

FOR LEASE/SALE

6401

Colerain Ave
CINCINNATI | OHIO

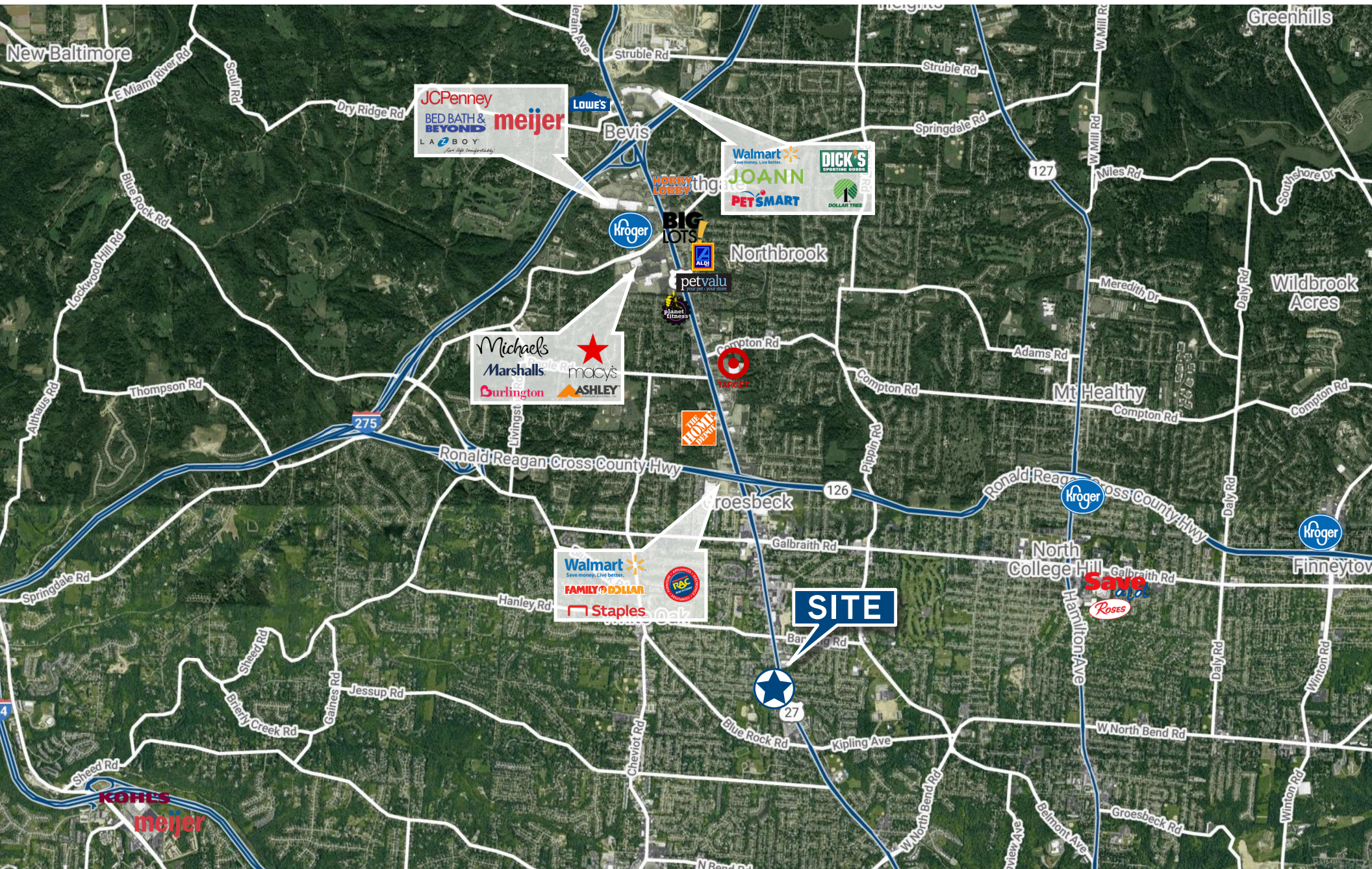
Rare 60,645 SF opportunity
positioned on 9.201 acres
inside the I-275 Loop

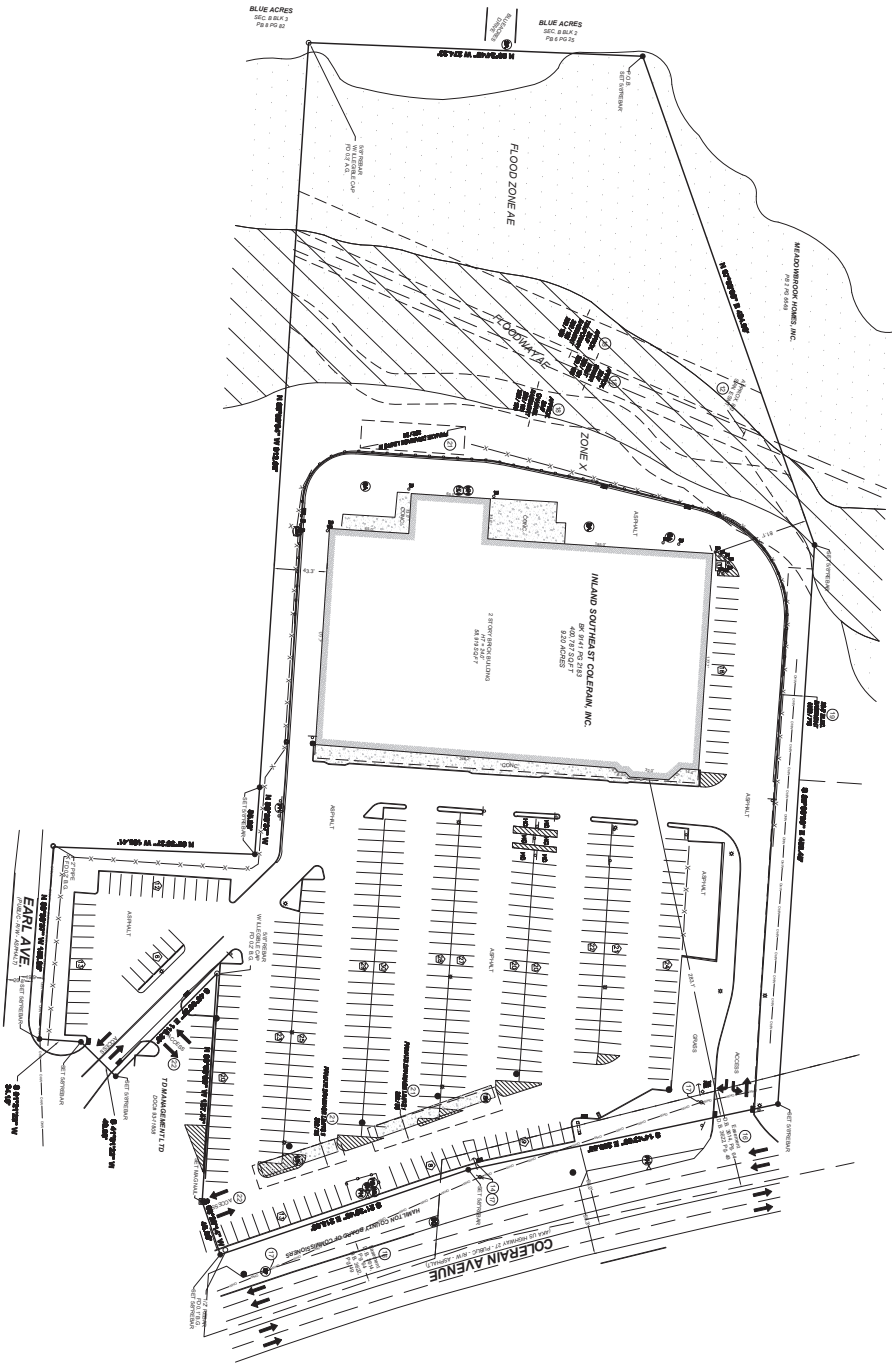


Colliers International
425 Walnut Street, Suite 1200
Cincinnati, Ohio 45202
P: +1 513 721 4200

Dustin Marks
Brokerage Vice President
+1 513 600 0002
dustin.marks@colliers.com

Connor Fahrnbach
Brokerage Associate
+1 513 562 2234
connor.fahrnbach@colliers.com





Property Highlights

- Rare 60,645 SF opportunity positioned on 9.201 acres inside the I-275 Loop
- Current zoning (Planned Development District) allows for flexibility in the ultimate end user
- Traffic Counts: 24,372 VPD
- Two points of ingress and egress with access to a traffic light
- Colerain Township is undergoing the most extensive streetscape beautification plan in its history
- Monument Signage off Colerain Avenue

Demographics

* FULL DEMOGRAPHICS CAN BE PROVIDED ON REQUEST



Total Population

| (1 mile) | (3 mile) | (5 mile) |
|----------|----------|----------|
| 15,510 | 86,126 | 209,624 |



Total Households

| (1 mile) | (3 mile) | (5 mile) |
|----------|----------|----------|
| 6,851 | 37,228 | 90,817 |



Average Household Income

| (1 mile) | (3 mile) | (5 mile) |
|----------|----------|----------|
| \$65,927 | \$71,983 | \$70,359 |

Contact Agents for Pricing Details

Contact Us Today:

DUSTIN MARKS, CRRP
dustin.marks@colliers.com
+1 513 600 0002

CONNOR FAHRNBACH
connor.fahrnbach@colliers.com
+1 513 562 2234



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Cincinnati, Ohio 45202

