

FOR SALE/LEASE

Northgate Retail Plaza



9804-9814 Colerain Avenue, Cincinnati, OH 45239

PROPERTY HIGHLIGHTS

- Endcap and Former Salon Space Fronting Colerain Avenue
- Along One of Cincinnati's Busiest Retail Corridors
- Across from BRAND-NEW Kroger Marketplace and Stone Creek Towne Center
- Pylon Signage and Prime Frontage on Heavily Trafficked Colerain Avenue
- Conveniently located between I-275 and Cross County/Ronald Reagan Highway
- 7,940 SF Center on 0.67 AC, Built in 1967

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DEMOGRAPHICS

Year 2020	1 Mile	3 Mile	5 Mile
Estimated Population	11,04	59,446	153,227
Median HH Income	\$58,501	\$59,833	\$61,555
Average HH Income	\$74,168	\$79,402	\$79,233
Daytime Population	6,182	17,758	43,733



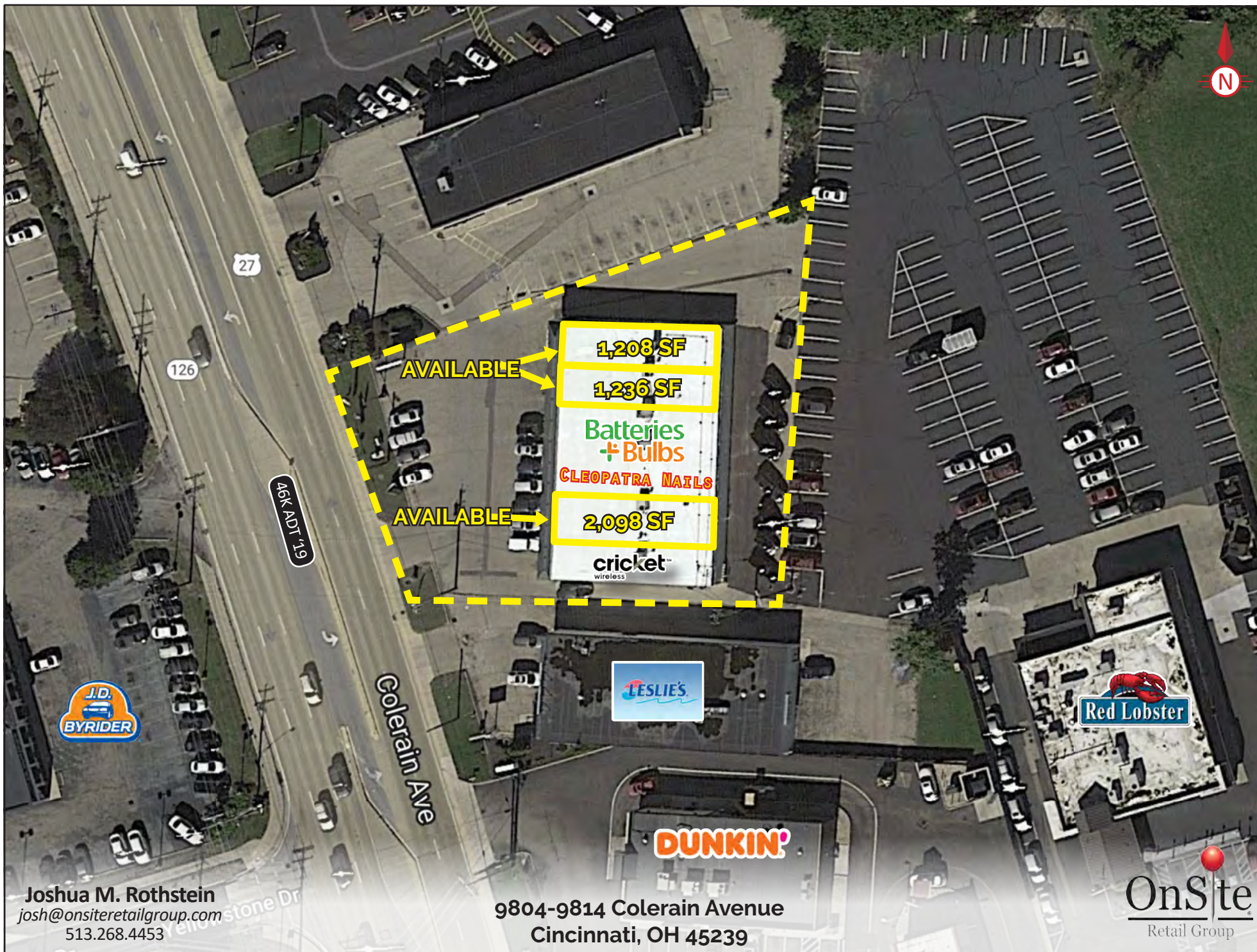




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PROPERTY OFFERING

9804-9814 COLERAIN AVENUE, CINCINNATI, OH 45239

PROPERTY DETAILS

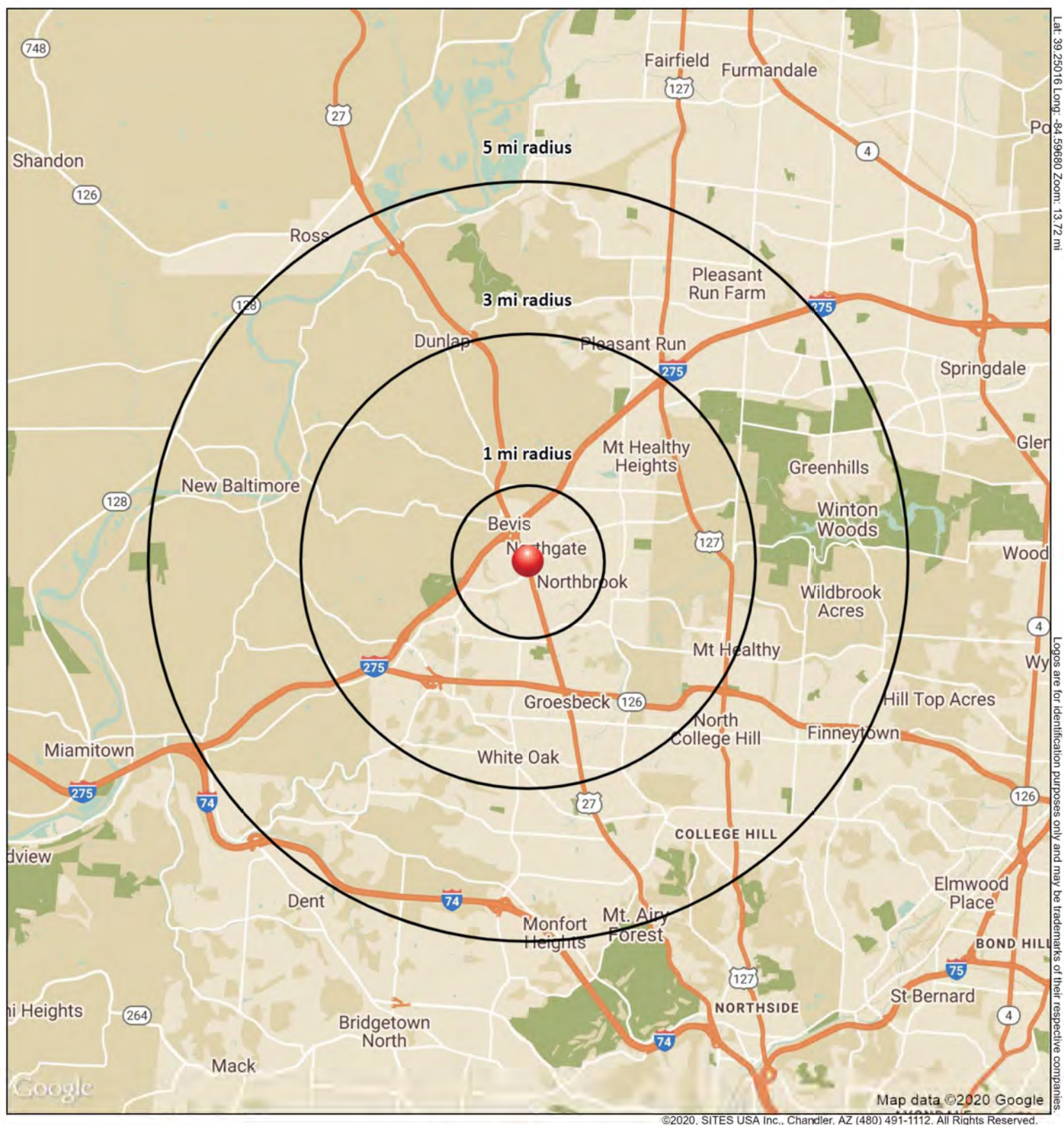
Year Built	Site Area	Net Area Leased	Gross Leasable Area
1967	0.67 Acres	4,48 Square Feet	9,000 Square Feet
Gross Annual Income	Taxes	Expenses	Insurance
\$150,882	\$25,000/Year	\$43,627/Year	\$956
Utilities			
\$3,176/Year			
Trash	Landscaping		
\$2,196/Year	\$3,258/Year		

PROPERTY HIGHLIGHTS

Frontage	120'
Depth	75'
Roof	Replaced 7/20/2018, 20 Year Warranty
Paint	Building Painted, 2018
Parking Lot	34 Spaces with New LED Lights
Pylon sign	New LED Lights Installed
Storm Sewer	Inlets & Piping Replaced
Drain Line	New Perforated Drain Line Installed
Ingress/Egress	Right In, Right Out Directly to Colerain Ave.
Zoning	420 - SM DETACHED RET
Tenants	Batteries + Bulbs, Cleopatra Nails & Cricket
Cleopatra Nails	\$1,875/mo.
Batteries + Bulbs	\$1,941/mo.
Cricket	\$1,700/mo.
Notes	Replaced storm sewer inlets and piping around center to street. Installed perforated drain line along outside of west side of building.

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9804-9814 Colerain Ave

Cincinnati, OH 45251

September 2020



This map was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

SUMMARY PROFILE

2000-2010 Census, 2020 Estimates with 2025 Projections



Lat/Lon: -84.5968/39.2502

RS1

9804-9814 Colerain Ave

Cincinnati, OH 45251

1 mi radius 3 mi radius 5 mi radius

POPULATION	2020 Estimated Population	11,004	59,446	153,227
	2025 Projected Population	10,699	58,186	151,300
	2010 Census Population	11,010	59,141	151,828
	2000 Census Population	11,729	62,091	158,363
	Projected Annual Growth 2020 to 2025	-0.6%	-0.4%	-0.3%
	Historical Annual Growth 2000 to 2020	-0.3%	-0.2%	-0.2%
	2020 Median Age	38.4	38.0	38.2
HOUSEHOLDS	2020 Estimated Households	4,542	24,224	63,547
	2025 Projected Households	4,316	23,165	61,296
	2010 Census Households	4,344	23,068	60,274
	2000 Census Households	4,499	23,545	61,215
	Projected Annual Growth 2020 to 2025	-1.0%	-0.9%	-0.7%
	Historical Annual Growth 2000 to 2020	-	0.1%	0.2%
RACE AND ETHNICITY	2020 Estimated White	73.4%	69.4%	62.5%
	2020 Estimated Black or African American	19.5%	24.6%	31.6%
	2020 Estimated Asian or Pacific Islander	2.3%	1.7%	1.8%
	2020 Estimated American Indian or Native Alaskan	0.4%	0.3%	0.2%
	2020 Estimated Other Races	4.5%	4.0%	3.9%
	2020 Estimated Hispanic	3.2%	2.9%	2.6%
INCOME	2020 Estimated Average Household Income	\$74,168	\$79,402	\$79,233
	2020 Estimated Median Household Income	\$58,501	\$59,833	\$61,555
	2020 Estimated Per Capita Income	\$30,663	\$32,405	\$32,921
EDUCATION (AGE 25+)	2020 Estimated Elementary (Grade Level 0 to 8)	1.6%	3.3%	2.6%
	2020 Estimated Some High School (Grade Level 9 to 11)	6.6%	5.4%	5.5%
	2020 Estimated High School Graduate	39.0%	34.7%	31.9%
	2020 Estimated Some College	20.1%	21.3%	21.8%
	2020 Estimated Associates Degree Only	8.9%	11.6%	10.4%
	2020 Estimated Bachelors Degree Only	16.1%	16.1%	18.0%
	2020 Estimated Graduate Degree	7.7%	7.5%	9.8%
BUSINESS	2020 Estimated Total Businesses	470	1,514	3,916
	2020 Estimated Total Employees	6,182	17,758	43,733
	2020 Estimated Employee Population per Business	13.2	11.7	11.2
	2020 Estimated Residential Population per Business	23.4	39.3	39.1

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