

FORMER SEARS BUILDING - NORTHGATE MALL (COLERAIN TWP.)

9505 Colerain Avenue, Cincinnati, OH 45251

182,710 SF on 12.578 Acres FOR SALE



Property Details:

- Located in one of Cincinnati's dominant retail corridors
- New Kroger Marketplace just opened
- Convenient access to I-275
- Township open to re-development ideas
- Surrounding retailers include:



Demographics:

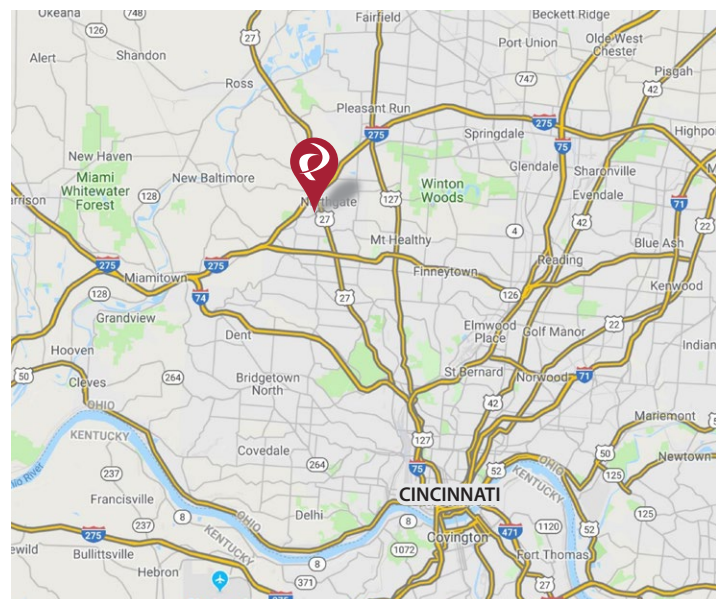
2019 Estimates	3 Mile	5 Mile	10 Mile
Population	59,175	151,980	585,411
Households	24,440	63,940	249,249
Average Household Income	\$77,867	\$75,893	\$68,579
Total Number of Employees	18,438	42,365	350,246

Traffic Counts:

ODOT 2018	ADT
I-275 at Colerain Avenue	78,156 ADT
Colerain Avenue	33,741 ADT

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PROPERTY IS BEING SOLD IN "AS-IS" CONDITION. OWNER HEREBY DISCLAIMS ANY AND ALL WARRANTIES WITH RESPECT TO THE PROPERTY. PURCHASE WILL ASSUME THE RISK THAT ADVERSE PAST, PRESENT OR FUTURE PHYSICAL CHARACTERISTICS AND CONDITIONS OF THE PROPERTY MAY NOT BE REVEALED BY ITS INSPECTION OR INVESTIGATION.

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XTEAM
RETAIL ADVISORS

128 East Second Street | Suite B | Covington, KY 41011 | 513.489.3343 | edgegp.com

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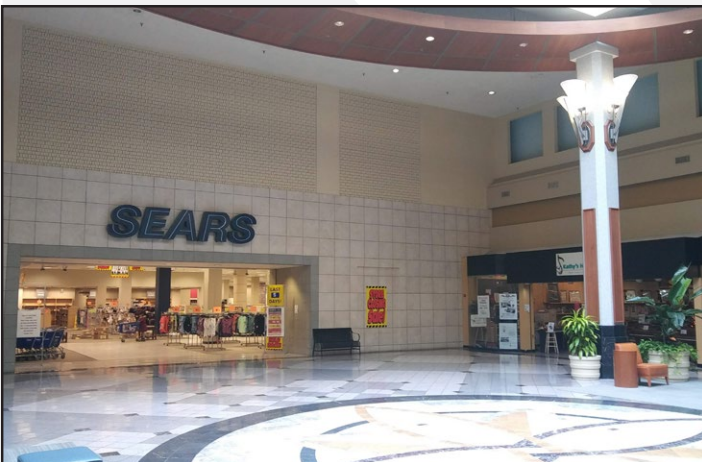
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Interior Photographs



East Mall Entrance 01



East Mall Entrance 02

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Exterior Photographs



View from Northwest



View from west with Northgate Mall in background



View of garage from west



View north from parking garage



North entrance



North Entrance 2

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Exterior Photographs



South entrance and dock



South entrance



South facade (auto center only)



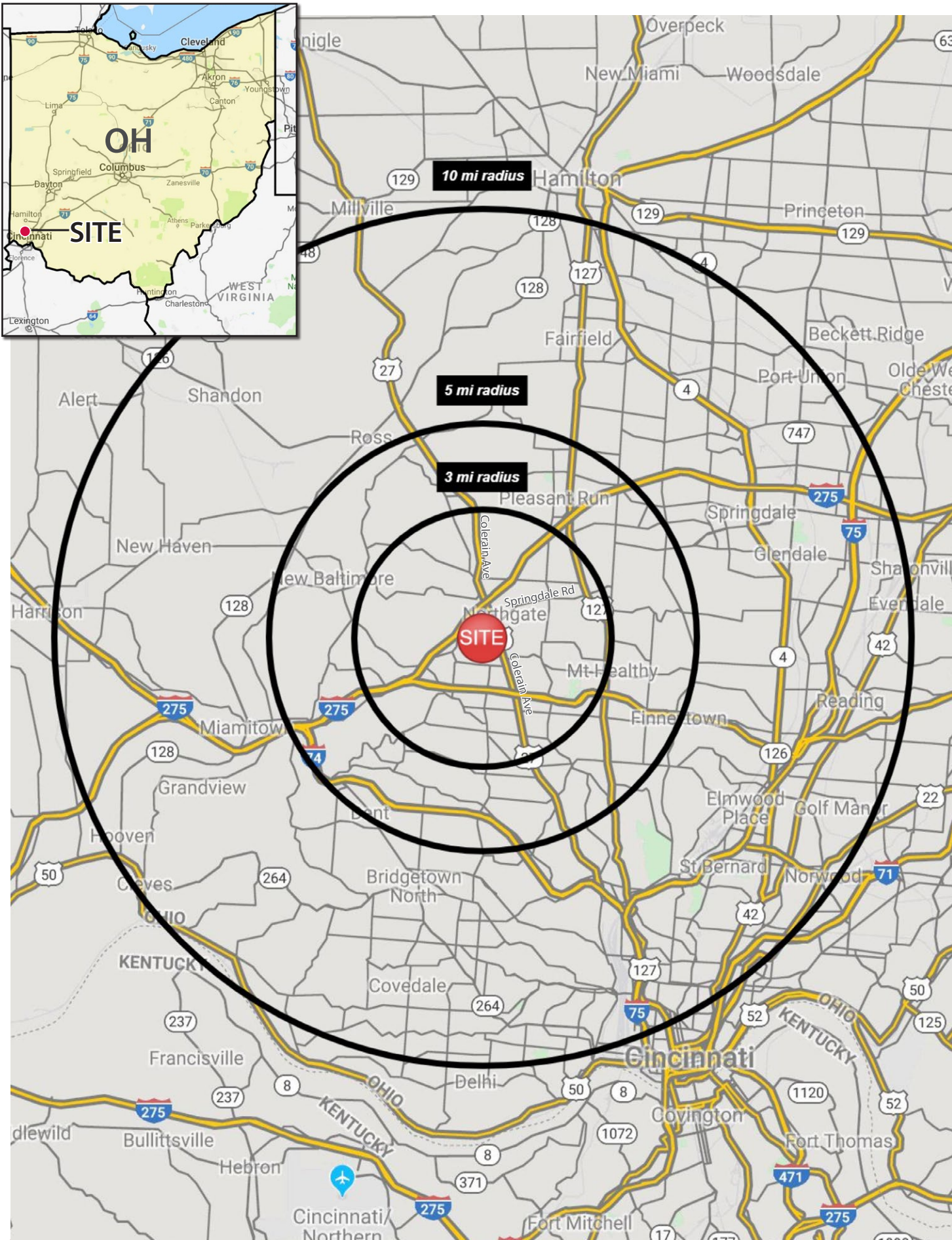
South facade



Southwest corner



West facade



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SUMMARY PROFILE

2000-2010 Census, 2019 Estimates with 2024 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 39.2442/-84.6014

RS1

9505 Colerain Ave

3 mi radius 5 mi radius 10 mi radius

Cincinnati, OH 45251

POPULATION	2019 Estimated Population	59,175	151,980	585,411
	2024 Projected Population	58,770	151,918	600,084
	2010 Census Population	59,164	151,389	579,600
	2000 Census Population	61,868	157,026	608,104
	Projected Annual Growth 2019 to 2024	-0.1%	-	0.5%
	Historical Annual Growth 2000 to 2019	-0.2%	-0.2%	-0.2%
	2019 Median Age	38.2	38.3	36.6
HOUSEHOLDS	2019 Estimated Households	24,440	63,940	249,249
	2024 Projected Households	23,985	63,146	252,640
	2010 Census Households	23,281	60,663	235,957
	2000 Census Households	23,675	61,197	246,359
	Projected Annual Growth 2019 to 2024	-0.4%	-0.2%	0.3%
	Historical Annual Growth 2000 to 2019	0.2%	0.2%	-
RACE AND ETHNICITY	2019 Estimated White	72.2%	63.6%	61.9%
	2019 Estimated Black or African American	22.2%	30.9%	31.0%
	2019 Estimated Asian or Pacific Islander	1.7%	1.7%	2.3%
	2019 Estimated American Indian or Native Alaskan	0.2%	0.2%	0.2%
	2019 Estimated Other Races	3.7%	3.7%	4.5%
	2019 Estimated Hispanic	2.5%	2.5%	4.1%
INCOME	2019 Estimated Average Household Income	\$77,867	\$75,893	\$68,579
	2019 Estimated Median Household Income	\$63,379	\$61,977	\$56,739
	2019 Estimated Per Capita Income	\$32,212	\$31,987	\$29,362
EDUCATION (AGE 25+)	2019 Estimated Elementary (Grade Level 0 to 8)	2.8%	2.3%	3.0%
	2019 Estimated Some High School (Grade Level 9 to 11)	6.5%	6.2%	7.6%
	2019 Estimated High School Graduate	35.7%	32.7%	31.9%
	2019 Estimated Some College	20.2%	21.1%	20.0%
	2019 Estimated Associates Degree Only	11.8%	10.7%	9.1%
	2019 Estimated Bachelors Degree Only	15.5%	17.5%	17.7%
	2019 Estimated Graduate Degree	7.7%	9.5%	10.6%
BUSINESS	2019 Estimated Total Businesses	1,600	4,014	23,143
	2019 Estimated Total Employees	18,438	42,365	350,246
	2019 Estimated Employee Population per Business	11.5	10.6	15.1
	2019 Estimated Residential Population per Business	37.0	37.9	25.3

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