



# Build-to-suit Office and Industrial sites

+/- 2-31 Acres  
Colerain Township





# Property Summary

- +/- 31 acres site
- Divisible to 2 acres
- Easy access from I - 275 and Colerain Avenue
- I-275 exposure and signage opportunity
- Adjacent to the Rumpke Headquarters office building
- Shovel ready with utilities available
- Zoned PD-B: Permitted uses include retail, office, flex, and light industrial



Demographics : 5 Mile Radius

**132,742**

Population

**52,331**

Households

**\$65,405**

Median Household Income



# Site





# Amenities

## Dining

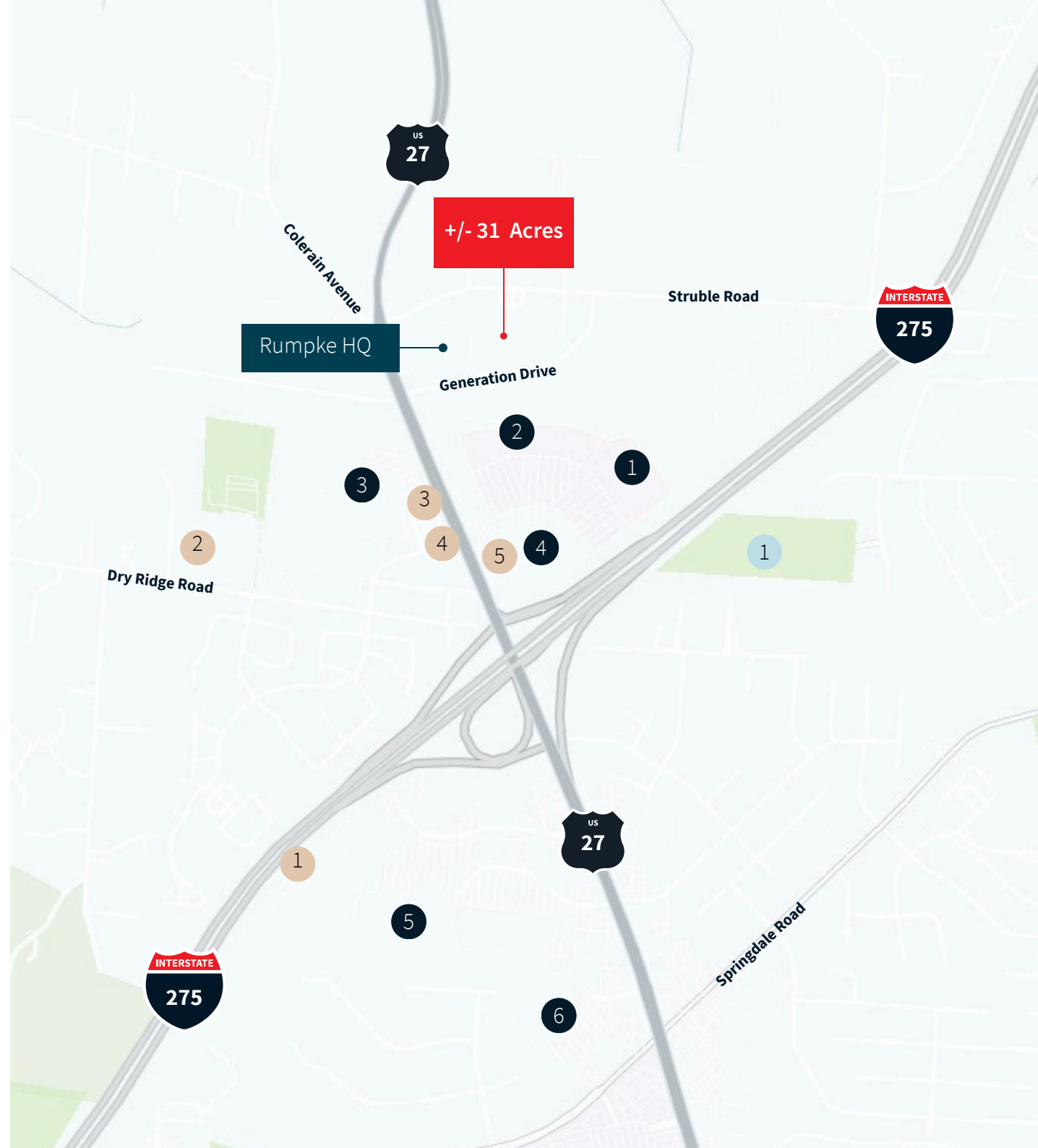
1. Olive Garden
2. Snow's Lakeside Tavern
3. Skyline
4. Steak 'n Shake
5. Wendy's

## Retail

1. Walmart
2. Dick's Sporting Goods
3. Lowe's
4. Pet Smart
5. Meijer
6. Kroger

## Entertainment

1. Clippard Park



# Thank you

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