



RATH EQUITY, LTD.

# CROSSING OF COLERAIN: FOR LEASE

8340 COLERAIN AVE  
CINCINNATI, OH 45239

**8382 COLERAIN SUITE A:**  
2,400 SF

**8352 COLERAIN SUITE A:**  
1,000-5,000 SF

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**LEASE PRICE:**  
**CALL BROKER**



## PROPERTY OVERVIEW

Crossing of Colerain is a high-performing community and strip shopping center located along the Colerain Avenue corridor in Cincinnati, OH. The property spans approximately 94,849 square feet and occupies a prime location at the intersection of Colerain Avenue and Ronald Reagan Cross County Highway. It includes an 85,849 SF community center and a 9,000 SF outlot strip center, positioned directly across from the Walmart-anchored Colerain Hills Shopping Center—together forming the retail anchors of the southern Colerain trade area.



### LEASE RATE

Call Broker

### TOTAL BUILDING SF

94,849

### TOTAL AVAILABLE SF

1,000-5,000

## PROPERTY HIGHLIGHTS

- **Prime Visibility & Access:** Located at 8340 Colerain Avenue, Cincinnati, OH 45239, with excellent highway access and strong frontage along a major retail corridor
- **Signalized Intersection:** Positioned at a signalized intersection on heavily trafficked Colerain Avenue, providing easy ingress/egress
- **High Traffic Counts:** Approximately 43,000+ VPD, delivering consistent daily exposure
- **Signage Opportunities:** Pylon and monument signage available, maximizing tenant visibility and branding
- **Additional Space Options:** 1,000 SF retail space available adjacent to Next Level Fitness, plus 5,000 SF of second-floor space above
- **Strong Demographics:** Conveniently located near dense residential rooftops, providing a built-in customer base

# PROPERTY AERIAL

COLERAIN AVE (43,000+ VPD)



Additional Availabilities:  
±1,000 SF  
5,000 SF

CALEBER COLLECTION

Next Level Fitness

DEPY



PROPERTY PHOTOS

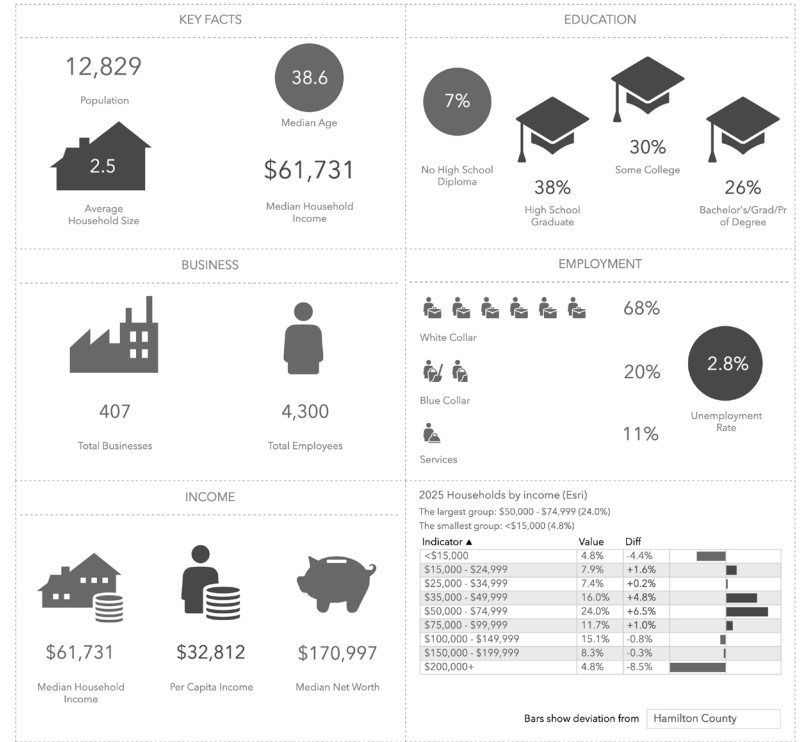


# 1 MILE KEY FACTS

## DEMOGRAPHICS

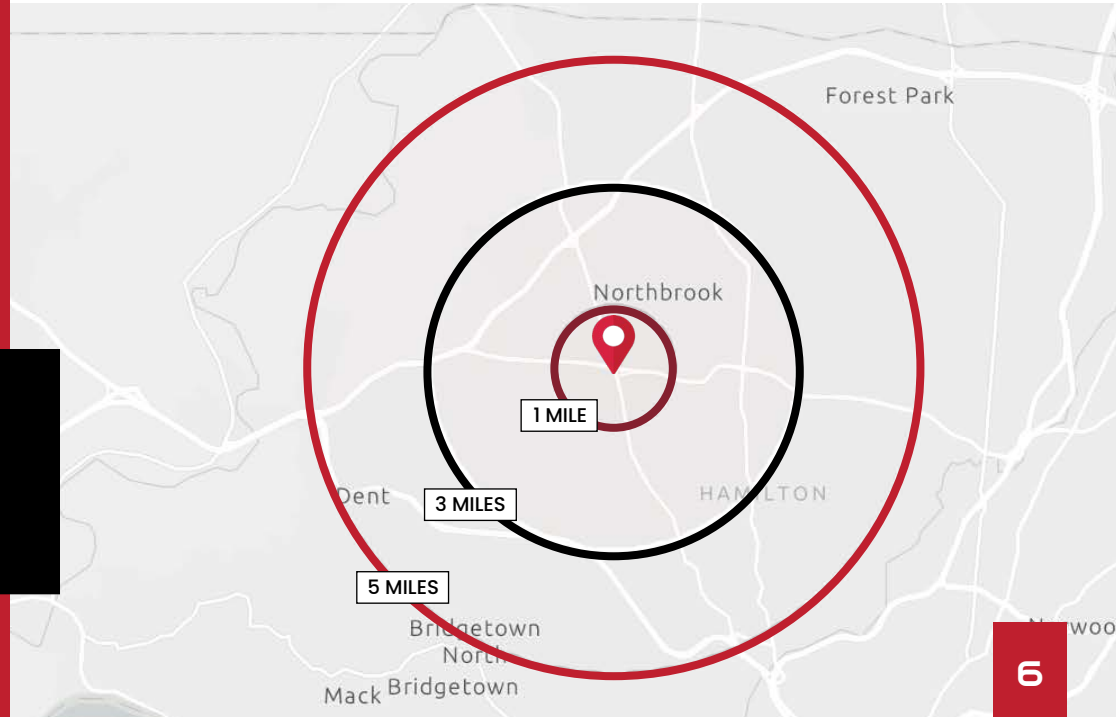
2025 SUMMARY	1 MILE	3 MILES	5 MILES
Population	12,829	88,002	175,690
Households	5,101	35,947	72,248
Families	3,126	21,790	43,289
Average Household Size	2.51	2.42	2.40
Owner Occupied Housing Units	3,336	23,554	46,997
Renter Occupied Housing Units	1,765	12,393	25,251
Median Age	38.6	40.2	40.5
Median Household Income	\$61,731	\$65,419	\$66,851
Average Household Income	\$82,758	\$87,009	\$90,034

2030 SUMMARY	1 MILE	3 MILES	5 MILES
Population	12,750	87,696	175,255
Households	5,052	35,714	71,835
Families	3,062	21,411	42,571
Average Household Size	2.52	2.42	2.41
Owner Occupied Housing Units	3,361	23,863	47,268
Renter Occupied Housing Units	1,690	11,851	24,406
Median Age	40.1	41.5	41.8
Median Household Income	\$69,182	\$75,013	\$75,407
Average Household Income	\$93,063	\$99,239	\$102,565



This infographic contains data provided by Esi, Esi and Data Axle. The vintage of the data is 2021, 2026.

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175,690

5-Mile Population



\$66,851

5-Mile Median Household Income



72,248

5-Mile Households

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