

EASTGATE CROSSING

4530 Eastgate Boulevard
Cincinnati, OH 45245

FOR LEASE

2,426 SF - 7,079 SF

HIGHLIGHTS

- ANCHOR TENANT COMING SOON!
- Anchored by Kroger, Marshall's, JoAnn's and Office Max
- Great location across from Eastgate Mall, close to I-275 and SR 32 with terrific visibility, signalized access, pylon signage
- Retailers in the area include Kohl's, JCPenny, Dick's Sporting Goods, Bed Bath & Beyond, Best Buy, DSW, PetSmart and Hobby Lobby
- Suite 16: 7,079 SF - can be divided
- Suite 10: 2,426 SF - next to Kroger

TRAFFIC COUNTS

- 16,008 VPD on Eastgate Boulevard
- 15,138 VPD on Old SR 74

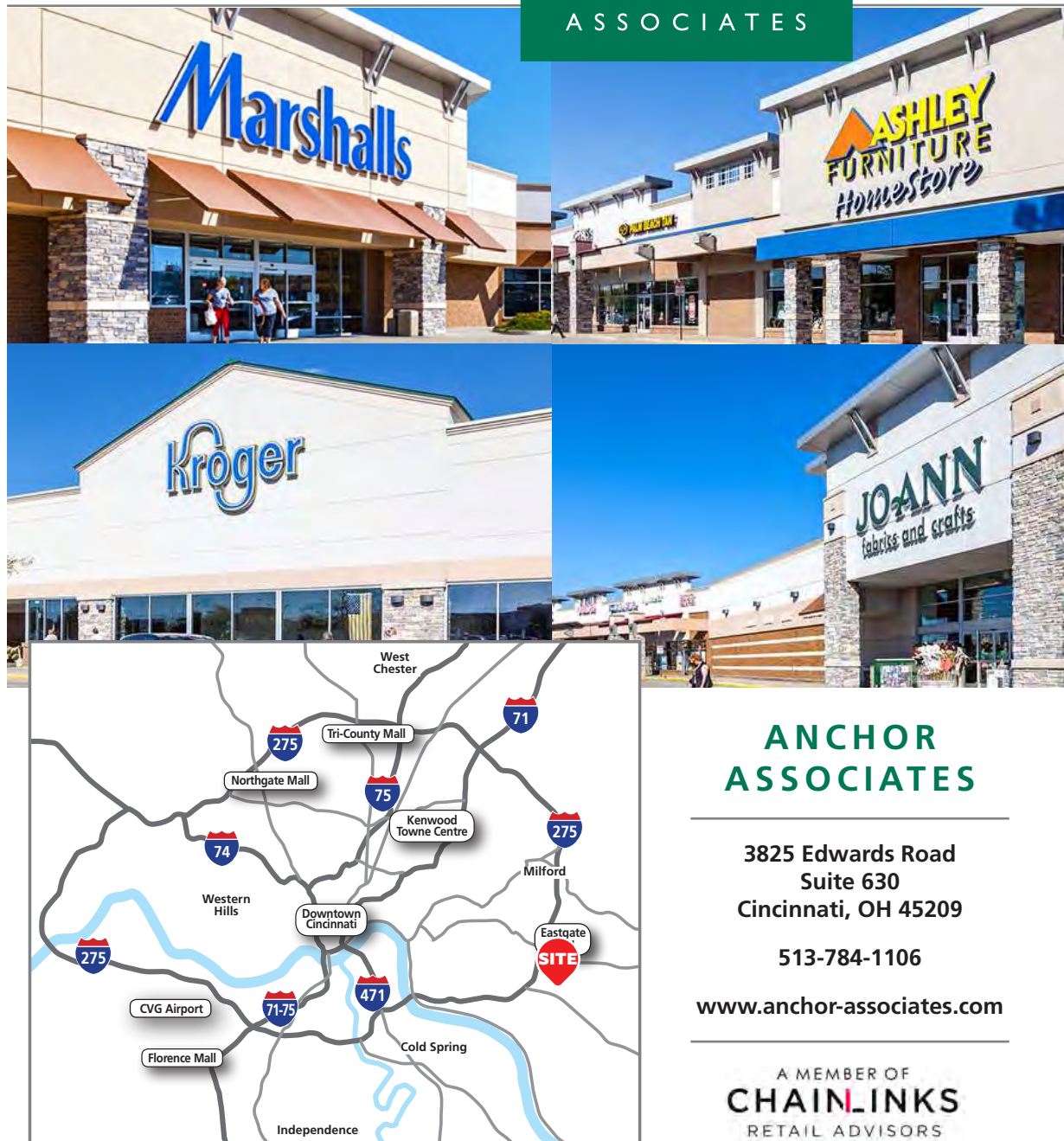
DEMOGRAPHICS

2020 Estimates	1 miles	3 miles	5 miles
Population	5,183	46,632	106,027
Households	2,124	19,245	43,258
Average HH Income	\$82,277	\$87,789	\$103,679
Daytime Employees	6,546	18,960	52,490

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A MEMBER OF
CHAINLINKS
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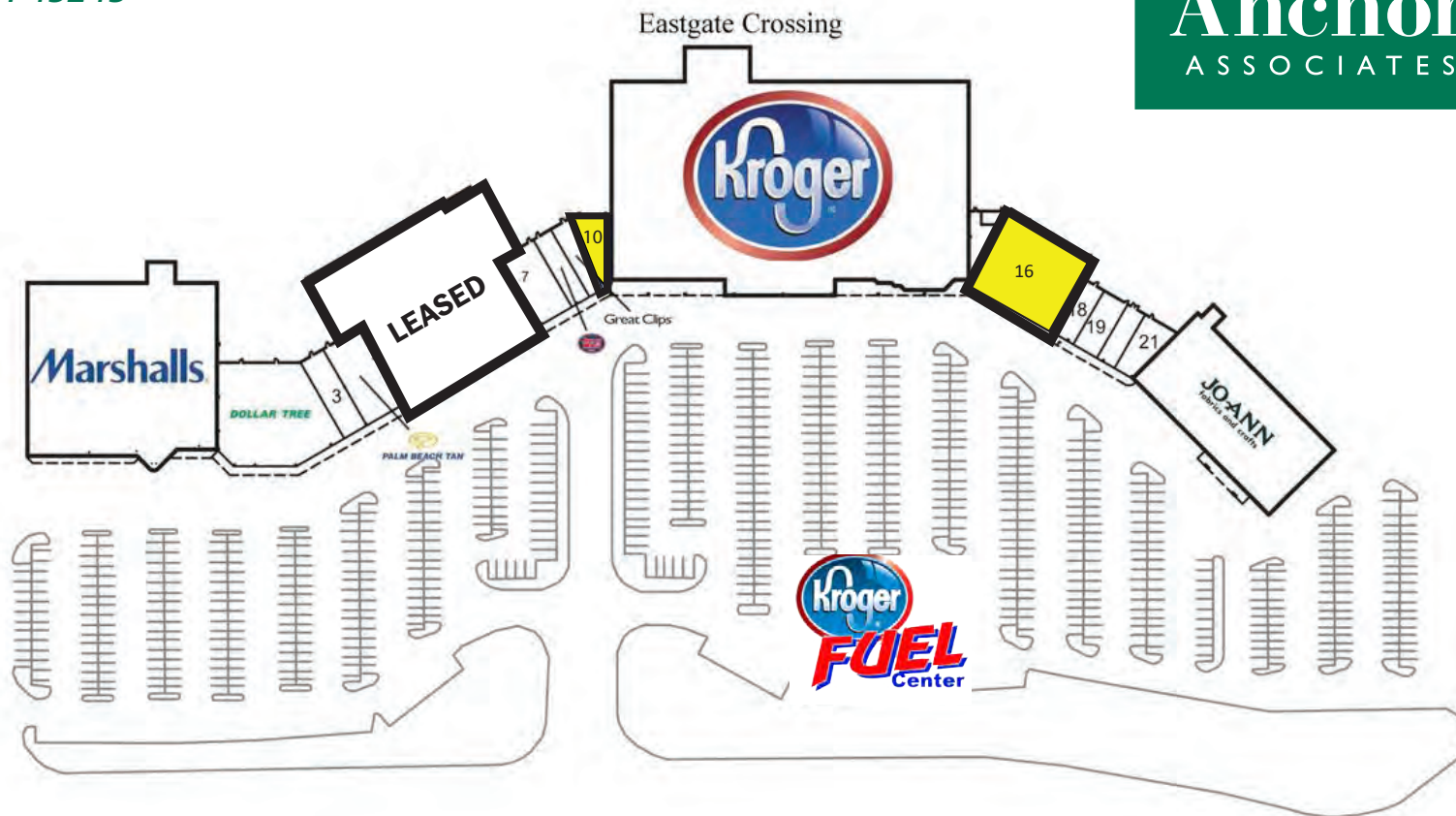
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1 Marshalls	31,214 SF	7 Golden Chen	1,500 SF	19 All Smiles Dental
2 Dollar Tree	9,840 SF	8 Great Clips	1,463 SF	20 Miracle Ear
3 Victory Nails	2,125 SF	10 Available	2,426 SF	21 Pizza Hut
4 Palm Beach Tan	3,337 SF	13 Kroger	66,879 SF	22 Jo-Ann Fabrics
5 Leased	24,314 SF	16 Available - Divisible	7,079 SF	
6 Jersey Mike's Subs	1,920 SF	18 CareFirst Urgent Care	1,560 SF	