



ONE SUITE REMAINING!

Property Highlights

- **Asking \$15.95 PSF Gross**
- Professional property management on-site
- Renovated common areas
- 4.5/1000 Parking
- Easy highway access from I-275
- Ownership will offer full-service lease structure

Area Amenities

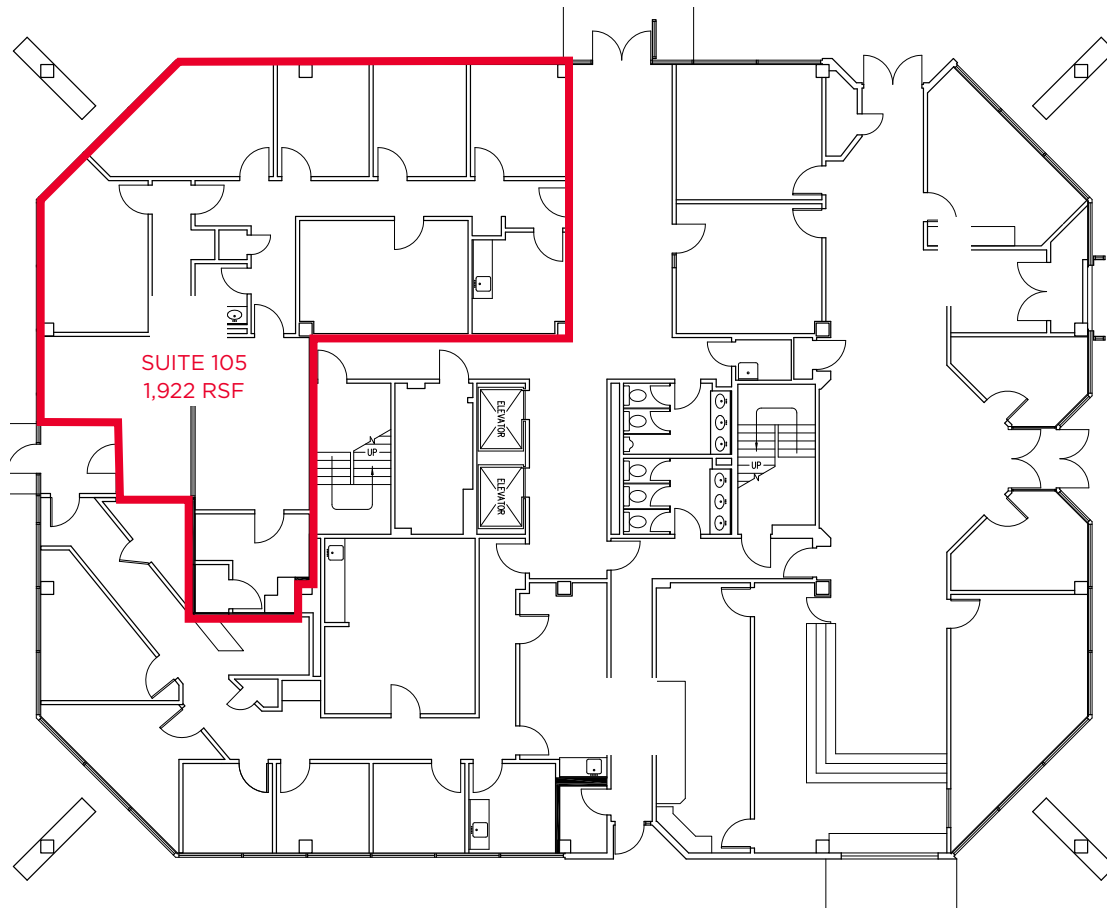
- Across the street from Northgate Mall
- Surrounded by abundant dining, shopping, and banking amenities
- Easy access to Kroger parking lot

Joe Janszen

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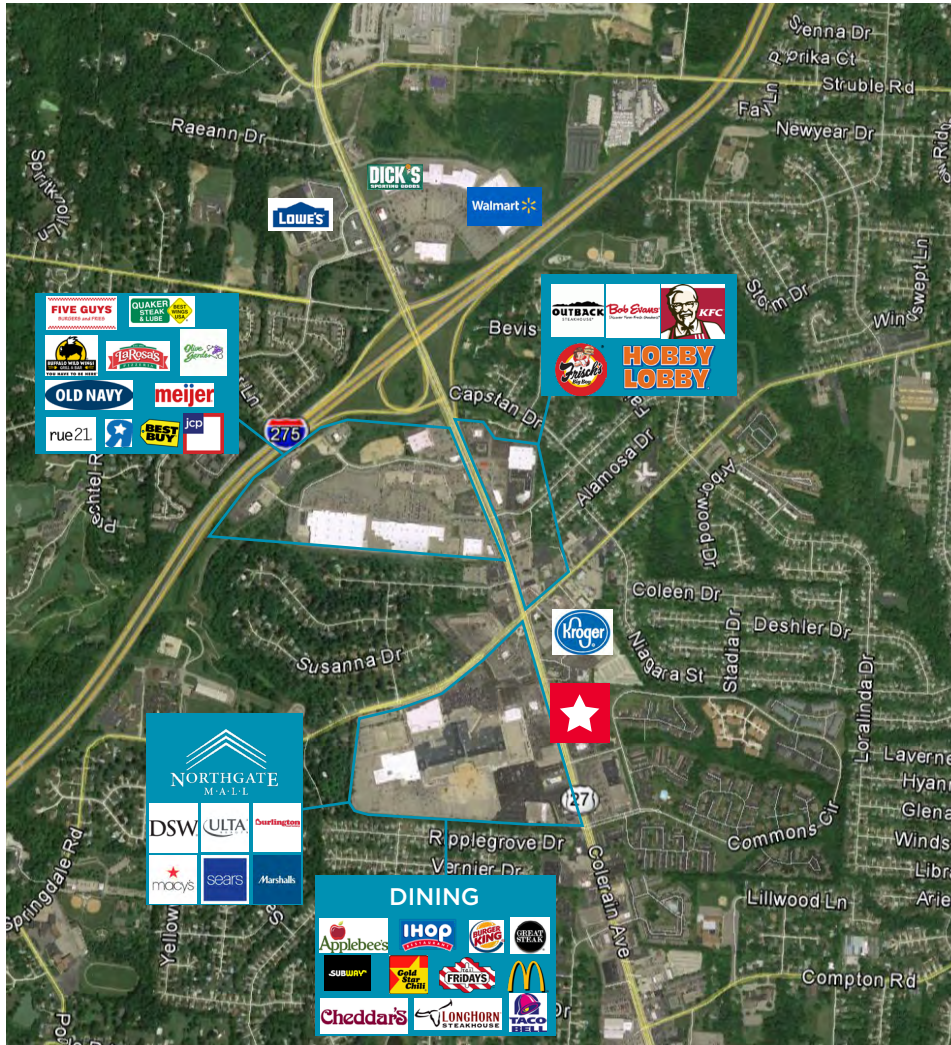
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9600 Colerain Avenue - First Floor**Joe Janszen**

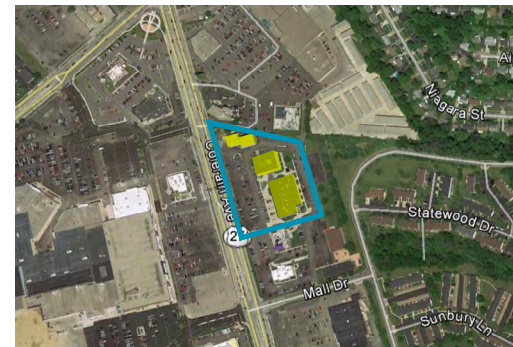
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Demographics & Traffic Counts

	1 Mile	5 Mile
Estimated Population (2014)	12,035	157,583
Projected Population (2019)	12,068	158,261
Estimated Households (2014)	4,741	62,908
Estimated HH Growth 2014-2019	0.40%	0.43%
Est. Avg. Household Income (2014)	\$54,955	\$62,661
Average Household Size	2.50	2.00
Median Home Value	\$100,960	\$138,270
Median Age	39 Years	38.70 Years
2012 Estimated Annual Daily Traffic for Colerain Ave at Springdale Road		37,369



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