



# STONE CREEK TOWNE CENTER

3645-3687 Stone Creek Boulevard, Colerain Twp., OH 45251

1,554 SF For LEASE  
2,800 SF Potential For LEASE



### Property Details:

- Grocery and soft-goods anchored center in the heart of Colerain's business district
- Colerain Township is a densely populated suburb within Cincinnati MSA, with over 59,000 residents in the township as of 2020 census
- The center features signalized access directly off Colerain Avenue, less than ¼ mile south of Interstate 275, with prominent visibility from I-275 as well

### Strong Co-Tenancy and Traffic Generators include:



### Demographics:

2025 Estimates	1 Mile	3 Mile	5 Mile	10 Mile
Population	8,664	50,815	149,272	580,934
Households	3,571	19,867	60,007	235,793
Average HH Income	\$99,750	\$98,398	\$95,475	\$91,592
Total No. of Employees	3,337	13,210	35,377	238,000

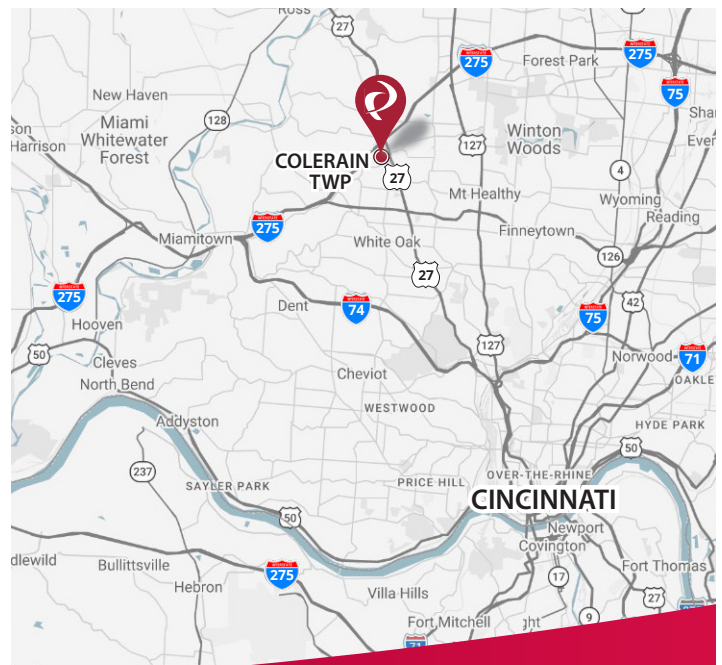
### Traffic Counts:

	ADT
Colerain Avenue	37,908 (Inrix 2024)
I-275 at Colerain Avenue	82,035 (Inrix 2024)

### Contact:

**Zachary Schunn**

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Market Aerial



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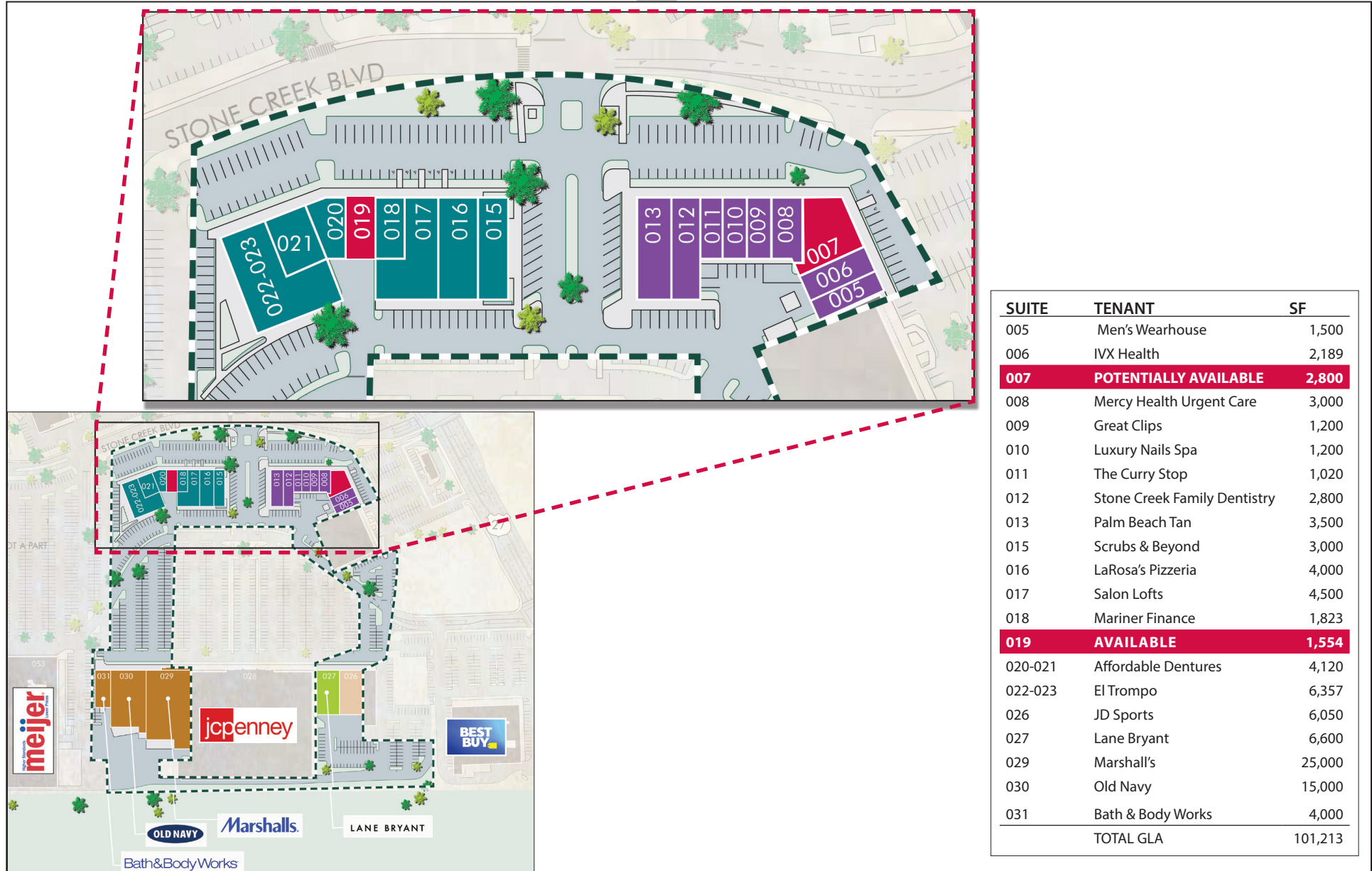
Shopping Center Aerial



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Site Plan

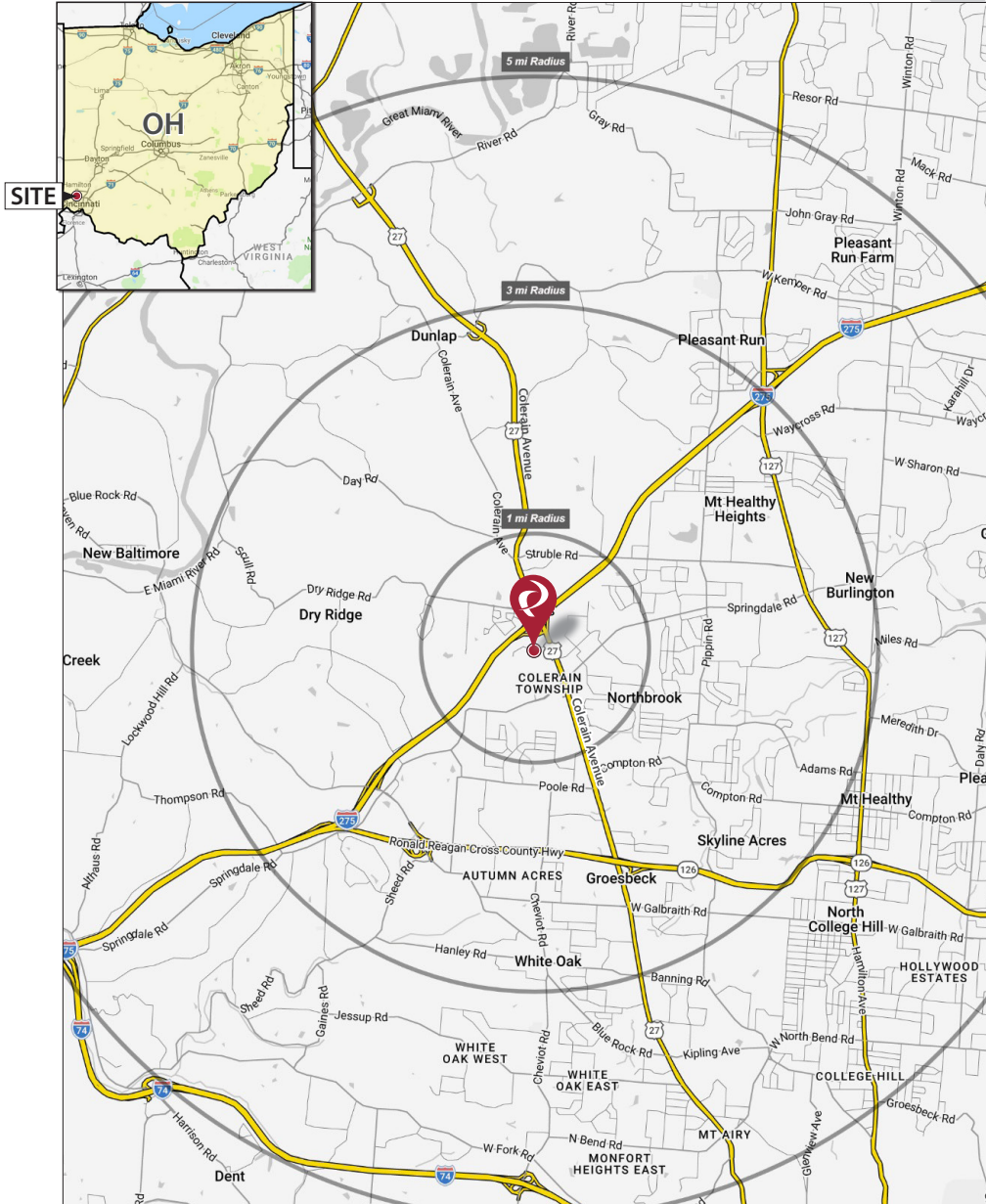


SUITE	TENANT	SF
005	Men's Wearhouse	1,500
006	IVX Health	2,189
<b>007</b>	<b>POTENTIALLY AVAILABLE</b>	<b>2,800</b>
008	Mercy Health Urgent Care	3,000
009	Great Clips	1,200
010	Luxury Nails Spa	1,200
011	The Curry Stop	1,020
012	Stone Creek Family Dentistry	2,800
013	Palm Beach Tan	3,500
015	Scrubs & Beyond	3,000
016	LaRosa's Pizzeria	4,000
017	Salon Lofts	4,500
018	Mariner Finance	1,823
<b>019</b>	<b>AVAILABLE</b>	<b>1,554</b>
020-021	Affordable Dentures	4,120
022-023	El Trompo	6,357
026	JD Sports	6,050
027	Lane Bryant	6,600
029	Marshall's	25,000
030	Old Navy	15,000
031	Bath & Body Works	4,000
TOTAL GLA		101,213

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## Market Map and Demographics



### Summary Profile

2010-2020 Census, 2025 Estimates with 2030 Projections  
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 39.2527/-84.6015

3657 Stone Creek Blvd Cincinnati, OH 45251	1 mi radius	3 mi radius	5 mi radius	10 mi radius
<b>Population</b>				
2025 Estimated Population	8,664	50,815	149,272	580,934
2030 Projected Population	8,423	49,050	145,218	570,042
2020 Census Population	8,772	52,187	152,375	575,582
2010 Census Population	8,846	51,933	148,075	554,491
Projected Annual Growth 2025 to 2030	-0.6%	-0.7%	-0.5%	-0.4%
Historical Annual Growth 2010 to 2025	-0.1%	-0.1%	-	0.3%
2025 Median Age	40.9	39.5	39.3	37.0
<b>Households</b>				
2025 Estimated Households	3,571	19,867	60,007	235,793
2030 Projected Households	3,501	19,292	58,727	233,749
2020 Census Households	3,647	20,399	60,935	233,729
2010 Census Households	3,570	20,046	58,827	224,976
Projected Annual Growth 2025 to 2030	-0.4%	-0.6%	-0.4%	-0.2%
Historical Annual Growth 2010 to 2025	-	-	0.1%	0.3%
<b>Race and Ethnicity</b>				
2025 Estimated White	64.3%	61.1%	57.5%	59.4%
2025 Estimated Black or African American	26.0%	29.0%	33.0%	29.8%
2025 Estimated Asian or Pacific Islander	3.1%	3.3%	3.4%	3.2%
2025 Estimated American Indian or Native Alaskan	0.2%	0.2%	0.2%	0.3%
2025 Estimated Other Races	6.4%	6.4%	6.0%	7.2%
2025 Estimated Hispanic	4.9%	4.7%	4.3%	6.1%
<b>Income</b>				
2025 Estimated Average Household Income	\$99,750	\$98,398	\$95,475	\$91,592
2025 Estimated Median Household Income	\$72,719	\$76,229	\$73,546	\$70,365
2025 Estimated Per Capita Income	\$41,181	\$38,562	\$38,485	\$37,404
<b>Education (Age 25+)</b>				
2025 Estimated Elementary (Grade Level 0 to 8)	1.9%	2.7%	2.2%	2.9%
2025 Estimated Some High School (Grade Level 9 to 11)	5.8%	5.8%	5.3%	5.7%
2025 Estimated High School Graduate	33.0%	33.4%	31.2%	29.9%
2025 Estimated Some College	17.5%	18.5%	19.1%	18.3%
2025 Estimated Associates Degree Only	11.8%	9.8%	10.5%	9.6%
2025 Estimated Bachelors Degree Only	21.1%	20.9%	20.8%	20.6%
2025 Estimated Graduate Degree	8.9%	8.9%	11.0%	13.0%
<b>Business</b>				
2025 Estimated Total Businesses	352	1,408	4,092	19,330
2025 Estimated Total Employees	3,337	13,210	35,377	238,100
2025 Estimated Employee Population per Business	9.5	9.4	8.6	12.3
2025 Estimated Residential Population per Business	24.6	36.1	36.5	30.1

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