

# RETAIL SPACE FOR LEASE

## PROSPECT SQUARE

9674-9690 Colerain Avenue, Cincinnati, OH 45251



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**FOR LEASE:** Join Big Lots and Ross Dress for Less in this prominent Northgate Center

**PRICING:** 4,100 SF  
\$18.50 PSF NNN (\$4.65)

5,822 SF  
\$5.00 PSF NNN (\$4.65)

.733 Acre In-parcel pad  
Ground lease at \$90,000/year NNN or BTS

- Enormous cross-traffic generated by co-tenants: Big Lots, Ross, Once Upon a Child, Plato's Closet, Half Priced Books, UPS Store.
- Directly across from Northgate Mall at the major corner of Colerain & Springdale Roads
- Quick access to both I-275 and the Cross County Highway
- .73-acre pad site also available for lease or build-to-suit
- Huge pylon signs on both Colerain Avenue and Springdale Roads

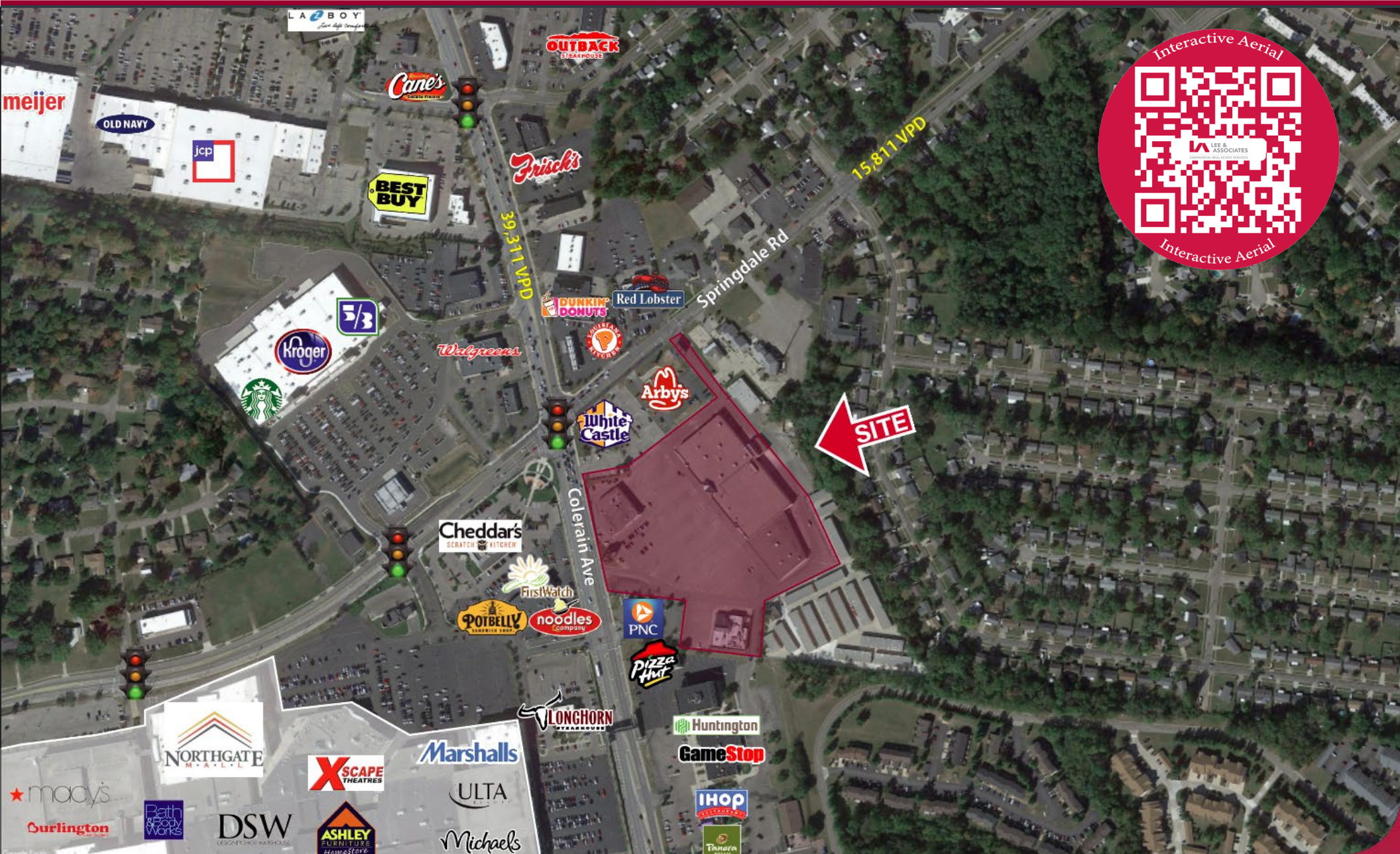


# SITE PLAN PROSPECT SQUARE

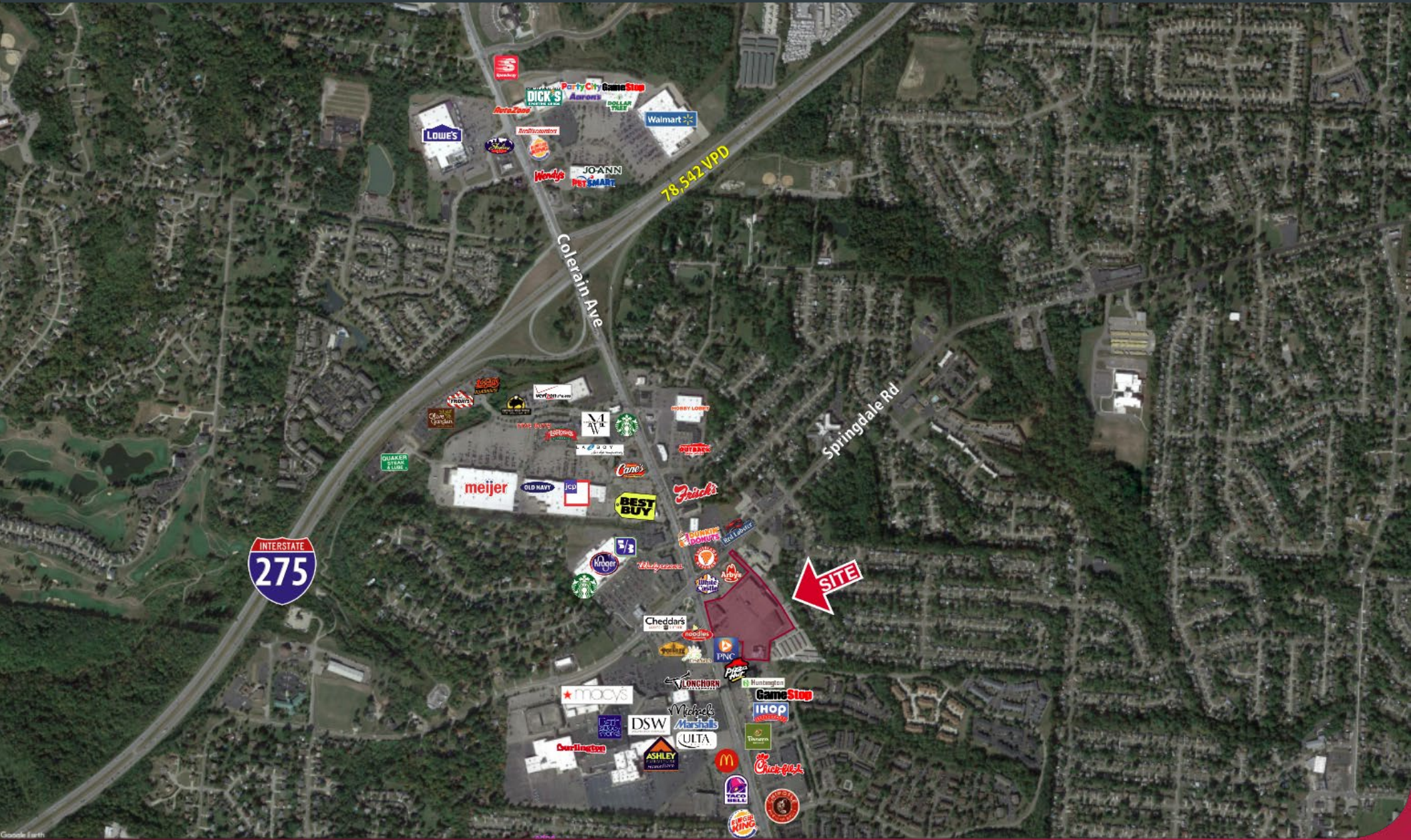
TENANT	SIZE (SF)
Big Lots	37,941
Ross Dress for Less	25,000
AVAILABLE	4,100
AVAILABLE	5,822
Once Upon A Child	7,450
Plato's Closet	5,332
The UPS Store	1,400
Firestone	5,729
AAA Allied Group	4,070
Half Price Books	7,955
DEVELOPMENT PAD	0.733 Acres



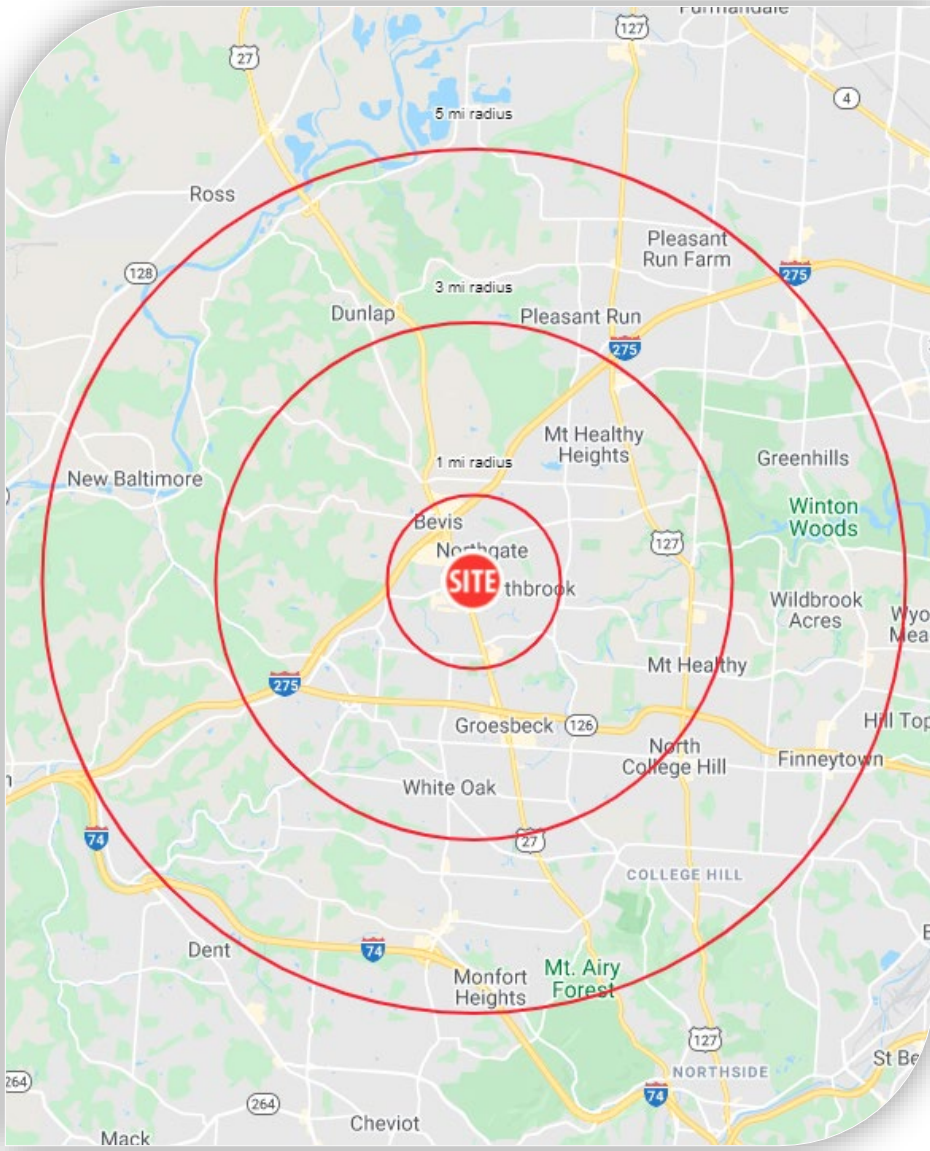
# MARKET AERIAL PROSPECT SQUARE



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# DEMOGRAPHICS PROSPECT SQUARE



	1 mi radius	3 mi radius	5 mi radius	
<b>POPULATION</b>	2020 Estimated Population	12,128	64,632	157,618
	2025 Projected Population	11,782	63,496	156,062
	2010 Census Population	12,235	64,877	156,725
	2000 Census Population	13,107	68,085	163,359
	Projected Annual Growth 2020 to 2025	-0.6%	-0.4%	-0.2%
	Historical Annual Growth 2000 to 2020	-0.4%	-0.3%	-0.2%
<b>HOUSEHOLDS</b>	2020 Estimated Households	4,738	25,587	63,323
	2025 Projected Households	4,594	25,069	62,492
	2010 Census Households	4,727	25,434	62,321
	2000 Census Households	4,937	26,056	63,329
	Projected Annual Growth 2020 to 2025	-0.6%	-0.4%	-0.3%
	Historical Annual Growth 2000 to 2020	-0.2%	-	-
<b>AGE</b>	2020 Est. Population Under 10 Years	12.9%	13.2%	13.1%
	2020 Est. Population 10 to 19 Years	13.9%	13.2%	13.2%
	2020 Est. Population 20 to 29 Years	12.0%	11.9%	11.7%
	2020 Est. Population 30 to 44 Years	20.1%	19.8%	19.4%
	2020 Est. Population 45 to 59 Years	16.8%	17.7%	18.4%
	2020 Est. Population 60 to 74 Years	17.1%	17.3%	17.4%
	2020 Est. Population 75 Years or Over	7.2%	6.9%	6.8%
	2020 Est. Median Age	37.3	37.9	38.4
<b>MARITAL STATUS &amp; GENDER</b>	2020 Est. Male Population	47.0%	47.8%	47.5%
	2020 Est. Female Population	53.0%	52.2%	52.5%
	2020 Est. Never Married	35.8%	32.9%	33.9%
	2020 Est. Now Married	40.8%	43.7%	44.1%
	2020 Est. Separated or Divorced	15.9%	16.6%	15.6%
	2020 Est. Widowed	7.5%	6.8%	6.5%
<b>INCOME</b>	2020 Est. HH Income \$200,000 or More	2.8%	4.0%	5.0%
	2020 Est. HH Income \$150,000 to \$199,999	2.9%	4.5%	5.5%
	2020 Est. HH Income \$100,000 to \$149,999	13.8%	14.9%	15.9%
	2020 Est. HH Income \$75,000 to \$99,999	14.5%	14.5%	14.4%
	2020 Est. HH Income \$50,000 to \$74,999	26.2%	22.3%	20.7%
	2020 Est. HH Income \$35,000 to \$49,999	14.5%	13.0%	11.5%
	2020 Est. HH Income \$25,000 to \$34,999	11.6%	9.5%	8.7%
	2020 Est. HH Income \$15,000 to \$24,999	8.1%	9.4%	8.7%
	2020 Est. HH Income Under \$15,000	5.6%	7.8%	9.5%
	2020 Est. Average Household Income	\$79,577	\$84,300	\$86,259
	2020 Est. Median Household Income	\$60,686	\$62,198	\$65,698
	2020 Est. Per Capita Income	\$31,131	\$33,434	\$34,714
	<b>Businesses &amp; Employees</b>	2020 Est. Total Businesses	405	1,583
2020 Est. Total Employees		5,118	20,528	44,496