

PROPERTY HIGHLIGHTS

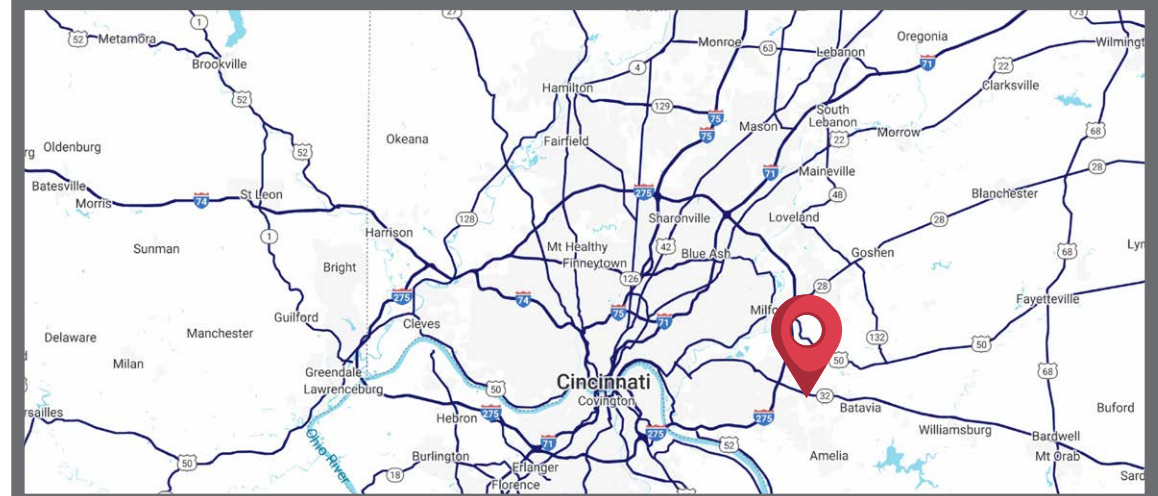
- **1.1 Acres available for Sale**
- Zoned: Planned Development
- Located in the booming Eastgate area on Cincinnati's east side
- Situated within a new planned commercial district along Clepper Lane, with strong local support for future development
- Site benefits from significant infrastructure improvements, including the recently upgraded Clepper Lane, a new SR 32 off-ramp, and the nearly completed Glen Este-Withamsville overpass
- New traffic patterns will direct eastbound vehicles past the site, providing increased visibility and access to this regional retail hub

TRAFFIC COUNTS

- 54,036 (25) VPD: RT 32
- 12,423 (25) VPD: Clepper Lane

2025 EST. DEMOGRAPHICS

| | 1 MILE | 3 MILES | 5 MILES |
|----------------------|-----------|-----------|-----------|
| POPULATION | 7,616 | 51,997 | 103,168 |
| HOUSEHOLDS | 3,485 | 22,735 | 43,220 |
| AVG HH INCOME | \$108,722 | \$110,403 | \$126,474 |
| EMPLOYEES | 3,864 | 20,491 | 48,655 |



CONTACT

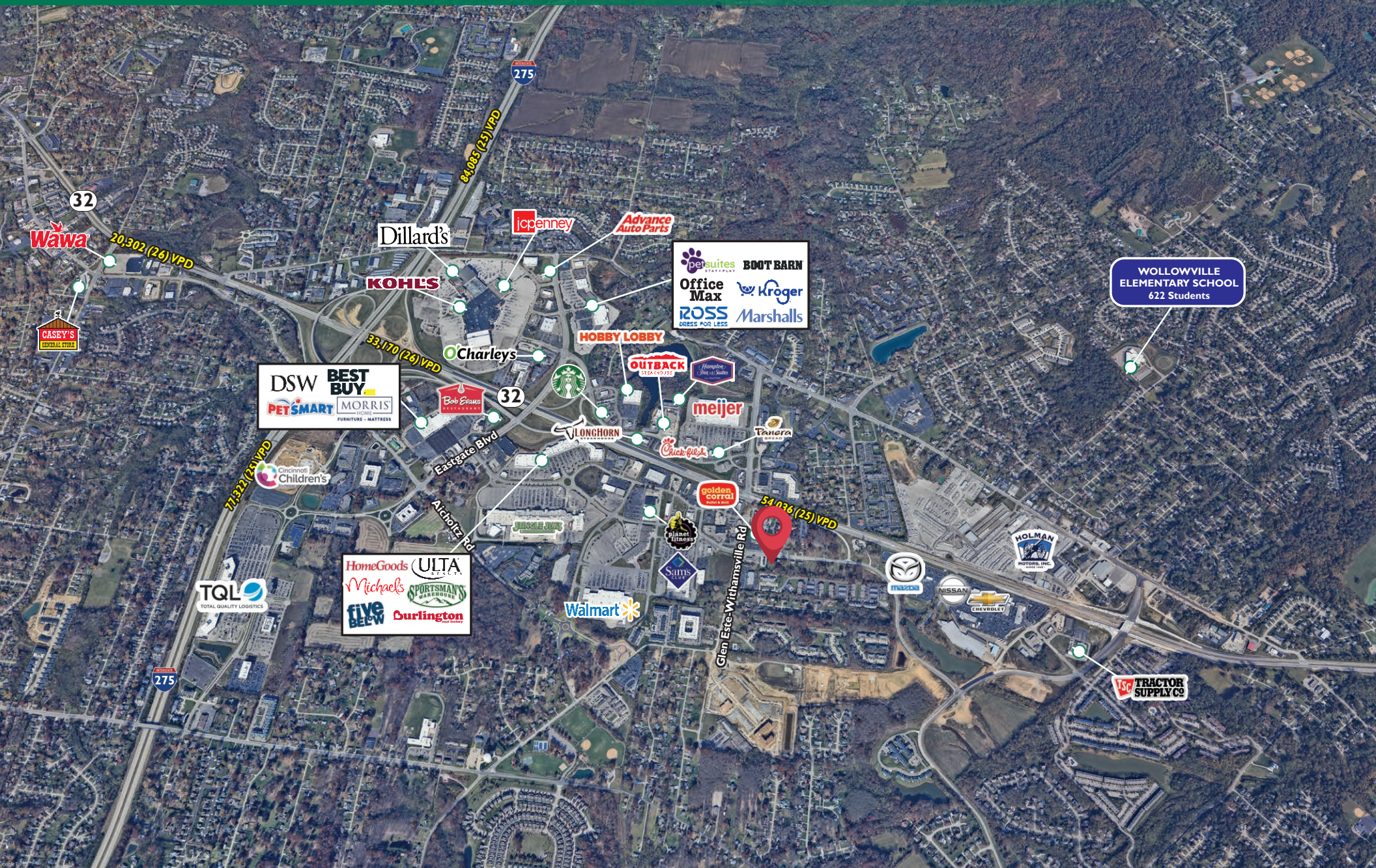
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CHAINLINKS
RETAIL ADVISORS

Batavia Land Parcel

971 & 975 CLEPPER LN | BATAVIA, OH 45103



WOLLOWVILLE
ELEMENTARY SCHOOL
622 Students

Batavia Land Parcel

971 & 975 CLEPPER LN | BATAVIA, OH 45103

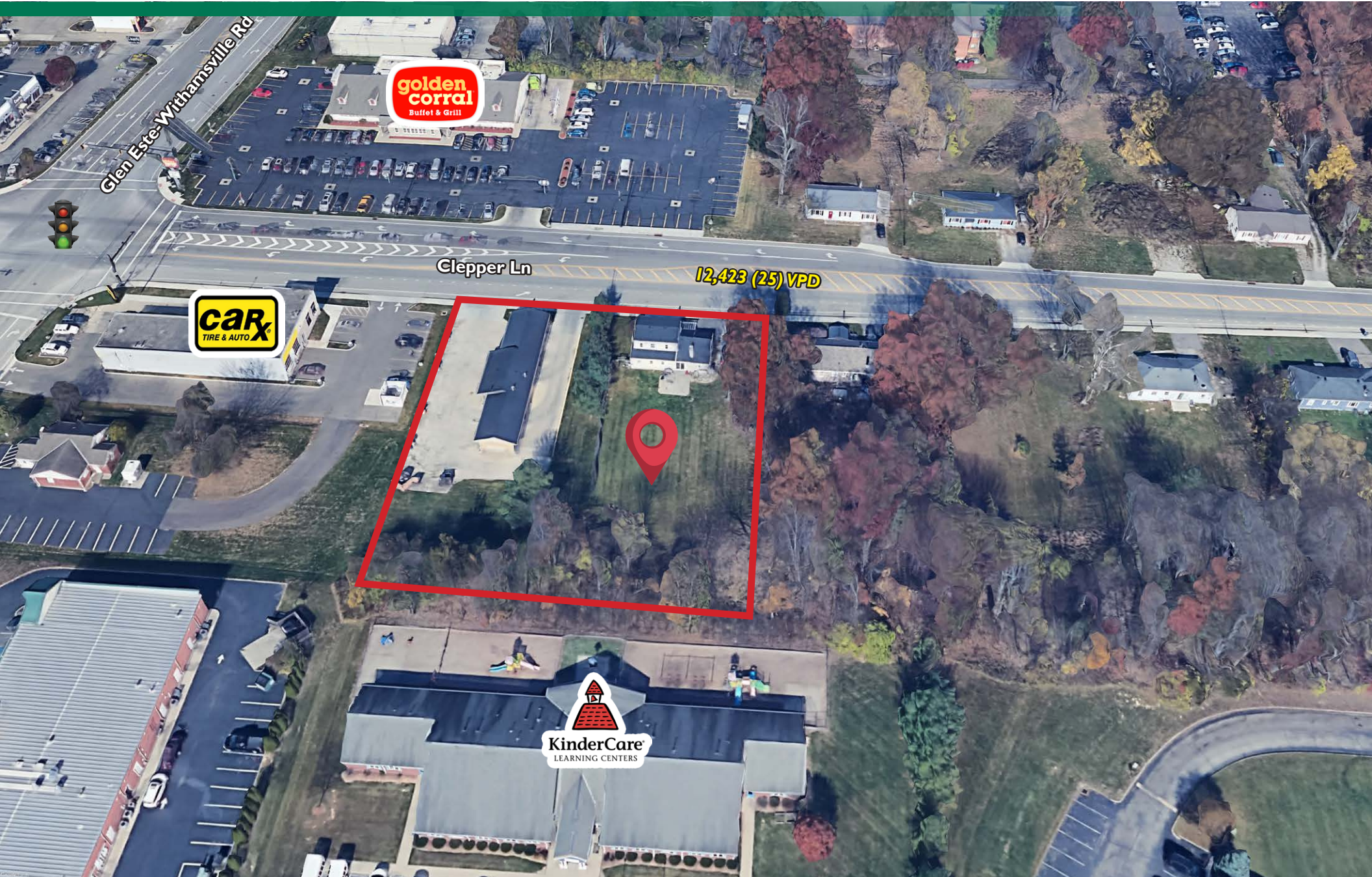


PROPOSED
New Development
20K+ SF of Retail

Batavia Land Parcel

971 & 975 CLEPPER LN | BATAVIA, OH 45103

Anchor
ASSOCIATES



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