513.489.3343
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# STONE CREEK TOWNE CENTER

3645-3687 Stone Creek Boulevard, Colerain Twp., OH 45251

3,000 SF For LEASE

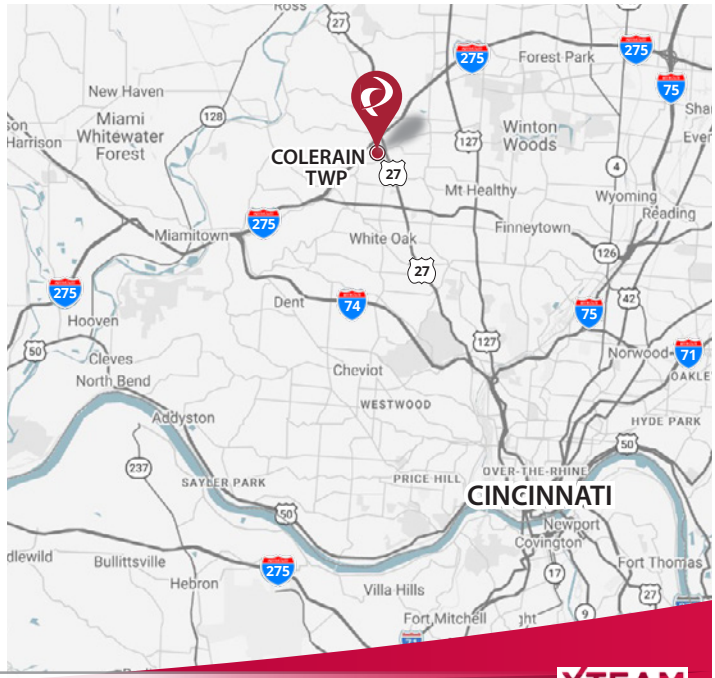



## Property Details:

- Grocery and soft-goods anchored center in the heart of Colerain's business district
- Colerain Township is a densely populated suburb within Cincinnati MSA, with over 59,000 residents in the township as of 2020 census
- The center features signalized access directly off Colerain Avenue, less than ¼ mile south of Interstate 275, with prominent visibility from I-275 as well

## Strong Co-Tenancy and Traffic Generators include:

meijer, Kroger, jcpenney, Walmart, Marshalls, ROSS, OLD NAVY, HOBBY LOBBY, BEST BUY, DICK'S SPORTING GOODS, PETSMART, Raising Cane's, SL, LaRosa's




## Demographics:

| 2025 Estimates | 1 Mile | 3 Mile | 5 Mile | 10 Mile |
|---|---|---|---|---|
| Population | 8,664 | 50,815 | 149,272 | 580,934 |
| Households | 3,571 | 19,867 | 60,007 | 235,793 |
| Average HH Income | $99,750 | $98,398 | $95,475 | $91,592 |
| Total No. of Employees | 3,337 | 13,210 | 35,377 | 238,000 |

## Traffic Counts:

| | ADT |
|---|---|
| Colerain Avenue | 37,908 (Inrix 2024) |
| I-275 at Colerain Avenue | 82,035 (Inrix 2024) |

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# STONE CREEK TOWNE CENTER

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Market Aerial




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

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Shopping Center Aerial



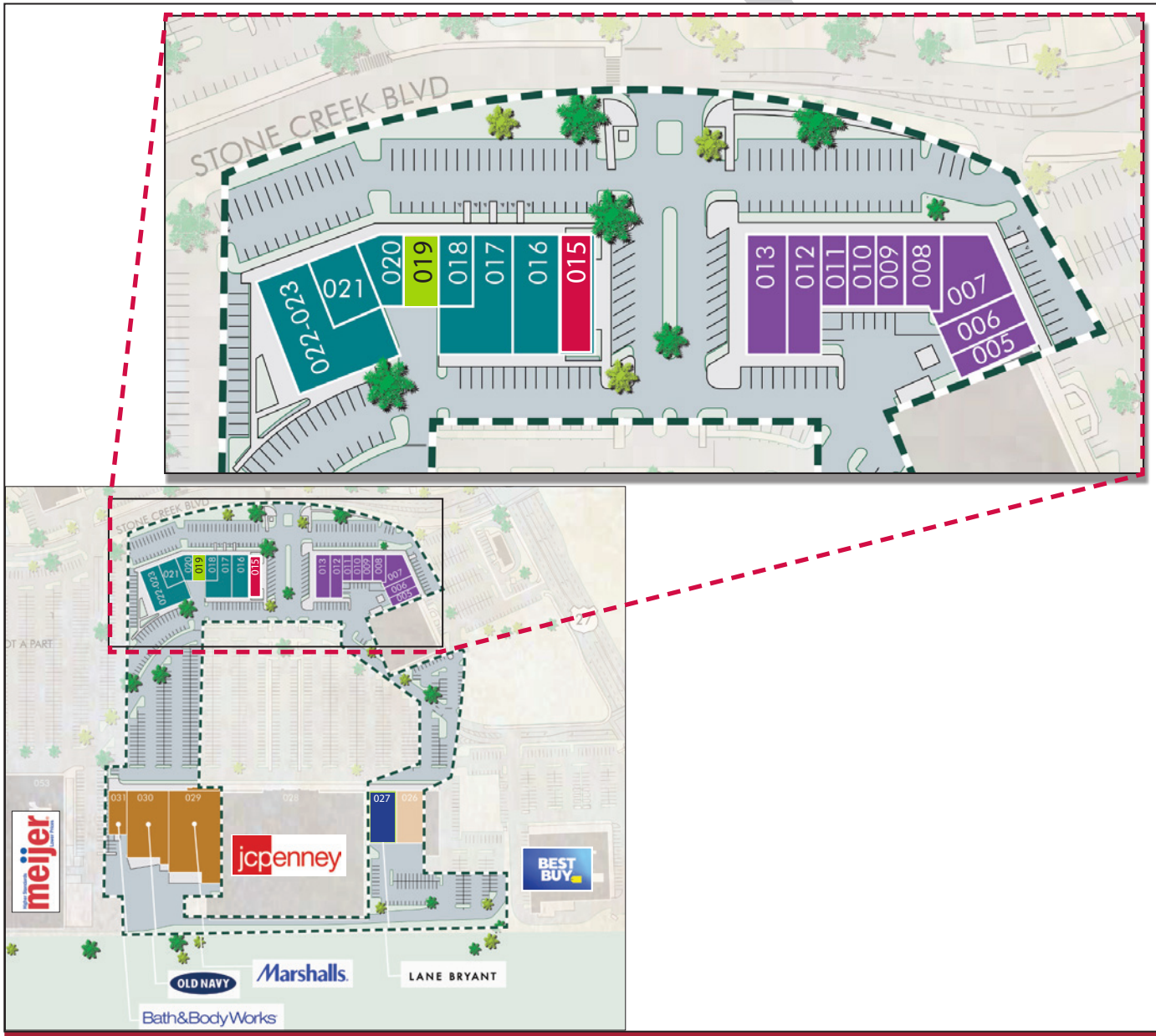



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Site Plan




| SUITE | TENANT | SF |
|---|---|---|
| 005 | Men's Wearhouse | 1,500 |
| 006 | IVX Health | 2,189 |
| 007 | Sleep Number | 2,800 |
| 008 | Mercy Health Urgent Care | 3,000 |
| 009 | Great Clips | 1,200 |
| 010 | Luxury Nails Spa | 1,200 |
| 011 | The Curry Stop | 1,020 |
| 012 | Stone Creek Family Dentistry | 2,800 |
| 013 | Palm Beach Tan | 3,500 |
| 015 | **AVAILABLE SOON** | 3,000 |
| 016 | LaRosa's Pizzeria | 4,000 |
| 017 | Salon Lofts | 4,500 |
| 018 | Mariner Finance | 1,823 |
| **019** | **JUST LEASED** | **1,554** |
| 020-021 | Affordable Dentures | 4,120 |
| 022-023 | El Trompo | 6,357 |
| 026 | JD Sports | 6,050 |
| 027 | Lane Bryant | 6,600 |
| 029 | Marshall's | 25,000 |
| 030 | Old Navy | 15,000 |
| 031 | Bath & Body Works | 4,000 |
| | TOTAL GLA | 101,213 |

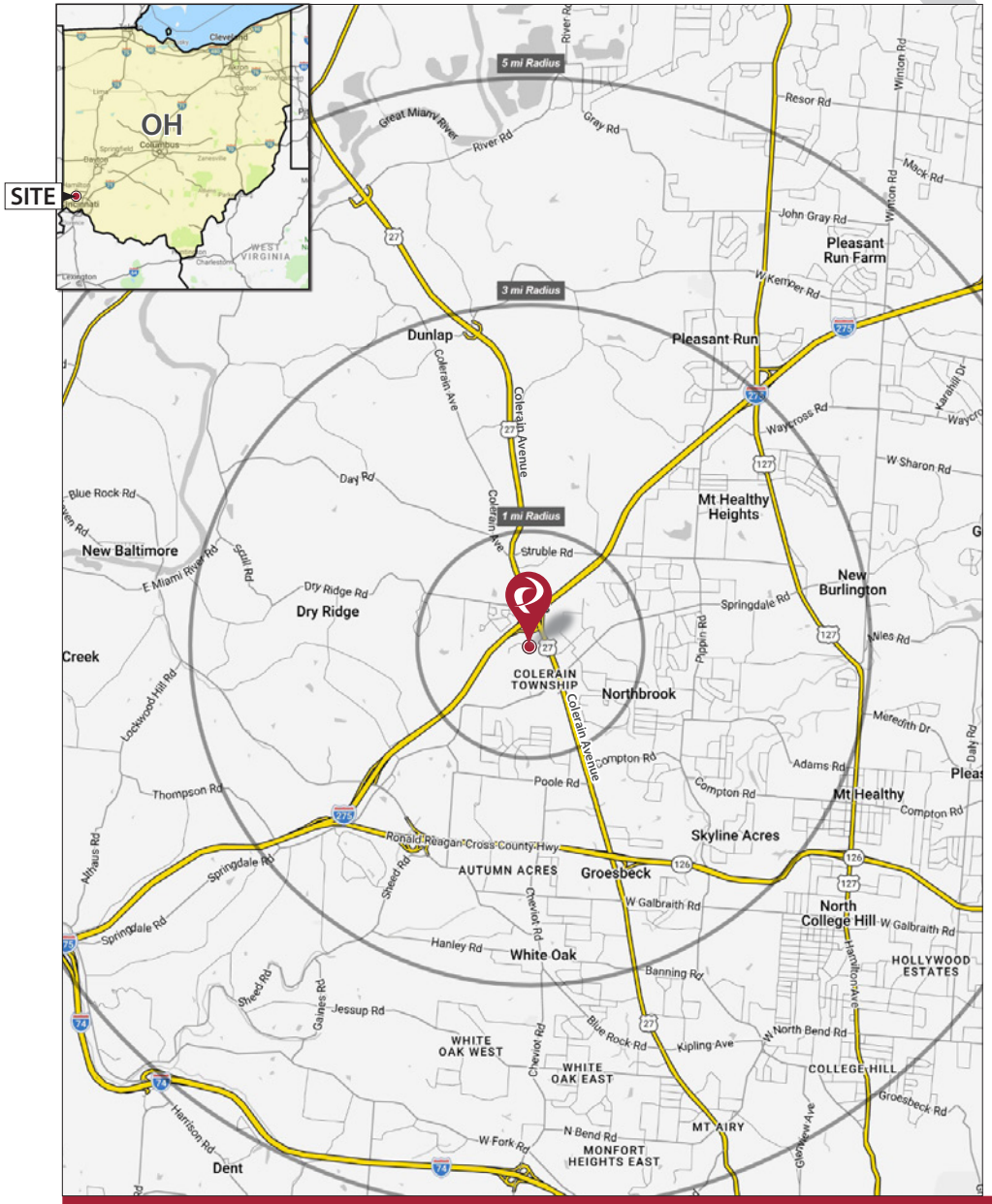
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# STONE CREEK TOWNE CENTER

3645-3687 Stone Creek Boulevard, Colerain Twp., OH 45251

Market Map and Demographics




## Summary Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 39.2527/-84.6015

| 3657 Stone Creek Blvd<br>Cincinnati, OH 45251 | 1 mi radius | 3 mi radius | 5 mi radius | 10 mi radius |
|---|---|---|---|---|
| **Population** | | | | |
| 2025 Estimated Population | 8,664 | 50,815 | 149,272 | 580,934 |
| 2030 Projected Population | 8,423 | 49,050 | 145,218 | 570,042 |
| 2020 Census Population | 8,772 | 52,187 | 152,375 | 575,582 |
| 2010 Census Population | 8,846 | 51,933 | 148,075 | 554,491 |
| Projected Annual Growth 2025 to 2030 | -0.6% | -0.7% | -0.5% | -0.4% |
| Historical Annual Growth 2010 to 2025 | -0.1% | -0.1% | - | 0.3% |
| 2025 Median Age | 40.9 | 39.5 | 39.3 | 37.0 |
| **Households** | | | | |
| 2025 Estimated Households | 3,571 | 19,867 | 60,007 | 235,793 |
| 2030 Projected Households | 3,501 | 19,292 | 58,727 | 233,749 |
| 2020 Census Households | 3,647 | 20,399 | 60,935 | 233,729 |
| 2010 Census Households | 3,570 | 20,046 | 58,827 | 224,976 |
| Projected Annual Growth 2025 to 2030 | -0.4% | -0.6% | -0.4% | -0.2% |
| Historical Annual Growth 2010 to 2025 | - | - | 0.1% | 0.3% |
| **Race and Ethnicity** | | | | |
| 2025 Estimated White | 64.3% | 61.1% | 57.5% | 59.4% |
| 2025 Estimated Black or African American | 26.0% | 29.0% | 33.0% | 29.8% |
| 2025 Estimated Asian or Pacific Islander | 3.1% | 3.3% | 3.4% | 3.2% |
| 2025 Estimated American Indian or Native Alaskan | 0.2% | 0.2% | 0.2% | 0.3% |
| 2025 Estimated Other Races | 6.4% | 6.4% | 6.0% | 7.2% |
| 2025 Estimated Hispanic | 4.9% | 4.7% | 4.3% | 6.1% |
| **Income** | | | | |
| 2025 Estimated Average Household Income | $99,750 | $98,398 | $95,475 | $91,592 |
| 2025 Estimated Median Household Income | $72,719 | $76,229 | $73,546 | $70,365 |
| 2025 Estimated Per Capita Income | $41,181 | $38,562 | $38,485 | $37,404 |
| **Education (Age 25+)** | | | | |
| 2025 Estimated Elementary (Grade Level 0 to 8) | 1.9% | 2.7% | 2.2% | 2.9% |
| 2025 Estimated Some High School (Grade Level 9 to 11) | 5.8% | 5.8% | 5.3% | 5.7% |
| 2025 Estimated High School Graduate | 33.0% | 33.4% | 31.2% | 29.9% |
| 2025 Estimated Some College | 17.5% | 18.5% | 19.1% | 18.3% |
| 2025 Estimated Associates Degree Only | 11.8% | 9.8% | 10.5% | 9.6% |
| 2025 Estimated Bachelors Degree Only | 21.1% | 20.9% | 20.8% | 20.6% |
| 2025 Estimated Graduate Degree | 8.9% | 8.9% | 11.0% | 13.0% |
| **Business** | | | | |
| 2025 Estimated Total Businesses | 352 | 1,408 | 4,092 | 19,330 |
| 2025 Estimated Total Employees | 3,337 | 13,210 | 35,377 | 238,100 |
| 2025 Estimated Employee Population per Business | 9.5 | 9.4 | 8.6 | 12.3 |
| 2025 Estimated Residential Population per Business | 24.6 | 36.1 | 36.5 | 30.1 |

©2026, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 11/2025, TIGER Geography - RS1



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