

AVAILABLE FOR LEASE

4530 Eastgate Boulevard
Cincinnati, OH 45245

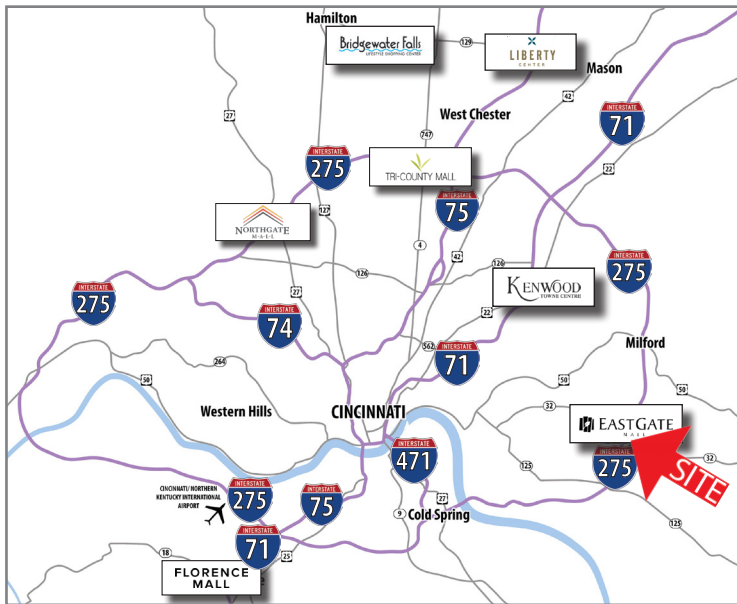
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AVAILABLE FOR LEASE
2,426 SF - 24,314 SF

HIGHLIGHTS

- New Availability - 24,314 SF
- 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, JC Penney, Sears, 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
- Suite 5: 24,314 SF - Tenant still operating - Do Not Disturb



DEMOGRAPHICS

2019 Estimates	1 mile	3 miles	5 miles
Population	5,207	46,948	104,070
Households	2,114	19,230	42,212
Average HH Income	\$85,048	\$89,535	\$81,548
Daytime Employees	6,691	17,475	51,699

TRAFFIC COUNTS

Eastgate Boulevard: 27,245 VPD
Old SR 74: 21,339 VPD

CONTACT

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ANCHOR ASSOCIATES

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A MEMBER OF
CHAINLINKS
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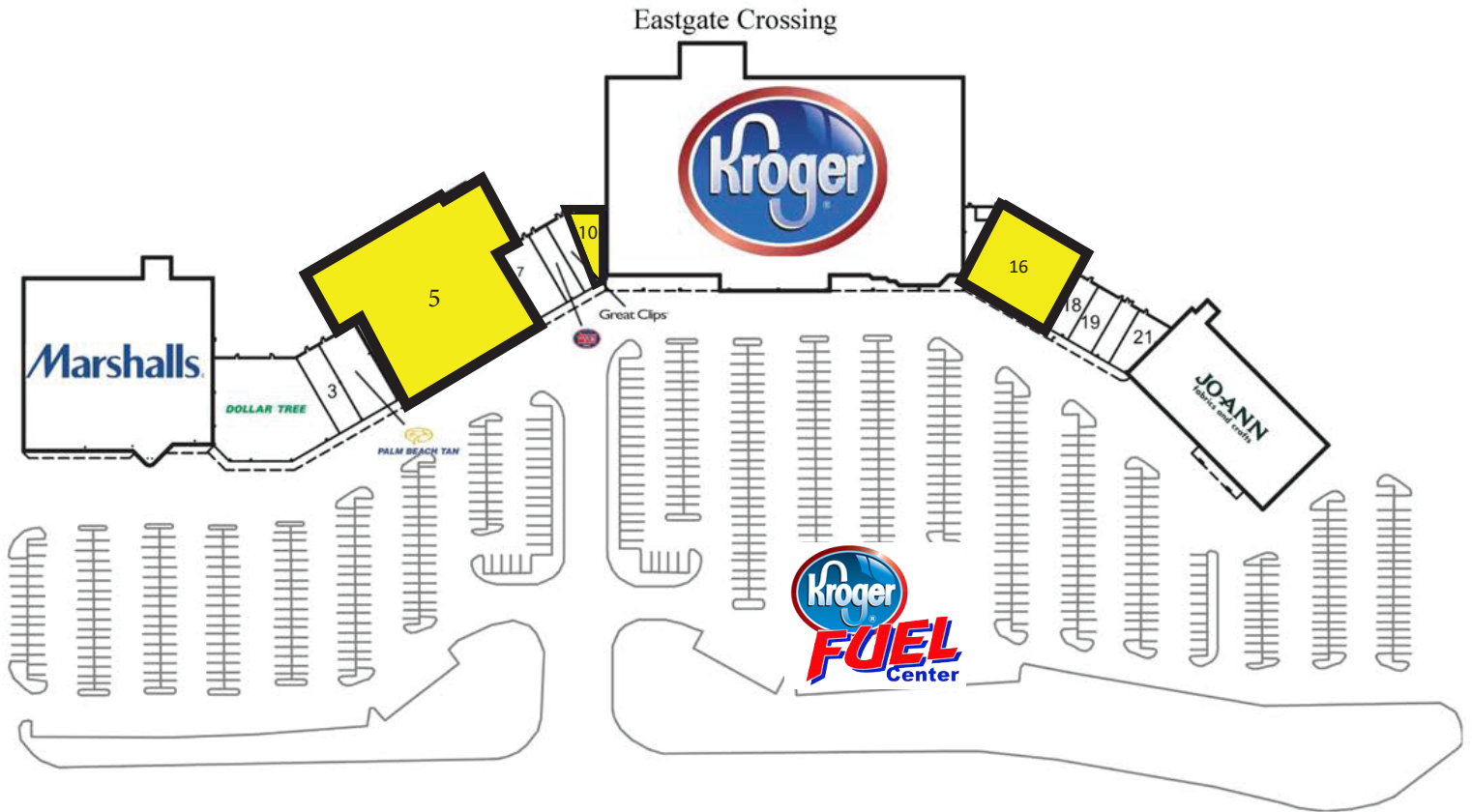
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1 Marshalls	31,214 SF	7 Golden Chen	1,500 SF	19 One Stop Dental and Denture
2 Dollar Tree	9,840 SF	8 Great Clips	1,463 SF	20 Miracle Ear
3 Victory Nails	2,125 SF	10 Available	2,426 SF	21 Pizza Hut
4 Palm Beach Tan	3,337 SF	13 Kroger	66,879 SF	22 Jo-Ann Fabrics
5 Available	24,314 SF	16 Available	7,079 SF	