

# PROSPECT SQUARE

9674-9690 COLERAIN AVE, CINCINNATI, OH 45251



For Lease / Retail or Restaurant Space

WE ARE  
THE CENTER  
OF RETAIL



# PROSPECT SQUARE

9674-9690 COLERAIN AVE, CINCINNATI, OH 45251

## RETAIL SPACE

- 37,941 SF (Anchor Space)
- 3,500 - 9,000 SF (New Construction)
- 5,800 SF (Retail/Storage)

## RENT

Anchor Space  
\$15.00/SF + \$5.00/SF  
New Construction  
\$35.00/SF + \$5.00/SF

## AREA TENANTS

Meijer, Target, Walmart, Ross Dress For Less, DSW, Ulta, Michael's, Marshalls, Kroger Marketplace, and More!

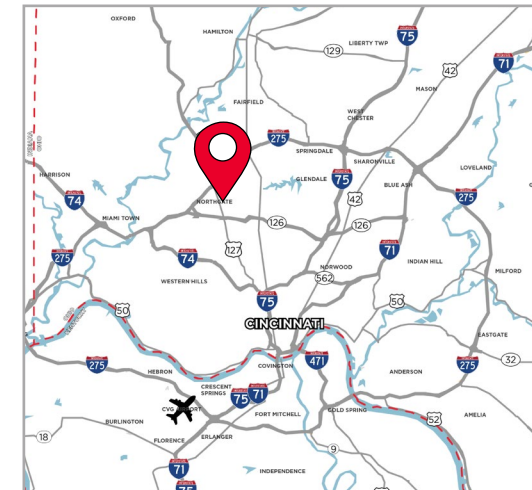
## COMMENTS

- 37,941 SF Anchor Space available
- 9,000 SF New Construction retail strip center available
- 5,800 SF of space behind Ross Dress For Less
- Located at the corner of Colerain Ave and Springdale Road (Main and Main)
- Across from Northgate Mall
- Two oversized pylon signs visible to 46,000 cars per day
- Immediately adjacent to Chick-fil-a, Panera, Chipotle, Cheddars, Outback Steakhouse and more!

## NEIGHBORHOOD DEMOGRAPHICS



1 Mile	12,218	\$86,131	7,733
3 Miles	65,214	\$83,898	37,393
5 Miles	156,810	\$87,815	86,352



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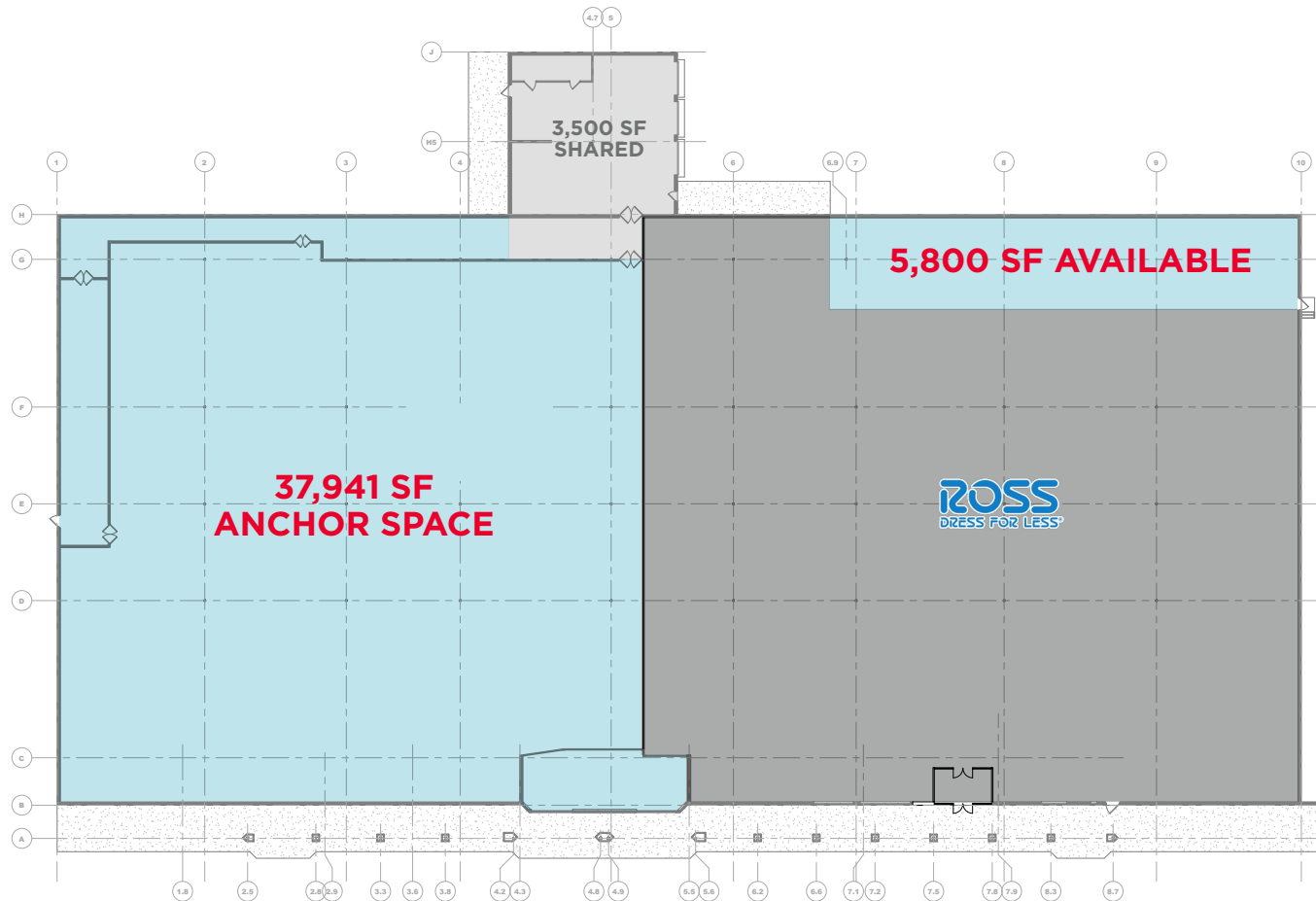
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**35,000 SF ANCHOR SPACE / 5,800 SF SPACE**



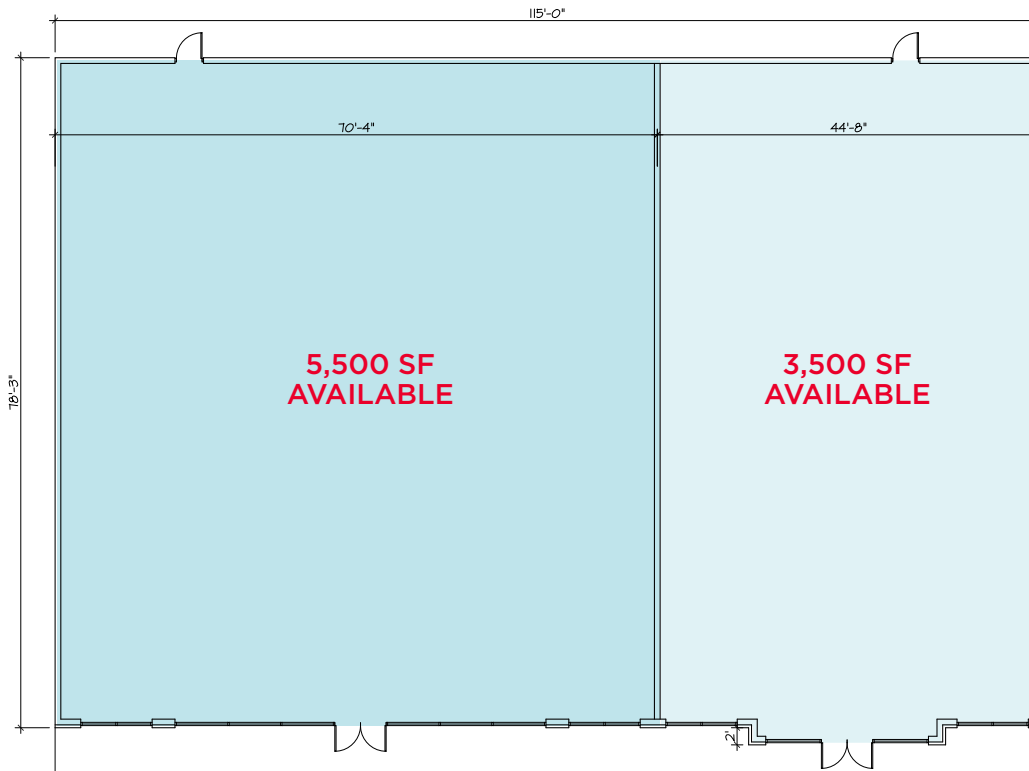
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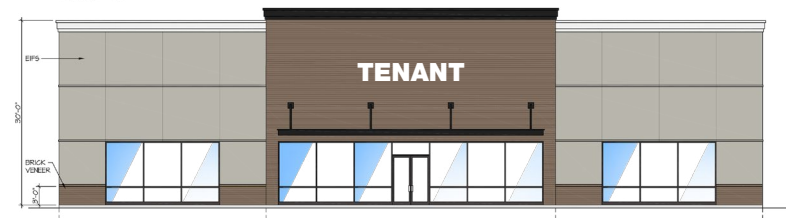
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**9,000 SF NEW CONSTRUCTION**



**TWO TENANT OPTION**



**SINGLE TENANT OPTION**

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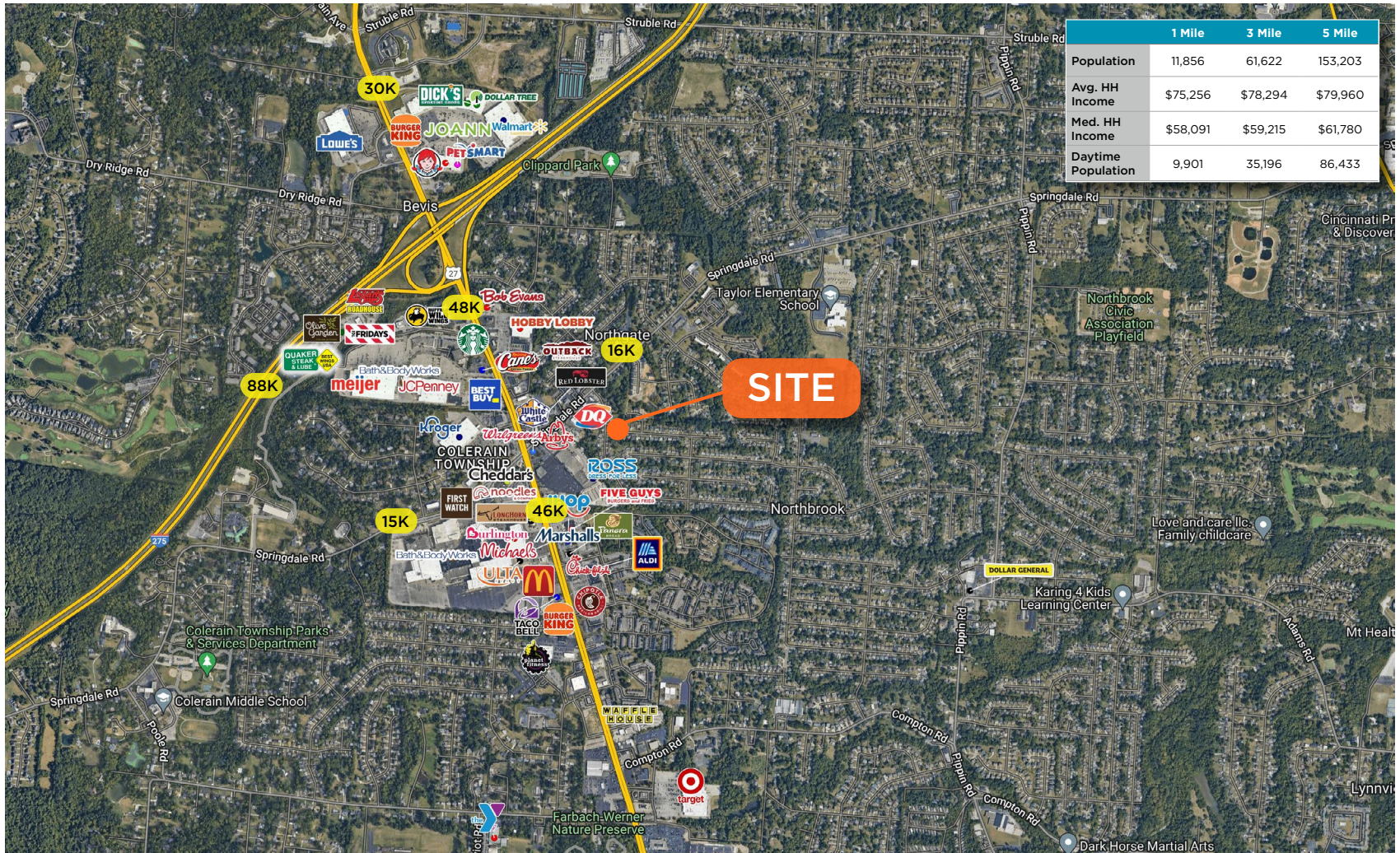


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