

# RISER RETAIL GROUP

EXCELLENCE IN COMMERCIAL REAL ESTATE

## SHOPS AT NORTHGATE MALL 9549 Colerain Ave Cincinnati, OH 45251

### INVESTMENT HIGHLIGHTS

- 77% National Credit Tenants
- Scheduled Rent Increases
- Priced Below Replacement Cost
- Directly Adjacent to Xscape Theater
- Outlot to Northgate Mall
  - Enclosed Regional Mall
  - 900,000+ Square Feet
  - Anchored by: Macy's; Sear's; Burlington;  
HH Gregg, Marshalls; DSW; Michael's; Ulta
- Infill Location
- High Barriers to Entry
- Strong Traffic Counts
- Population Density: 157,985 (5 Miles)

### OFFERING SUMMARY

Price:	\$3,200,000
Cap Rate:	7.37%
GLA:	30,511 sf
Occupancy:	100%
Price Per Square Foot:	\$104.88
Site Area:	6.059 Acres



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