

COLERAIN TOWNSHIP RETAIL / LAND

Corner of Hamilton Avenue and Crest Road



.75 Acres For Ground Lease or Sale
Potential 12,000 SF Retail Space For Lease

FEATURES

- Located on the very busy Hamilton Avenue (SR 127) in Colerain Township
- Attractive opportunity for retailer in need of exceptional interstate access, property is less than 1 mile from I-275 and the Hamilton Avenue interchange
- High visibility from Hamilton Avenue with daily traffic counts at almost 24,000 and nearly 100,000 on I-275

DEMOGRAPHICS

	Radius 1 Mile	3 Mile	5 Mile
Population	8,856	57,101	147,779
Households	3,314	21,816	59,466
Average HH Income	\$97,622	\$97,098	\$87,488

TRAFFIC COUNTS

Street/Intersection	VPD
Hamilton Ave	23,560
I-275	97,240

[View Listing](#)

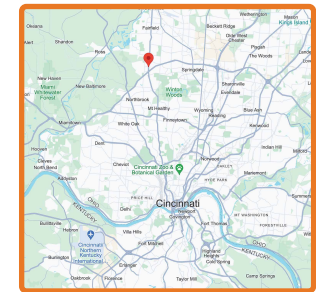
Scott Katz



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[Download Scott's Contact Card](#)



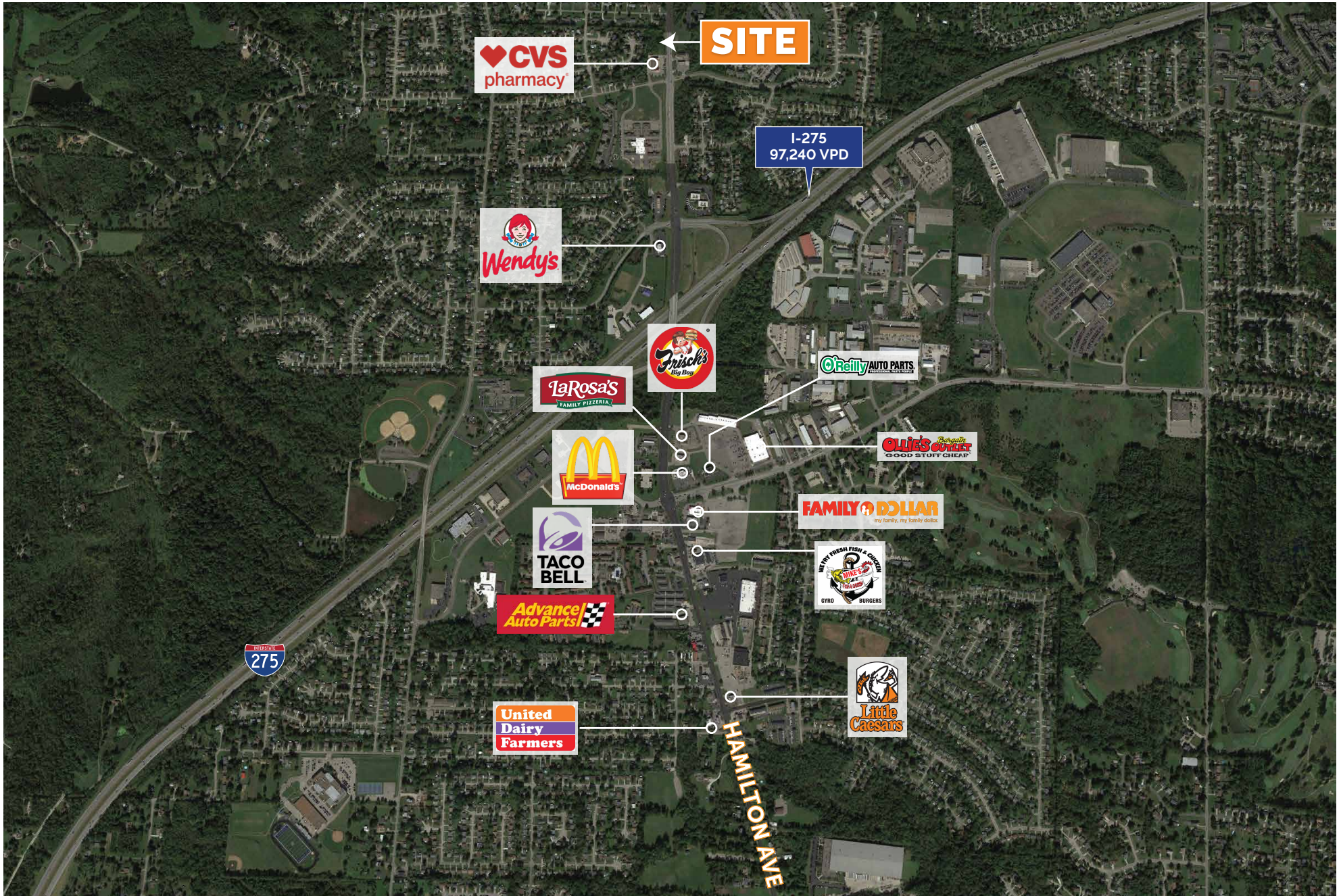
11709 Hamilton Avenue
Cincinnati, OH 45231

**MIDLAND
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TRADE AREA

COLERAIN TOWNSHIP RETAIL / LAND

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SITE PLAN

COLERAIN TOWNSHIP RETAIL / LAND

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2023 Demographics

11709 Hamilton Ave, Cincinnati, Ohio, 45231

Rings: 1, 3, 5 mile radii

Latitude: 39.29361

Longitude: -84.56432

Population	1 mile	3 miles	5 miles
2023 Total Population	8,856	57,101	147,779
2028 Total Population	8,695	56,302	146,592
2022-2027 Population: Annual Growth Rate	-0.37%	-0.28%	-0.16%
2023 Total Daytime Population	8,197	53,712	147,641
2023 Female Population	4,666	29,708	77,241
2023 Male Population	4,190	27,393	70,538
2023 Median Age	38.2	40.6	40.5
Households	1 mile	3 miles	5 miles
2023 Total Households	3,314	21,816	59,466
2028 Total Households	3,290	21,686	59,529
2022-2027 Households: Annual Growth Rate	-0.15%	-0.12%	0.02%
2023 Average Household Size	2.61	2.59	2.46
2023 Dominant Tapestry Segment Name	Home Improvement	Rustbelt Traditions	Rustbelt Traditions
Income	1 mile	3 miles	5 miles
2023 Average Household Income	\$97,622	\$97,098	\$87,488
2028 Average Household Income	\$114,818	\$112,606	\$101,947
2023 Median Household Income	\$77,218	\$73,069	\$64,540
2028 Median Household Income	\$87,749	\$84,246	\$76,205
2022-2027 Median Household Income: Annual Growth Rate	2.59%	2.89%	3.38%
2023 Per Capita Income	\$36,192	\$37,187	\$35,269
2028 Per Capita Income	\$43,033	\$43,472	\$41,463
2022-2027 Per Capita Income: Annual Growth Rate	3.52%	3.17%	3.29%
Home Value	1 mile	3 miles	5 miles
2023 Average Home Value	\$192,347	\$189,815	\$174,748
2028 Average Home Value	\$285,734	\$271,467	\$252,543
2023 Median Home Value	\$192,347	\$189,815	\$174,748
2028 Median Home Value	\$230,993	\$228,244	\$208,362
Race	1 mile	3 miles	5 miles
Diversity Index	65.2	66.5	67.0
Educational Attainment	1 mile	3 miles	5 miles
Less than 9th Grade	92	1,089	2,859
9-12th Grade/No Diploma	330	1,827	4,521
High School Diploma	2,188	11,318	32,384
GED/Alternative Credential	174	1,288	3,804
Some College/No Degree	931	7,404	19,596
Associate's Degree	740	4,393	10,889
Bachelor's Degree	1,126	9,203	21,985
Graduate/Professional Degree	543	3,591	8,160
Educational Attainment Base	6,124	40,113	104,198
Business Summary	1 mile	3 miles	5 miles
Total Businesses	265	1,242	4,595
Total Employees	5,473	26,203	80,568
Total (SIC01-99) Sales (\$000)	\$1,043,910,497	\$3,019,526,596	\$13,991,672,161
Total Expenditures (Consumer Spending)	1 mile	3 miles	5 miles
2023 Annual Budget Expenditures	\$278,304,517	\$1,823,074,342	\$4,507,399,077
2028 Annual Budget Expenditures	\$325,145,426	\$2,101,358,918	\$5,257,796,948
2023 Retail Goods	\$11,279,197	\$73,013,036	\$181,480,869
2028 Retail Goods	\$102,615,683	\$661,787,540	\$1,652,468,272