



# COLERAIN Township



**YOUR BUSINESS DESTINATION IN HAMILTON COUNTY, OHIO!**

## Young, Affluent Families Head for Distant 'Burbs'

### Colerain Township Residents In Style!

As you can see from the chart below, **residents of Colerain Township's zip code 45252** have some of the **highest incomes, net worth, and disposable incomes in the entire region.**

Neighborhood zip codes are ranked by "Tapestry segmentation," a descriptive tool that defines what drives the wealth creation in each pocket of the tri-state area.

According to ESRI the **"In Style" residents of Colerain Township's 45252** are **predominantly professional married couples representing 54 percent of the households.** The population **median age is 39.9 years.** The In Style residents are prosperous, with a **median income of \$93,684.00** and an **average disposable income of \$74,222.00.** Life in the "52" is more suburban single family homes where over three-quarters of the housing was built in the last 30 years.

### ESRI's "In Style" Definition Socioeconomic

In Style residents are prosperous, with a median net worth of \$188,492. Wages and salaries provide income for 84 percent of the households; 47 percent also

receive some form of investment income.

In Style residents are more educated compared to the US level: 42 percent of the population aged 25 years and older hold a bachelor's or graduate degree. Labor force participation is 70 percent; unemployment is 8.2 percent. Forty-six percent of employed residents have professional or management positions, with above average concentrations in the finance, insurance, health

care, technical services, and education industry sectors.

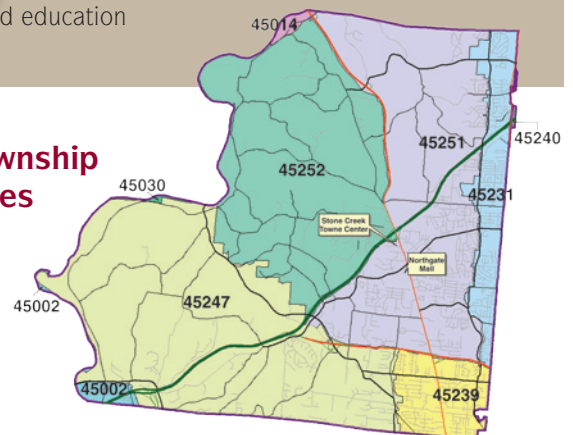


Cincinnati Business Courier, February 18, 2011 –

*The old money still resides in Indian Hill but Greater Cincinnati's wealthiest zip codes belong to the upwardly mobile. That's evident in the data supplied by ESRI, a California based company that lets users track trends geographically in population, income, and economics.*

*ESRI used a dozen different wealth indicators to rank local ZIP codes. They measured household income, net worth, disposable income and housing values.*

### Colerain Township Zip Codes



### Wealthiest Zip Codes in the Tri-State

ESRI wealth rank	Zip Code	Neighborhoods Include:	Avg. household income	Average net worth	Avg. disposable income	Average home value
1	45174	Terrace Park	\$140,192	\$1,363,720	\$104,998	\$348,519
2	45249	Symmes Township	\$132,756	\$1,231,897	\$103,820	\$282,137
3	45243	Indian Hill	\$131,576	\$1,160,851	\$100,146	\$386,588
4	45034	Kings Mills	\$113,235	\$1,127,613	\$91,474	\$329,235
5	41091	Union	\$114,550	\$1,068,762	\$88,816	\$281,323
6	45066	Springboro	\$115,451	\$972,591	\$90,672	\$294,045
7	45244	Turpin Hills	\$110,103	\$946,926	\$83,946	\$205,048
8	45242	Blue Ash	\$107,138	\$931,839	\$83,297	\$226,935

ESRI wealth rank	Zip Code	Neighborhoods Include:	Avg. household income	Average net worth	Avg. disposable income	Average home value
9	41048	Hebron	\$106,690	\$885,157	\$84,021	\$255,910
10	45040	Mason	\$110,198	\$751,723	\$87,345	\$274,584
11	45252	Colerain Township	\$93,684	\$909,062	\$74,222	\$188,729
12	45140	Loveland	\$100,726	\$774,498	\$80,106	\$220,552
13	45208	Hyde Park	\$97,761	\$779,081	\$76,786	\$284,752
14	45039	Maineville	\$99,332	\$751,417	\$79,375	\$232,368
15	45069	West Chester	\$105,095	\$687,843	\$83,048	\$207,614

Source: Cincinnati Business Courier February 18, 2011



# Colerain Township #1 in the Nation!



BusinessWeek

JANUARY, 2008:

BusinessWeek Magazine’s “Best Place to Raise Your Kids in the Nation”

## #1 GROESBECK, Colerain Township, Ohio

According to BusinessWeek Magazine “This unincorporated suburb of Cincinnati was tops on our list because it has superb schools and is less than a half-hour drive from attractions such as the Cincinnati Zoo, City of Cincinnati, and Kings Island amusement park.”



NOVEMBER 2007:

Money Magazine’s “America’s Best Place to Live - Affordable Homes”

## #1 NORTHBROOK, Colerain Township, Ohio



## Colerain market affirms Stone Creek Success

Excerpt from February 21, 2010, Cincinnati Enquirer–Call it a sign of changing times, Stone Creek Towne Center is bustling and full of shoppers. Stone Creek, a 540,000-square-foot mix of stone, terracotta and brick buildings visible from Interstate 275, is the latest addition to the township’s retail corridor.

The Spring of 2011 Stone Creek welcomed Orangeleaf and Rue 21 to its robust list of national tenants such as JC Penney, La-Z-Boy Furniture Galleries, Old Navy and Olive Garden to name a few . The center is 98 percent full, and most say sales are much higher than expected.

# Colerain Township’s Resident’s Highest Home Equity in the Region

Our zip codes have a higher disposable income!

Colerain Township residents have the highest home equity in the region. The Colerain Township zip codes of 45247, 51, 52, 39 and 31 round out 5 of the top 15 in the entire region. The 45251 and 45252 zip codes in which Northgate Mall and the Stone Creek Towne Center are located have an average home equity of 19% and 7% respectively. This number compares to the closest regional Mall to the east, Tri-County Mall, in which the 45246 has a negative equity of -18%.

Colerain Township’s national chains experience some of the top sales in the Country. This is due to the highest home equity despite the recent economic downturn. Colerain Township has sustained property values and home equity levels.



### Home Equity Range

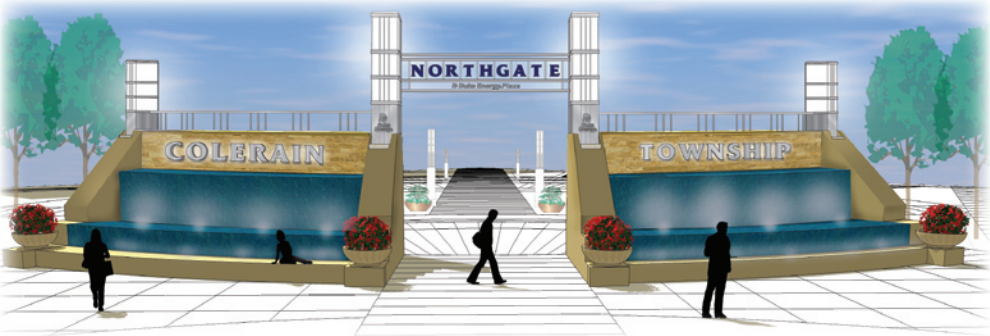
## More Equity = More Disposable Income in Colerain Township!



Rank	Zip Code	Median home value	Avg. mortgage balance	% equity	Rank	Zip Code	Median home value	Avg. mortgage balance	% equity
1	45247	\$182,371	\$152,871	19%	9	45211	\$113,280	\$102,674	10%
2	45218	\$124,111	\$105,788	17%	10	45238	\$120,638	\$109,921	10%
3	45241	\$197,309	\$169,525	16%	11	45231	\$116,094	\$106,169	9%
4	45249	\$272,817	\$236,068	16%	12	45244	\$197,624	\$182,155	8%
5	45252	\$184,697	\$160,445	15%	13	45255	\$173,470	\$160,466	8%
6	45239	\$117,216	\$102,856	14%	14	45213	\$136,490	\$126,898	8%
7	45224	\$118,632	\$106,939	11%	15	45251	\$115,854	\$107,783	7%
8	45233	\$180,405	\$163,149	11%	37	45246	\$127,537	\$155,068	-18%

Source: Cincinnati Business Courier February 19, 2010

Northgate Mall / Colerain Township  
Tri-County Mall / City of Springdale



## Colerain Township Streetscape

The redevelopment of the Springdale Road corner will include the development of a promenade which leads between proposed performance and event space. Sandstone clad masonry walls form the backdrop of a dramatic cascading water feature at the east side of the corner. The rear face of the fountain could feature a memorial wall celebrating the contribution and legacy of Township firefighters, police officers and veterans. Through the redevelopment concept of the Springdale / Colerain Avenue Corner, the Township is creating a new retail identity and upgrading one of the busiest corners in our region.

The streetscape upgrades will eventually extend the entire length of Colerain Avenue, Phase I encompasses the frontage of Northgate Mall along Colerain Avenue. Phase I is fully funded and in its final design stage. The improvements feature the above amenities as well as the burying of utilities, stone walls, and additional landscaping along the corridor. The Northgate shopping district will have a new face in 2012 which will set the standard and encourage the revitalization of Northgate Mall and the surrounding business district.

