513.489.3343
edgegp.com

9709 - 9727 Colerain Avenue, Cincinnati, OH 45251

2 SPACES AVAILABLE
1,545 - 3,845 SF FOR LEASE

- Located in the heart of the Colerain regional trade area at Colerain Avenue and Springdale Road, just south of the I-275 interchange
- Serves the dense neighborhoods of the northwest side of Cincinnati
- The property sits in front of Northgate Mall, and across from new Kroger Marketplace

- Northgate Mall retail:

Marshalls, Burlington, DSW, ULTA, Xscape, Michaels

- Co-tenants and Northgate retail corridor:

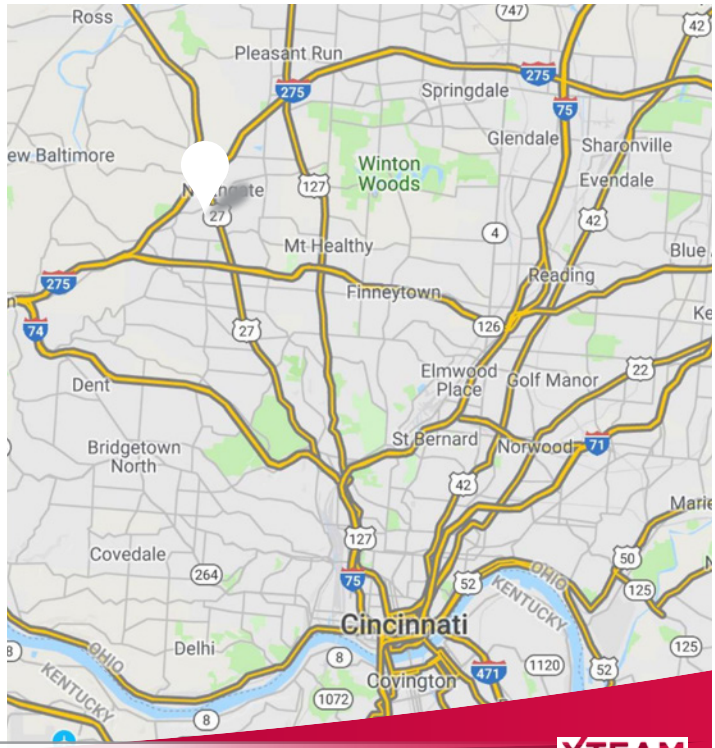
First Watch, Potbelly, Cheddar's, Kroger, Longhorn Steakhouse, Half Price Books

Demographics:

2021 Estimates	1 Mile	3 Mile	5 Mile
Population	11,405	65,109	161,343
Households	4,432	25,548	64,255
Average Household Income	$74,752	$80,773	$83,462
Total Number of Employees	5,102	20,252	44,125

Traffic Counts:

	ADT INRIX 2021
Colerain Avenue	42,251



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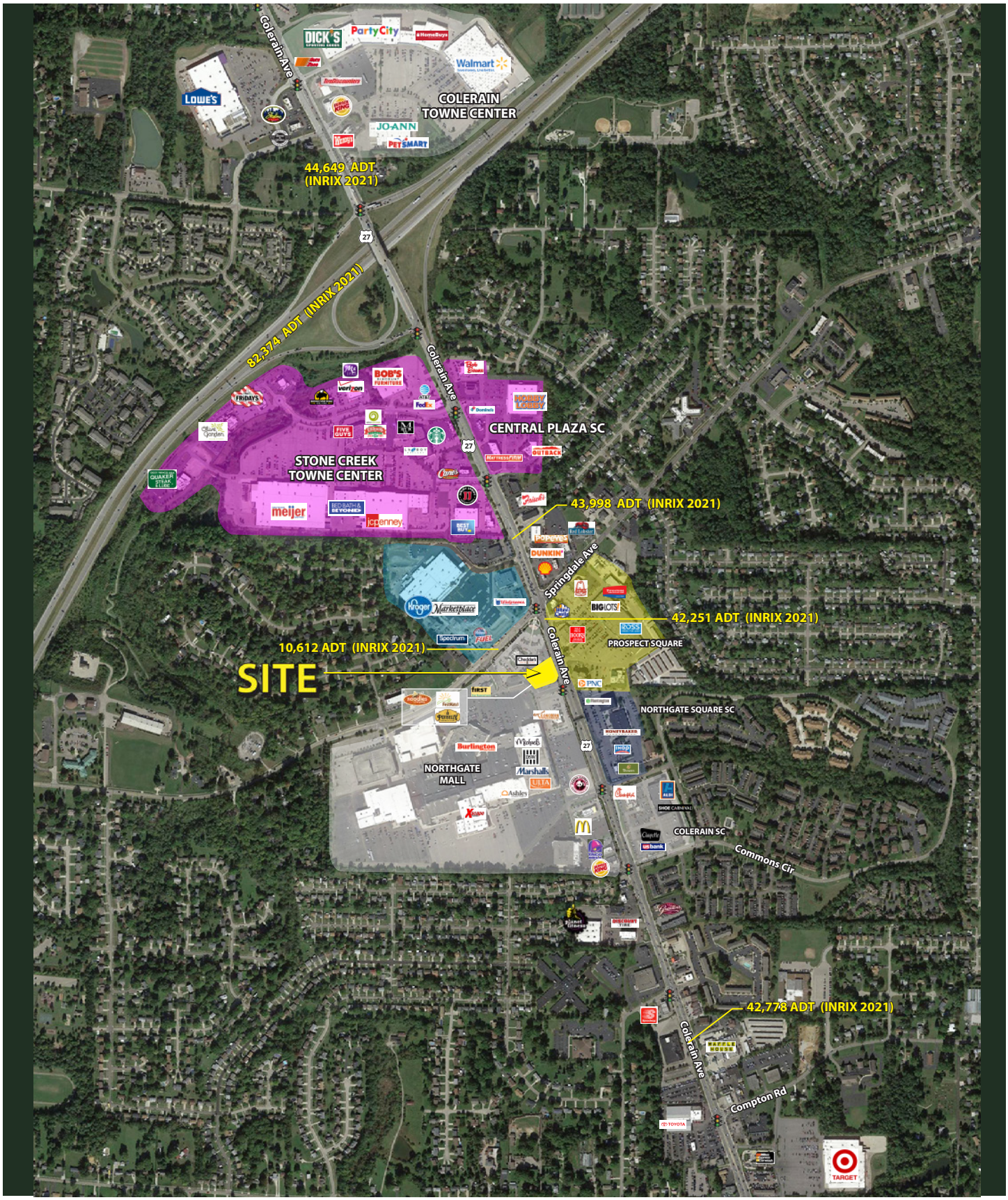

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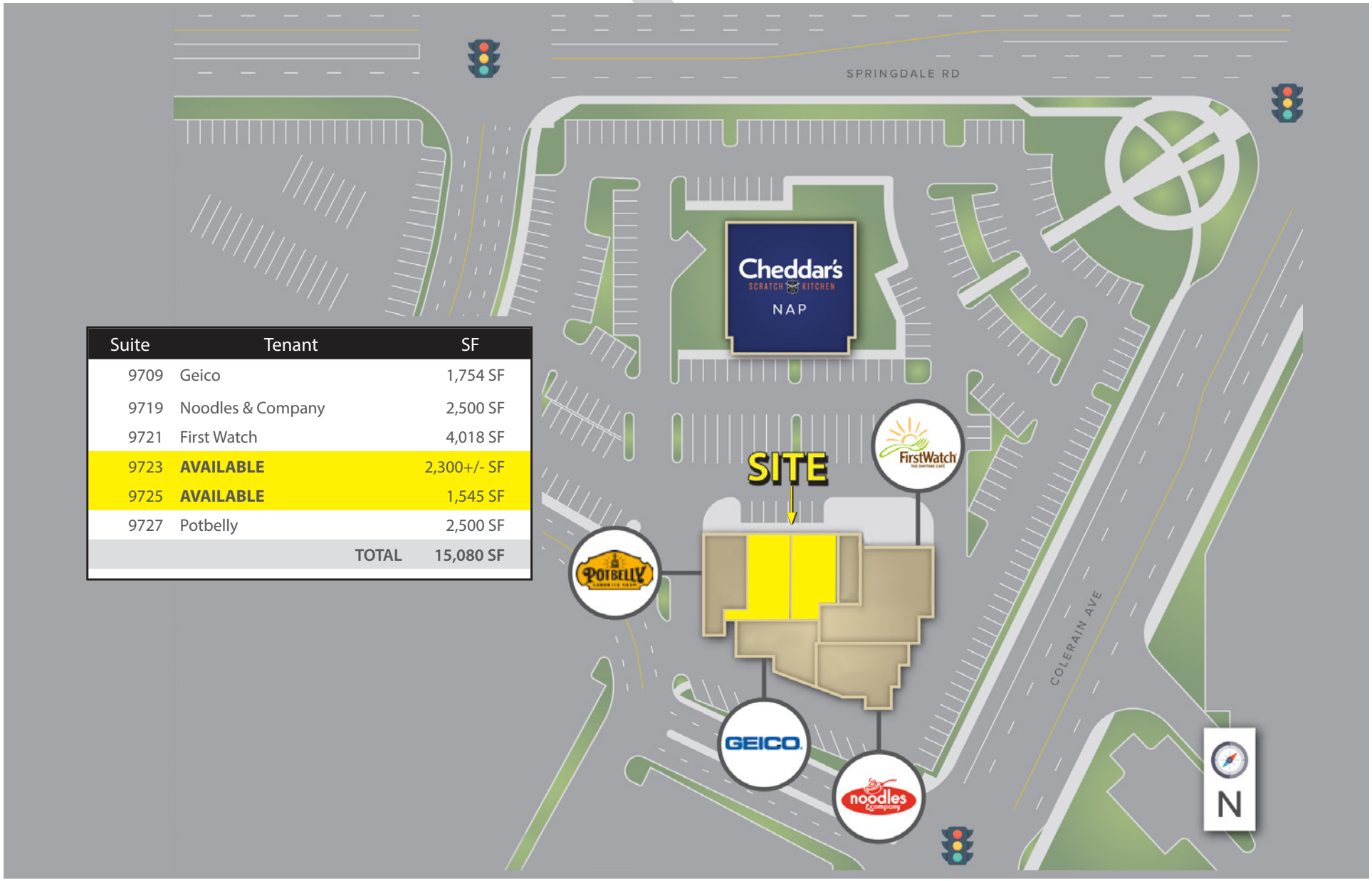
Suite	Tenant	SF
9709	Geico	1,754 SF
9719	Noodles & Company	2,500 SF
9721	First Watch	4,018 SF
9723	**AVAILABLE**	2,300+/- SF
9725	**AVAILABLE**	1,545 SF
9727	Potbelly	2,500 SF
	TOTAL	**15,080 SF**



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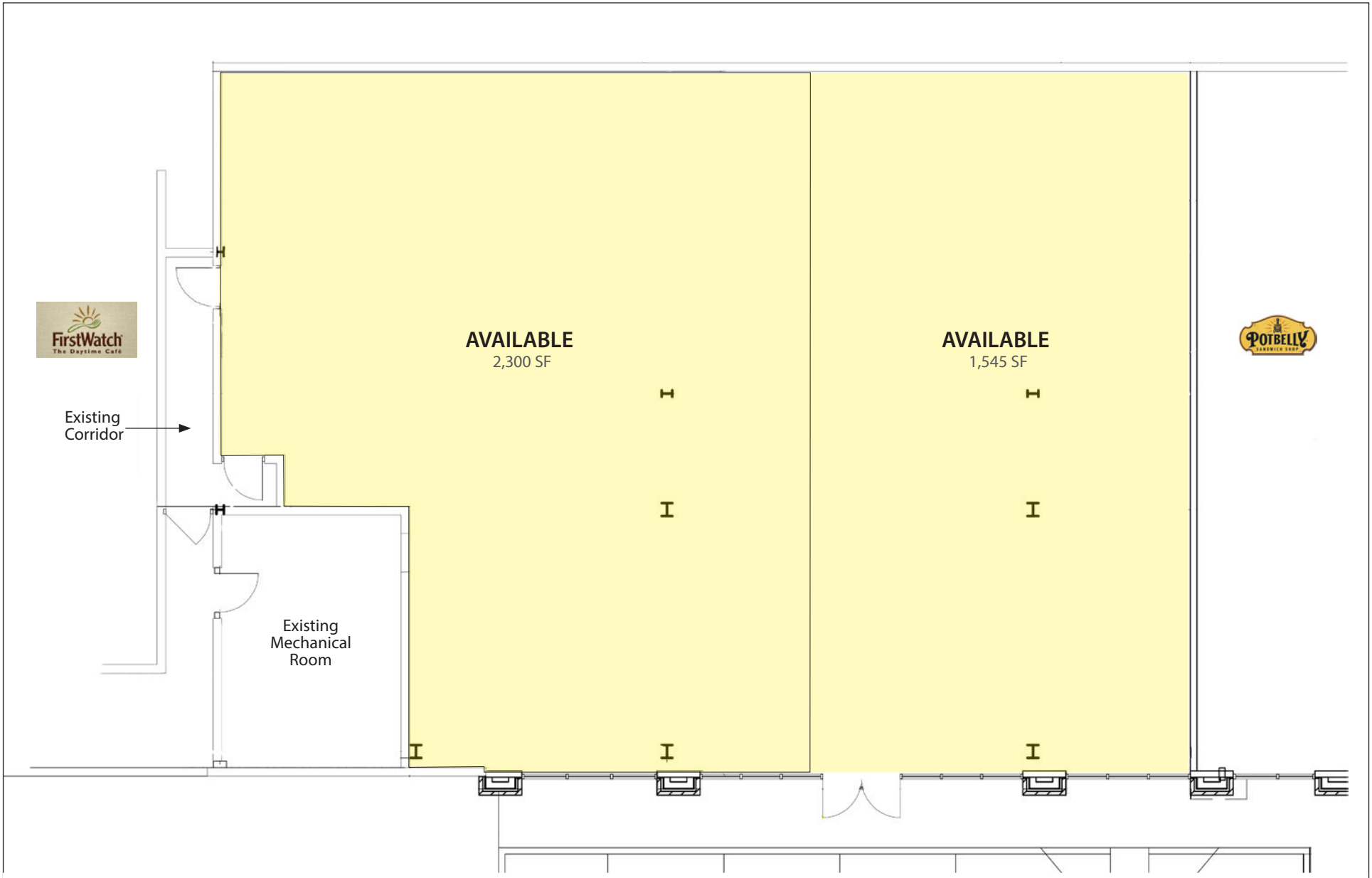

Note: Not to Scale

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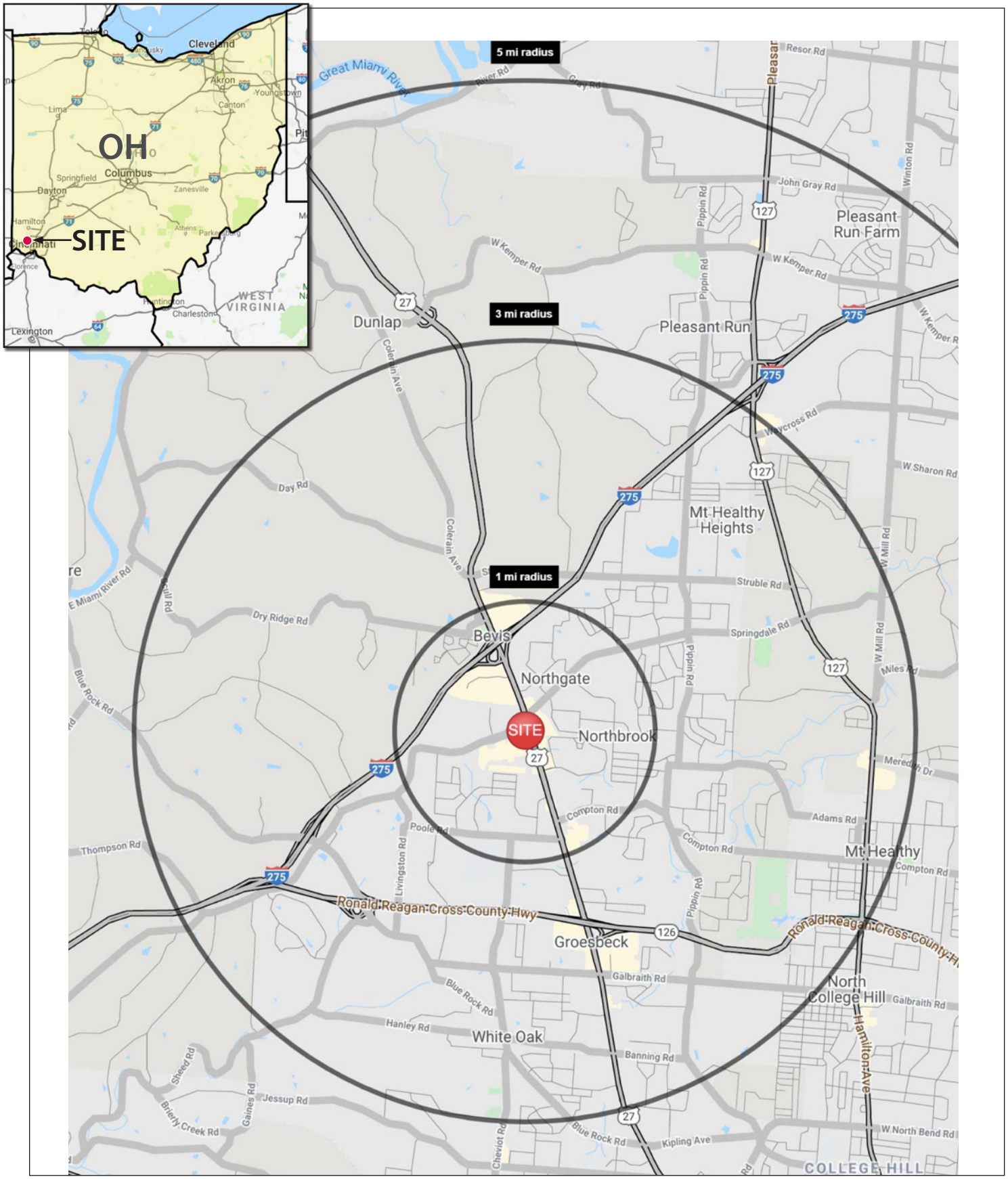

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Summary Profile

2010-2020 Census, 2021 Estimates with 2026 Projections
Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 39.2468/-84.5967

9709 Colerain Ave Cincinnati, OH 45251	1 mi radius	3 mi radius	5 mi radius
Population			
2021 Estimated Population	11,405	65,109	161,343
2026 Projected Population	11,533	65,743	163,273
2020 Census Population	11,229	65,453	161,974
2010 Census Population	10,905	62,952	155,103
Projected Annual Growth 2021 to 2026	0.2%	0.2%	0.2%
Historical Annual Growth 2010 to 2021	0.4%	0.3%	0.4%
2021 Median Age	37.2	37.9	38.5
Households			
2021 Estimated Households	4,432	25,548	64,255
2026 Projected Households	4,521	25,997	65,499
2020 Census Households	4,407	25,747	64,639
2010 Census Households	4,256	24,706	61,856
Projected Annual Growth 2021 to 2026	0.4%	0.4%	0.4%
Historical Annual Growth 2010 to 2021	0.4%	0.3%	0.4%
Race and Ethnicity			
2021 Estimated White	69.1%	65.7%	60.3%
2021 Estimated Black or African American	18.8%	24.1%	29.8%
2021 Estimated Asian or Pacific Islander	2.1%	1.7%	1.8%
2021 Estimated American Indian or Native Alaskan	0.3%	0.2%	0.2%
2021 Estimated Other Races	9.7%	8.3%	7.9%
2021 Estimated Hispanic	4.5%	3.7%	3.5%
Income			
2021 Estimated Average Household Income	$74,752	$80,773	$83,462
2021 Estimated Median Household Income	$60,878	$61,994	$64,670
2021 Estimated Per Capita Income	$29,086	$31,773	$33,331
Education (Age 25+)			
2021 Estimated Elementary (Grade Level 0 to 8)	1.1%	2.7%	2.2%
2021 Estimated Some High School (Grade Level 9 to 11)	6.7%	6.0%	5.6%
2021 Estimated High School Graduate	39.4%	35.4%	32.2%
2021 Estimated Some College	20.3%	21.9%	21.1%
2021 Estimated Associates Degree Only	10.5%	11.2%	10.5%
2021 Estimated Bachelors Degree Only	15.4%	16.2%	19.0%
2021 Estimated Graduate Degree	6.6%	6.7%	9.4%
Business			
2021 Estimated Total Businesses	398	1,552	3,784
2021 Estimated Total Employees	5,102	20,252	44,125
2021 Estimated Employee Population per Business	12.8	13.0	11.7
2021 Estimated Residential Population per Business	28.7	41.9	42.6

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NORTHGATE OUTLOT SHOPS

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XTEAM RETAIL ADVISORS

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