

FOR LEASE

Colerain Hills Shopping Center

8401-8457 COLERAIN AVE
CINCINNATI | OHIO, 45246

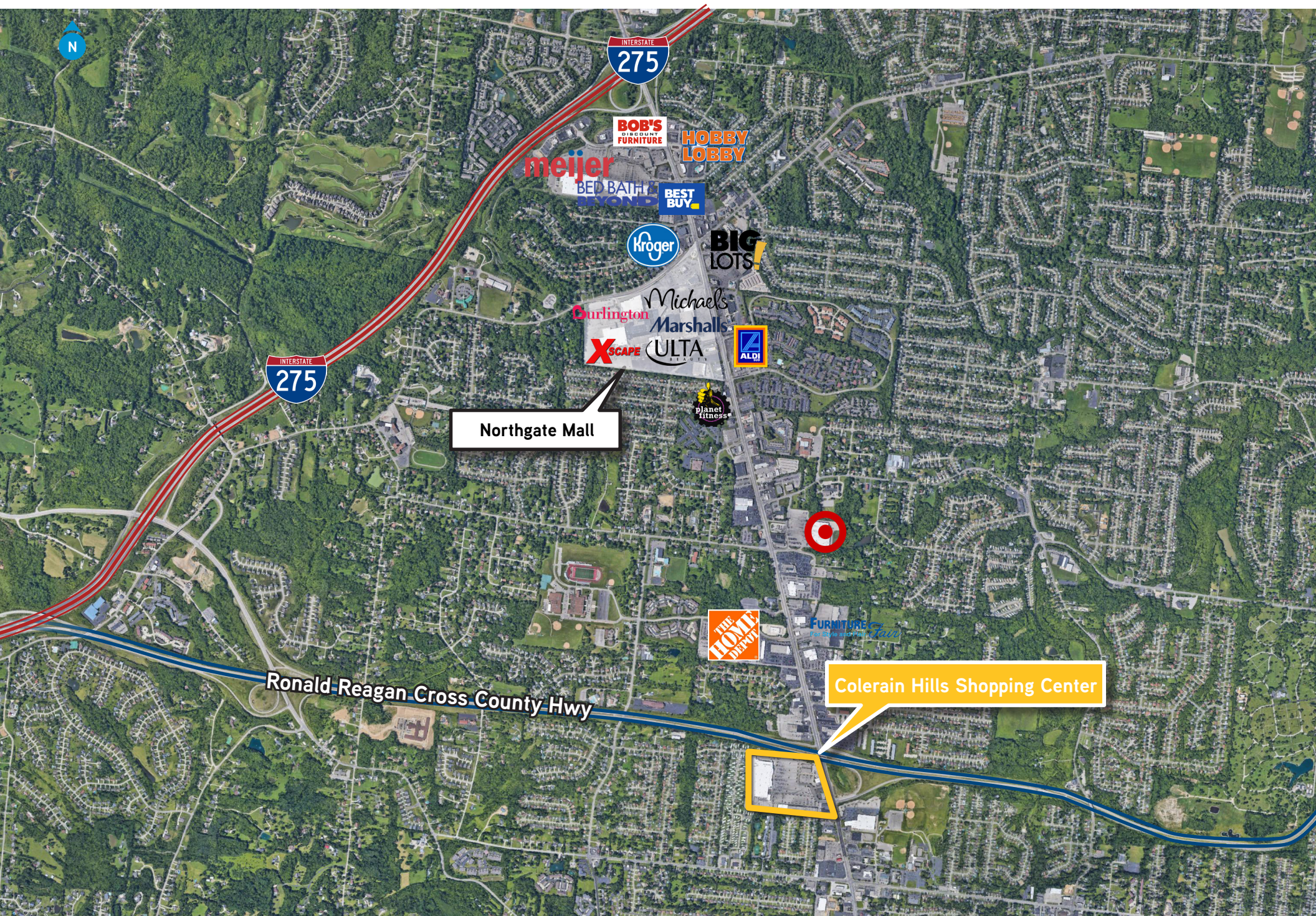
1,309 SF AVAILABLE

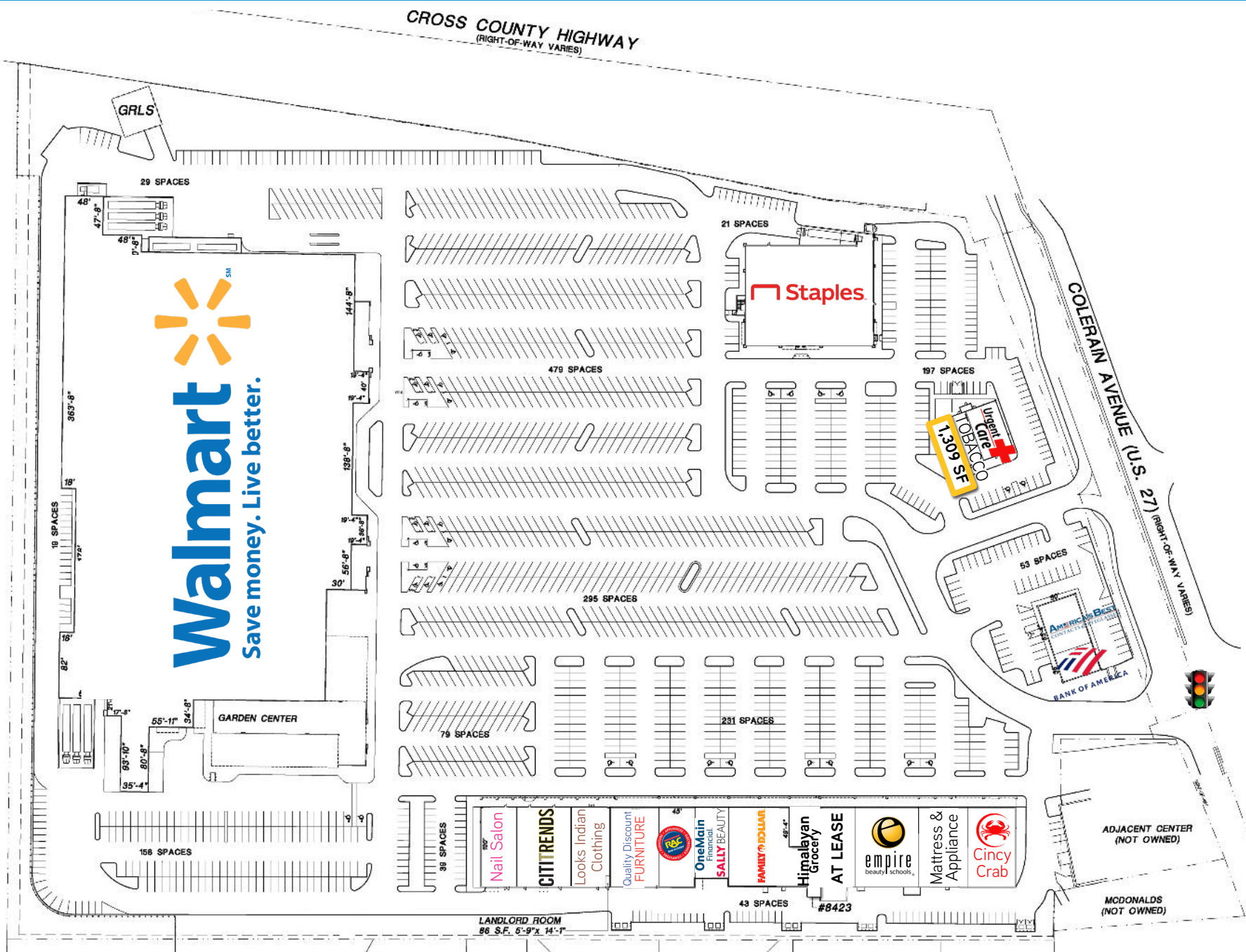


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Property Highlights

- Walmart & Staples anchored shopping center in regional trade area
- Access to Ronald Reagan Cross County Highway
- Pylon Signage Available
- 2 points of access off Colerain Avenue
- 1 point of access with traffic light
- Traffic Counts:
 - 33,832 VPD off Colerain Avenue
 - 30,797 VPD off Ronald Reagn Hwy
- Outstanding population density – over 90,000 people within 3 miles

ONE SPACE AVAILABLE

Demographics

* FULL DEMOGRAPHICS CAN BE PROVIDED ON REQUEST



Total Population

(1 mile)	(3 mile)	(5 mile)
11,367	91,639	182,019



Total Households

(1 mile)	(3 mile)	(5 mile)
4,836	38,821	78,005



Average Household Income

(1 mile)	(3 mile)	(5 mile)
\$74,288	\$73,364	\$75,754



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