

# EASTGATE BOULEVARD

4560 Eastgate Boulevard  
Cincinnati, OH 45245

## FOR SALE

### 2.48 Acres Available

#### HIGHLIGHTS

- 2.48 acre parcel available for sale
- Access from Eastgate Blvd and Old SR 74
- Zoned B-1
- Great opportunity for office, retail, medical, daycare, hotel, etc.
- Across from Eastgate Mall, adjacent to Office Max
- Adjacent to Kroger anchored shopping center with Marshall's, Dollar Tree, JoAnn Fabrics and Miracle Ear
- 2 minutes from new \$250 million residential development

#### TRAFFIC COUNTS

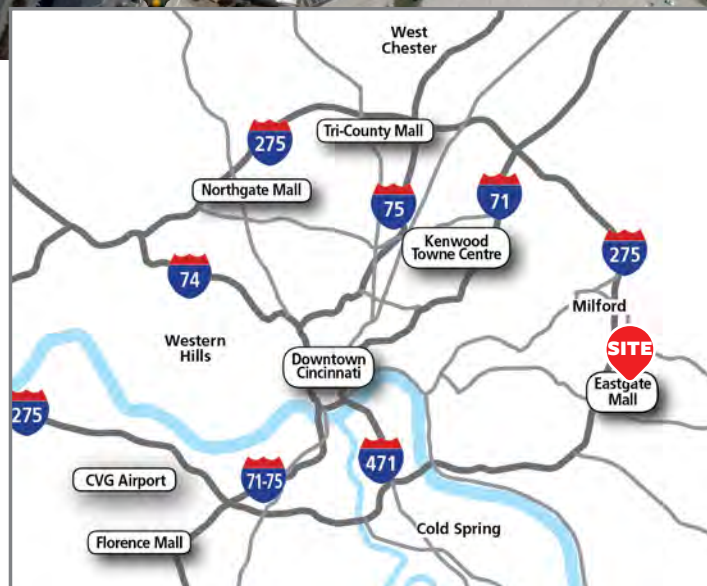
- 27,245 VPD on Eastgate Boulevard
- 21,339 VPD on Old SR 74

#### DEMOGRAPHICS

2019 Estimates	1 miles	3 miles	5 miles
Population	5,193	46,237	105,243
Households	2,113	18,946	42,784
Average HH Income	\$85,621	\$89,625	\$102,206
Daytime Employees	6,472	17,946	52,363

#### CONTACT

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## ANCHOR ASSOCIATES

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A MEMBER OF  
**CHAINLINKS**  
RETAIL ADVISORS

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# Anchor

ASSOCIATES

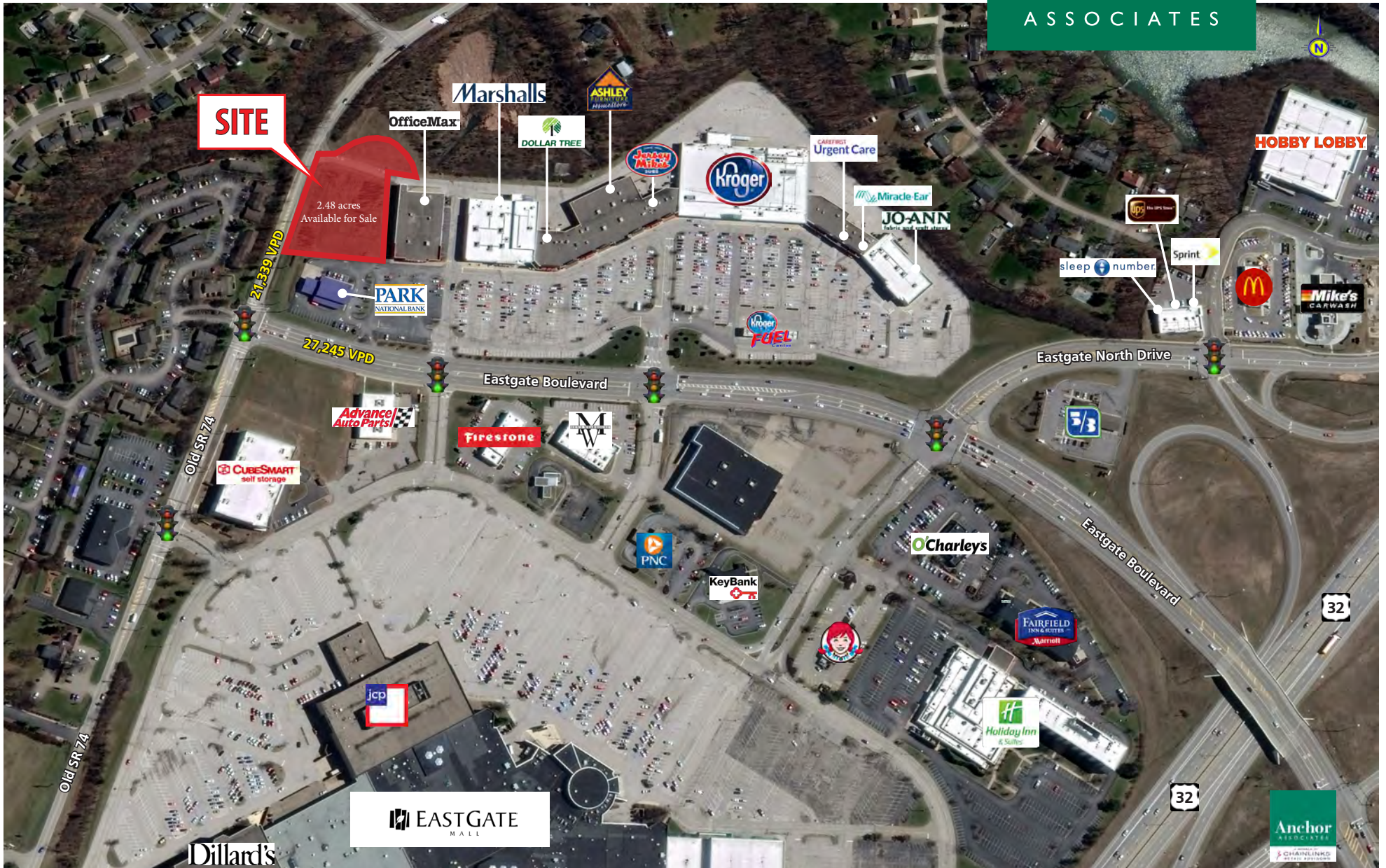


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