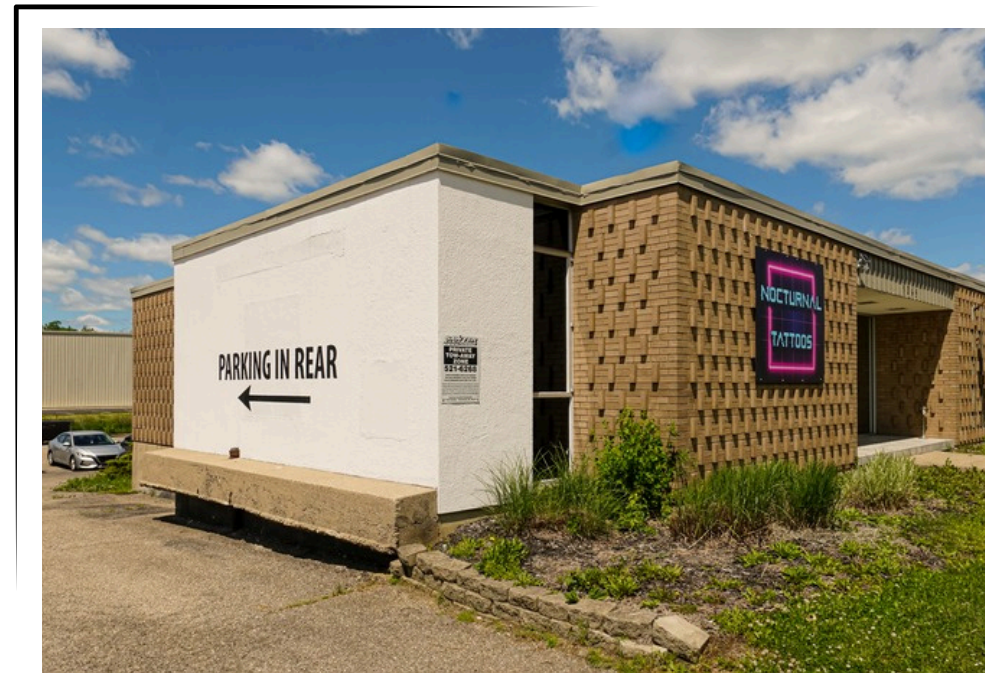
Positioned along the highly traveled Colerain Avenue corridor, the property benefits from exceptional visibility and strong daily traffic counts. The surrounding trade area includes a dynamic mix of national retailers, restaurants, and service-oriented businesses, with nearby anchors such as Kroger, Lowe's, and Northgate Mall driving consistent consumer activity. Convenient access to I-275 and a dense surrounding residential population further enhance the site's accessibility and exposure, making this an outstanding opportunity for businesses seeking to establish or expand their presence in the northwest Cincinnati market.

## ➤ PROPERTY HIGHLIGHTS

**Asking Rate: \$14.00 Sq Ft (Base) + \$3.50 Sq Ft**

**Total SqFt Available: 2,200 Sq. Ft.**

- Multi-tenant building
- Surface parking lot in the rear
- Lower-level Space
- Mostly open floor plan
- Located along the Colerain Avenue retail corridor
- Space to be delivered in existing condition







# Cincinnati

OHIO



## METRO AREA STATISTICS

**2.27 MM**  
POPULATION

**81K**  
HOUSEHOLD  
INCOME

**3.6%**  
UNEMPLOYMENT

## FORTUNE 500

NO. 27 - *KROGER*

NO. 51 - *PROCTER & GAMBLE*

NO. 118 - *GE AEROSPACE*

NO. 310 - *WESTERN & SOUTHERN*

NO. 320 - *FIFTH THIRD*

NO. 371 - *CINCINNATI FINANCIAL*

NO. 427 - *CINTAS*

NO. 460 - *AMERICAN FINANCIAL*

## CINCINNATI ACCOLADES

**Best City for Young Professionals**

Ranked #8 - Forbes (2023)

**Top 20 Best Places to Live in the U.S.**

Ranked #18 - U.S. News & World Report (2023)

**Best Mid-Size City for Job Growth**

Ranked #3 - National League of Cities (2023)

**Rated (A-) Overall Grade | Niche**

- Niche (2024)

**Cincinnati Children's ranked #1**

**Children's Hospital**

- US News & World Report

	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
<b>POPULATION</b>	12,847	94,980	190,249
<b>AVERAGE HOUSEHOLD INCOME</b>	\$74,066	\$82,513	\$83,723
<b>NUMBER OF HOUSEHOLDS</b>	5,162	38,742	79,019
<b>MEDIAN AGE</b>	38.6	39.8	39.5
<b>TOTAL BUSINESSES</b>	548	3,262	6,893
<b>TOTAL EMPLOYEES</b>	4,391	24,295	51,713



**ANGEL HALE**

**ADVISOR**

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3CRE Advisors is a multi-state firm specializing in Commercial Real Estate Brokerage, Leasing, Property Management, Capital Markets, and Business Brokering. Our Retail Services Group is ready to assist with all your retail real estate needs. Connect with us at any of our office locations or visit us online at [www.3CRE.com](http://www.3CRE.com).

