



NORTHGATE

FOR LEASE



Retail Space Available at I-275 and Colerain Avenue

Central Plaza

9910 Colerain Avenue, Cincinnati, OH 45251

Very accessible retail center is located in the heart of the Northgate Mall market. With easy access from I-275, this shopping area attracts a regional base of customers to this market. Central Plaza is anchored by H.H. Gregg Electronics and Outback Steakhouse and is also home to many other successful tenants including Buddy's Carpet, Once Upon a Child, Ohio License Bureau, etc. Perfect location for retailers, insurance, medical/dental, food, home furnishings, etc.

- ▲ 1,320 - 2,090 SF available.
- ▲ \$13 PSF plus NNN (\$4.00)
- ▲ Traffic light access, pylon signage, and plenty of parking.

DEMOGRAPHICS:	<u>3 mile</u>	<u>5 mile</u>	<u>10 mile</u>
Population:	55,838	149,979	565,207
Avg. Household Incomes:	\$70,889	\$58,687	\$48,460

TRAFFIC COUNT:

US Hwy 27 (Colerain Ave.) at I-275 = 35,210 ADT 1994

US Hwy 27 at Springdale Road = 34,630 ADT 1994

FOR MORE INFORMATION, CONTACT:

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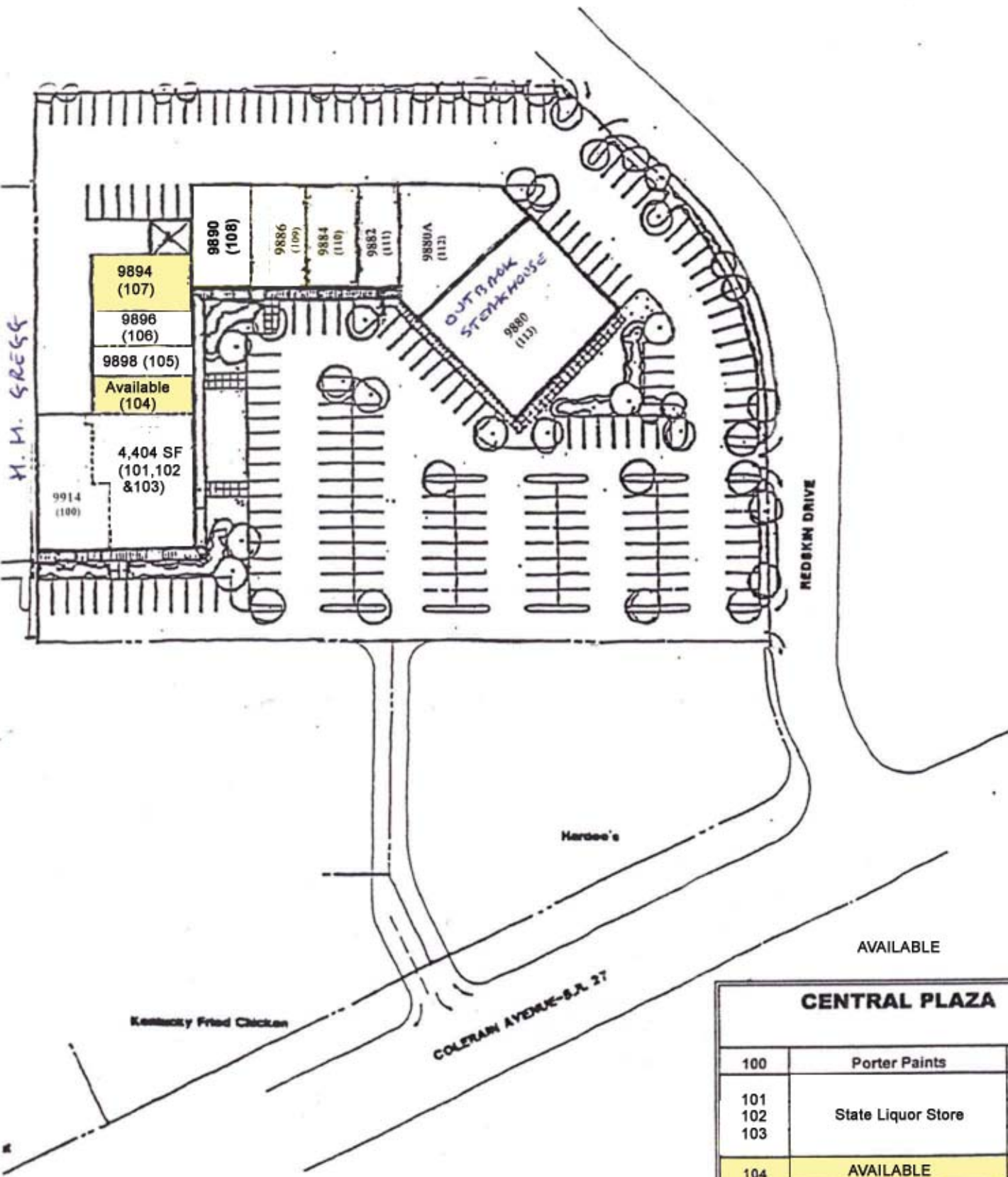
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The information submitted is not guaranteed. Although obtained from reliable sources, it is subject to errors, omissions, prior sale and withdrawal from the market without notice.

M. H. GREGG



AVAILABLE

CENTRAL PLAZA

Unit	Current Occupant	Square Footage
100	Porter Paints	3,210 S.F.
101 102 103	State Liquor Store	4,404 S.F.
104	AVAILABLE	1,320 S.F.
105	Travel	1,178 S.F.
106	State Farm	1,207 S.F.
107	AVAILABLE	2,090 S.F.
108	A Sweet Life	2,440 S.F.
109	Merry Maids	1,826 S.F.
110	Weight Watchers	1,830 S.F.
111	Dr. Cartales	1,525 S.F.
112	H & R Block	4,579 S.F.
113	Outback Steakhouse	6,500 S.F.

Kentucky Fried Chicken

COLERAIN AVENUE-S.A. 27

Hardee's

REDSKIN DRIVE





Executive Summary

Prepared by

Site Type: Radius

9910 Colerain Ave
Cincinnati, OH 45251
Radius: 3.0 mile

9910 Colerain Ave
Cincinnati, OH 45251
Radius: 5.0 mile

9910 Colerain Ave
Cincinnati, OH 45251
Radius: 10.0 mile

2007 Population

Total Population	55,838	149,979	565,207
Male Population	48.2%	47.8%	47.8%
Female Population	51.8%	52.2%	52.2%
Median Age	37.7	37.8	35.9

2007 Income

Median HH Income	\$58,745	\$58,687	\$48,460
Per Capita Income	\$27,616	\$28,633	\$26,905
Average HH Income	\$70,889	\$71,976	\$64,523

Households

Total Households	21,745	59,112	233,362
Average Household Size	2.54	2.51	2.37
1990-2000 Annual Rate	1.14%	0.87%	0.31%

2007 Housing

Owner Occupied Housing Units	74.6%	71.3%	56.4%
Renter Occupied Housing Units	19.3%	22.2%	33.3%
Vacant Housing Units	6.1%	6.5%	10.3%

Population

1990 Population	57,017	152,553	590,098
2000 Population	58,862	156,096	581,553
2007 Population	55,838	149,979	565,207
5 Year Projected population	53,904	145,728	554,013
1990-2000 Annual Rate	0.32%	0.23%	-0.15%
2000-2007 Annual Rate	-0.84%	-0.64%	-0.46%
2007-2012 Annual Rate	-0.7%	-0.57%	-0.4%

In the identified market area, the current year population is 565,207. In 2000, the Census count in the market area was 581,553. The rate of change since 2000 was -0.46 percent annually. The five-year projection for the population in the market area is 554,013, representing a change of -0.4 percent annually from 2007 to 2012. Currently, the population is 47.8 percent male and 52.2 percent female.

Households

1990 Census	19,940	55,123	228,343
2000 Census	22,338	60,106	235,505
Current Year	21,745	59,112	233,362
5 Year Projected	21,204	57,959	230,467
1990-2000 Annual Rate	1.14%	0.87%	0.31%
2000-2007 Annual Rate	-0.43%	-0.27%	-0.15%
2007-2012 Annual Rate	-0.5%	-0.39%	-0.25%

The household count in this market area has changed from 235,505 in 2000 to 233,362 in the current year, a change of -0.15 percent annually. The five-year projection of households is 230,467, a change of -0.25 percent annually from the current year total. Average household size is currently 2.37, compared to 2.42 in the year 2000. The number of families in the current year is 141,191 in the market area.

Housing

Currently, 56.4 percent of the 260,263 housing units in the market area are owner occupied; 33.3 percent, renter occupied; and 10.3 percent are vacant. In 2000, there were 252,141 housing units— 55.5 percent owner occupied, 37.9 percent renter occupied and 6.6 percent vacant. The rate of change in housing units since 2000 is 0.51 percent. Median home value in the market area is \$131,622, compared to a median home value of \$181,127 for the U.S. In five years, median home value is projected to change by 2.23 percent annually to \$146,969. From 2000 to the current year, median home value changed by 4.7 percent annually.



Site Type: Radius	9910 Colerain Ave Cincinnati, OH 45251 Radius: 3.0 mile	9910 Colerain Ave Cincinnati, OH 45251 Radius: 5.0 mile	9910 Colerain Ave Cincinnati, OH 45251 Radius: 10.0 mile
Median Household Income			
1990 Median HH Income	\$34,297	\$35,362	\$28,641
2000 Median HH Income	\$47,130	\$47,280	\$39,512
Current Year Median HH Income	\$58,745	\$58,687	\$48,460
5Y Projected Median HH Income	\$67,096	\$67,079	\$55,968
1990-2000 Annual Rate	3.23%	2.95%	3.27%
2000-2007 Annual Rate	3.59%	3.52%	3.32%
2007-2012 Annual Rate	2.69%	2.71%	2.92%
Per Capita Income			
1990 Per Capita Income	\$13,113	\$14,404	\$13,758
2000 Per Capita Income	\$21,457	\$22,140	\$20,985
Current Year Per Capita Income	\$27,616	\$28,633	\$26,905
5Y Projected Per Capita Income	\$33,237	\$34,402	\$32,136
1990-2000 Annual Rate	5.05%	4.39%	4.31%
2000-2007 Annual Rate	4.12%	4.2%	4.06%
2007-2012 Annual Rate	3.78%	3.74%	3.62%
Average Household Income			
1990 Average Household Income	\$37,376	\$39,620	\$35,166
2000 Average Household Income	\$55,858	\$56,786	\$51,203
Current Year Average HH Income	\$70,889	\$71,976	\$64,523
5Y Projected Average HH Income	\$84,481	\$85,687	\$76,533
1990-2000 Annual Rate	4.1%	3.66%	3.83%
2000-2007 Annual Rate	3.89%	3.87%	3.77%
2007-2012 Annual Rate	3.57%	3.55%	3.47%

Households by Income

Current median household income is \$48,460 in the market area, compared to \$51,546 for all U.S. households. Median household income is projected to be \$55,968 in five years. In 2000, median household income was \$39,512, compared to \$28,641 in 1990.

Current average household income is \$64,523 in this market area, compared to \$71,092 for all U.S. households. Average household income is projected to be \$76,533 in five years. In 2000, average household income was \$51,203, compared to \$35,166 in 1990.

Current per capita income is \$26,905 in the market area, compared to the U.S. per capita income of \$27,084. The per capita income is projected to be \$32,136 in five years. In 2000, the per capita income was \$20,985, compared to \$13,758 in 1990.

Population by Employment

Total Businesses	20,697	37,248	175,395
Total Employees	381,986	272,545	2,185,032

Currently, 93.3 percent of the civilian labor force in the identified market area is employed and 6.7 percent are unemployed. In comparison, 93.4 percent of the U.S. civilian labor force is employed, and 6.6 percent are unemployed. In five years the rate of employment in the market area will be 93.5 percent of the civilian labor force, and unemployment will be 6.5 percent. The percentage of the U.S. civilian labor force that will be employed in five years is 93.8 percent, and 6.2 percent will be unemployed. In 2000, 65.9 percent of the population aged 16 years or older in the market area participated in the labor force, and 0.1 percent were in the Armed Forces.

In the current year, the occupational distribution of the employed population is:

- 62.4 percent in white collar jobs (compared to 60.5 percent of U.S. employment)
- 17.5 percent in service jobs (compared to 16.4 percent of U.S. employment)
- 20.1 percent in blue collar jobs (compared to 23.1 percent of U.S. employment)

In 2000, 79.2 percent of the market area population drove alone to work, and 2.3 percent worked at home. The average travel time to work in 2000 was 23.5 minutes in the market area, compared to the U.S. average of 25.5 minutes.

Population by Education

In 2000, the educational attainment of the population aged 25 years or older in the market area was distributed as follows:

- 18.5 percent had not earned a high school diploma (19.6 percent in the U.S.)
- 31.2 percent were high school graduates only (28.6 percent in the U.S.)
- 6.6 percent had completed an Associate degree (6.3 percent in the U.S.)
- 15.2 percent had a Bachelor's degree (15.5 percent in the U.S.)
- 8.0 percent had earned a Master's/Professional/Doctorate Degree (8.9 percent in the U.S.)