

PROPERTY HIGHLIGHTS

- **Two spaces available for lease**
 - **2,400 SF Endcap.** (*Confidential - business still operating*)
 - **6,000 SF inline retail space adjacent to Next Level Fitness** — 1,000 SF on the first-floor and 5,000 SF on second-floor
- Crossing of Colerain is a high-performing neighborhood shopping center along the heavily traveled Colerain Avenue retail corridor
- Approximately 94,849 SF shopping center positioned at the signalized intersection of Colerain Avenue and Ronald Reagan Cross County Highway
- Excellent visibility with prominent frontage along Colerain Avenue
- Convenient access to Ronald Reagan Cross County Highway and I-275
- Pylon and monument signage opportunities available

TRAFFIC COUNTS

- 27,169 (25) VPD: Colerain Ave
- 40,014 (25) VPD: Ronald Reagan Cross County Hwy East of Colerain Ave

2026 EST. DEMOGRAPHICS

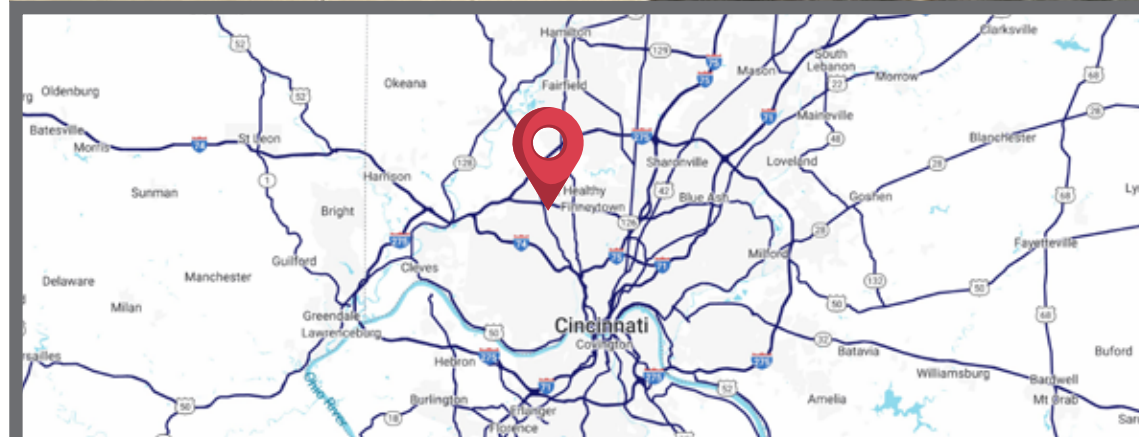
	1 MILE	3 MILES	5 MILES
POPULATION	11,989	94,240	183,100
HOUSEHOLDS	4,853	39,024	77,211
AVG HH INCOME	\$82,162	\$92,807	\$94,098
EMPLOYEES	4,501	22,562	64,682

CONTACT

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AVAILABLE FOR LEASE



A MEMBER OF
CHAINLINKS
RETAIL ADVISORS

Crossing of Colerain

8340 COLERAIN AVE | CINCINNATI, OH 45239

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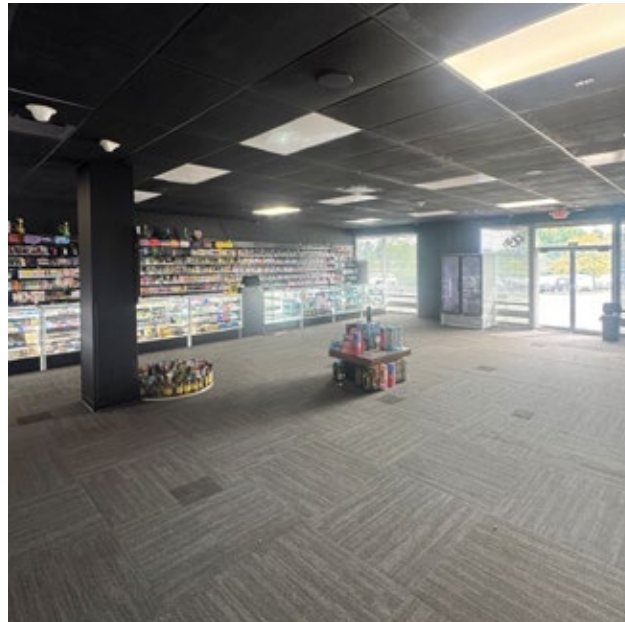
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PHOTOS OF THE 2,400 SF SPACE



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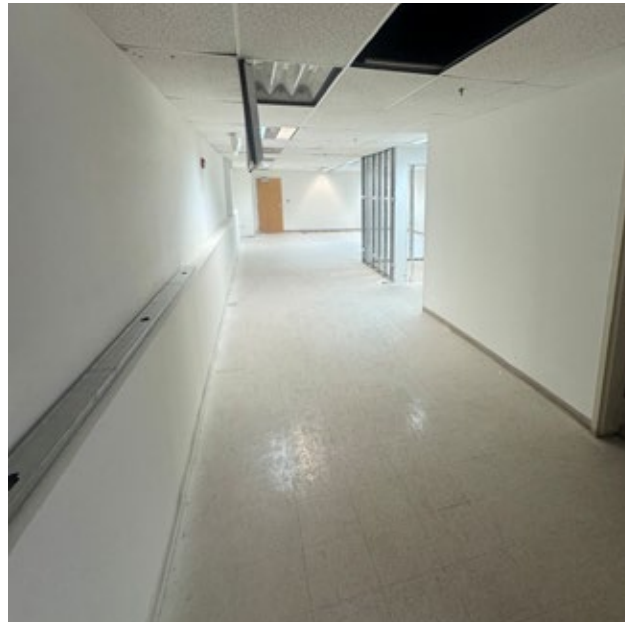
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PHOTOS OF THE 6,000 SF SPACE



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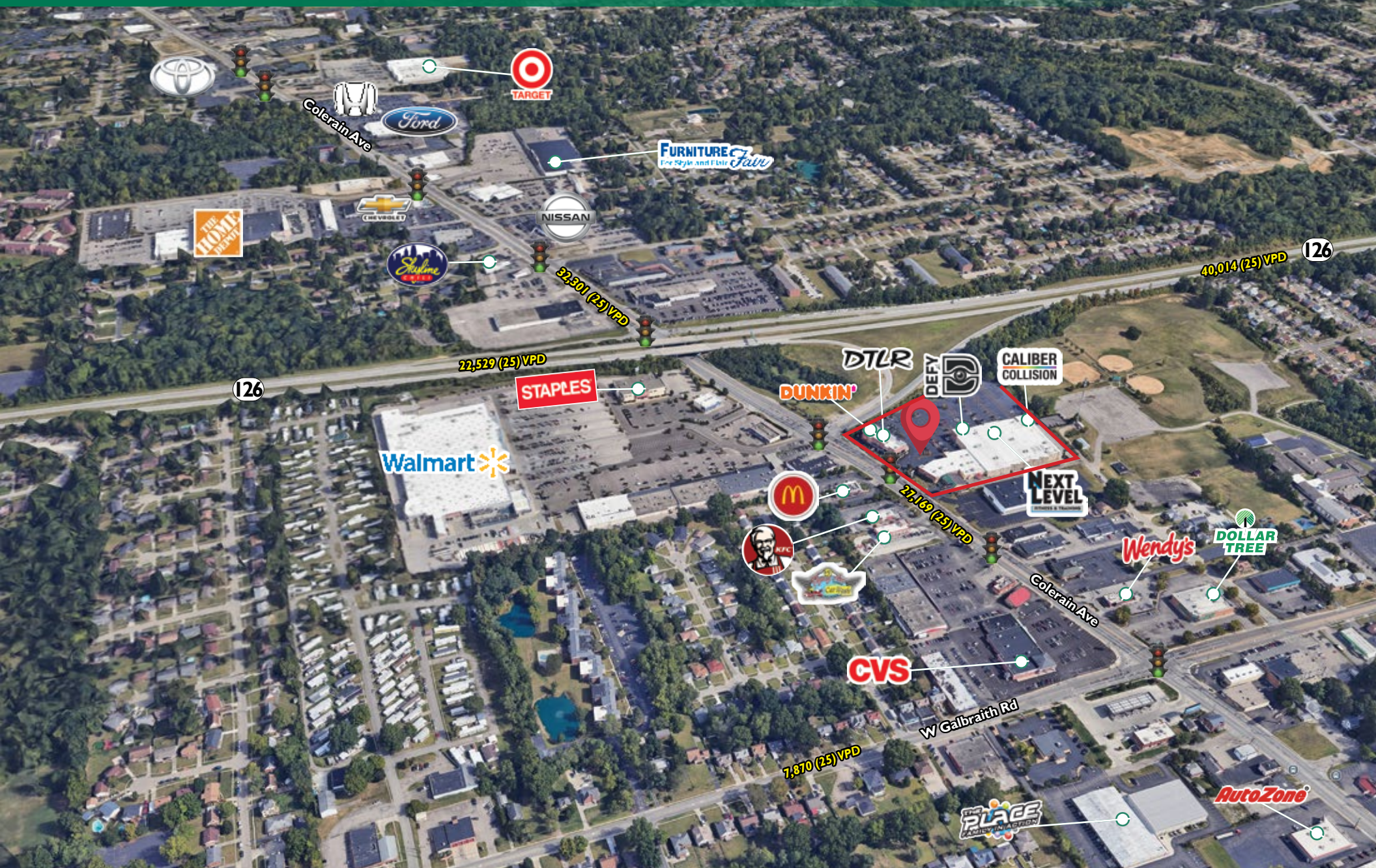
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