



9825 Colerain Avenue
Cincinnati, OH 45251

For More Information:

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Colliers

Accelerating success.

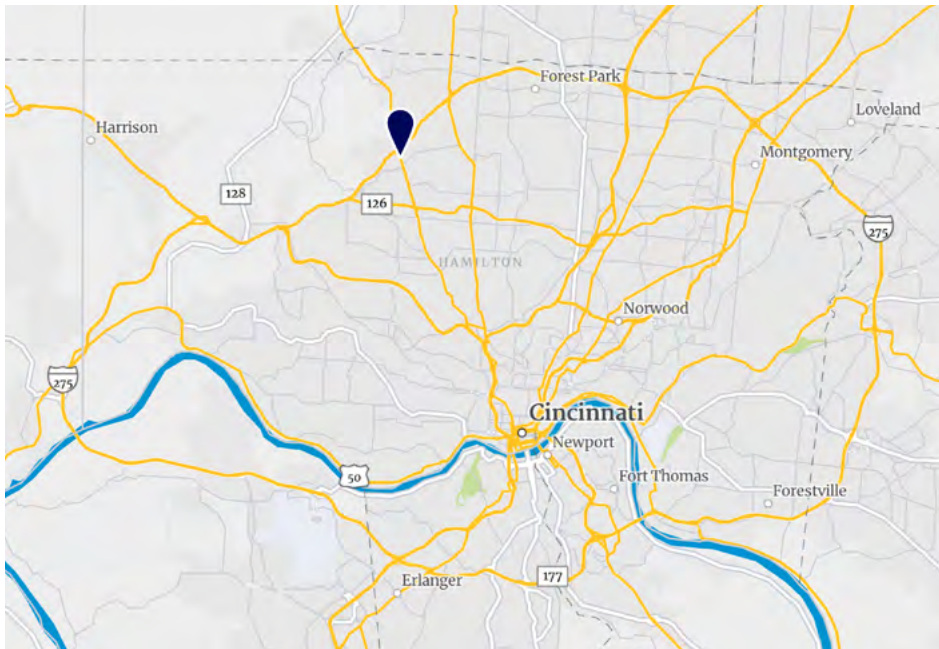
PRIME ENDCAP OPPORTUNITY

9825 COLERAIN AVENUE, CINCINNATI, OH 45251

Highlights

- Prime endcap position directly along Colerain Ave.
- In the heart of one of Cincinnati's strongest trade areas
- Less than ¼ mile south of Interstate 275
- Shadow Anchored by Stone Creek Towne Center, with traffic generators including Best Buy, Meijer, JCPenney, Old Navy, and Kroger

1,200 SF Available



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STONE CREEK TOWNE CENTER

meijer verizon
 FedEx AT&T JCPenney
 OLD NAVY Cane's BEST BUY
 Marshalls

NORTHGATE MALL

Burlington Michaels
 DSW ULTA
 DESIGNER SHOE WAREHOUSE

SITE

SPRINGDALE RD - 14,323 ADT

COLERAIN AVE - 30,474 ADT

ALDI CHIPOTLE SHOE CARNIVAL
 Chick-fil-A ASHLEY

RED LOBSTER
 DUNKIN' POPEYES

Kroger

275

275





Logan's



BOB'S
DISCOUNT
FURNITURE



HOBBY
LOBBY

BUBBAKOO'S
BURRITOS



OUTBACK
STEAKHOUSE

LaRosa's



LA BOY

Cane's



AspenDental

GNC
SPORT NUTRITION

meijer

JCPenney

LENSCRAFTERS

BEST
BUY



COLERAIN AVE - 30474 ADT

byrider

Walgreens

SPRINGDALE RD - 44323 ADT

Kroger

Colliers

Olive
Garden
ITALIAN KITCHEN



Demographics

	1 mile radius	3 mile radius	5 mile radius
Population Summary			
2000 Total Population	11,251	60,855	156,397
2010 Total Population	10,563	58,041	149,829
2020 Total Population	10,486	58,344	153,633
2026 Total Population	10,415	57,601	152,175
2026 Group Quarters	85	668	1,908
2031 Total Population	10,314	56,927	150,822
2000-2020 Growth Rate: Population (CAGR)	-0.3%	-0.2%	-0.1%
2010-2020 Growth Rate: Population (CAGR)	-0.1%	0.1%	0.3%
2020-2026 Growth Rate: Population (CAGR)	-0.1%	-0.2%	-0.1%
2026-2031 Growth Rate: Population (CAGR)	-0.2%	-0.2%	-0.2%
2026 Total Daytime Population	11,580	45,916	119,524
Workers	6,275	16,994	43,374
Residents	5,305	28,922	76,150
2026 Workers % of Daytime Population	54.2%	37.0%	36.3%
2026 Residents % of Daytime Population	45.8%	63.0%	63.7%
Household Summary			
2000 Households	4,312	23,083	60,492
2010 Households	4,167	22,662	59,618
2026 Households	4,207	22,792	61,432
2026 Average Household Size	2.46	2.50	2.45
2031 Households	4,170	22,567	61,026
2000-2020 Growth Rate: Households (CAGR)	-0.1%	-0.0%	0.1%
2010-2020 Growth Rate: Households (CAGR)	0.1%	0.1%	0.3%
2020-2026 Growth Rate: Households (CAGR)	-0.1%	-0.1%	-0.1%
2026-2031 Growth Rate: Households (CAGR)	-0.2%	-0.2%	-0.1%
2010 Families	2,789	15,642	40,002
2026 Families	2,617	14,646	38,841
2031 Families	2,576	14,414	38,326
2026-2031 Annual Rate	-0.32%	-0.32%	-0.27%
Housing Unit Summary			
2026 Housing Units	4,456	24,395	65,612
Owner Occupied Housing Units	72.0%	72.3%	69.6%
Renter Occupied Housing Units	27.9%	27.7%	30.4%
Vacant Housing Units	5.6%	6.6%	6.4%
Owner Occupied Median Home Value			
2026 Median Home Value	\$198,626	\$210,044	\$224,662
2031 Median Home Value	\$240,533	\$279,921	\$297,293
Income			
2026 Per Capita Income	\$38,836	\$38,398	\$39,763
2026 Median Household Income	\$74,836	\$74,829	\$75,994
2026 Average Household Income	\$96,810	\$96,781	\$97,794
Household Income Base	4,206	22,793	61,432
<\$15,000	7.5%	6.1%	8.3%
\$15,000 - \$24,999	5.3%	5.9%	6.0%
\$25,000 - \$34,999	7.3%	7.3%	6.5%
\$35,000 - \$49,999	11.9%	11.5%	10.6%
\$50,000 - \$74,999	18.0%	19.3%	17.9%
\$75,000 - \$99,999	13.6%	13.7%	13.8%
\$100,000 - \$149,999	20.9%	18.8%	18.5%
\$150,000 - \$199,999	8.2%	10.0%	10.3%
\$200,000+	7.2%	7.5%	8.1%

	1 mile radius	3 mile radius	5 mile radius
Median Age			
2010	37.8	38.3	38.6
2020	39.0	39.7	40.0
2026	39.6	40.4	40.8
2031	40.9	41.7	42.1
2026 Population by Age			
Total	10,414	57,599	152,175
0 - 4	5.8%	5.6%	5.7%
5 - 9	6.0%	6.1%	6.1%
10 - 14	6.3%	6.1%	6.0%
15 - 19	6.6%	6.3%	6.3%
20 - 24	6.3%	5.8%	5.7%
25 - 29	6.0%	6.2%	6.0%
30 - 34	6.8%	6.7%	6.6%
35 - 39	7.0%	6.7%	6.6%
40 - 44	6.2%	6.2%	6.3%
45 - 49	6.0%	5.6%	5.5%
50 - 54	5.1%	5.7%	5.8%
55 - 59	5.1%	5.8%	5.8%
60 - 64	6.6%	6.7%	6.8%
65 - 69	6.2%	6.5%	6.6%
70 - 74	5.1%	5.2%	5.5%
75 - 79	4.0%	4.0%	4.0%
80 - 84	2.7%	2.6%	2.5%
85+	2.5%	2.3%	2.3%
18+	78.0%	78.3%	78.3%
21+	74.2%	74.7%	74.7%
2026 Population by Race/Ethnicity			
Total	10,414	57,602	152,174
White Alone	59.9%	57.7%	53.3%
Black Alone	26.0%	29.2%	34.3%
American Indian Alone	0.4%	0.3%	0.3%
Asian Alone	2.9%	3.3%	3.3%
Pacific Islander Alone	0.3%	0.1%	0.1%
Some Other Race Alone	3.0%	2.6%	2.3%
Two or More Races	7.6%	6.8%	6.4%
Hispanic Origin	5.4%	4.6%	4.3%
Diversity Index	61.1	61.3	62.5
2026 Population 25+ by Educational Attainment			
Total	7,203	40,388	106,815
Less than 9th Grade	1.9%	2.3%	2.0%
9th - 12th Grade, No Diploma	5.7%	5.2%	5.0%
High School Graduate	30.6%	28.9%	25.9%
GED/Alternative Credential	4.7%	4.9%	4.4%
Some College, No Degree	22.3%	19.1%	19.1%
Associate Degree	11.4%	11.9%	12.2%
Bachelor's Degree	17.4%	20.4%	21.4%
Graduate/Professional Degree	6.1%	7.3%	10.0%

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