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AVAILABLE FOR LEASE

PROPERTY HIGHLIGHTS

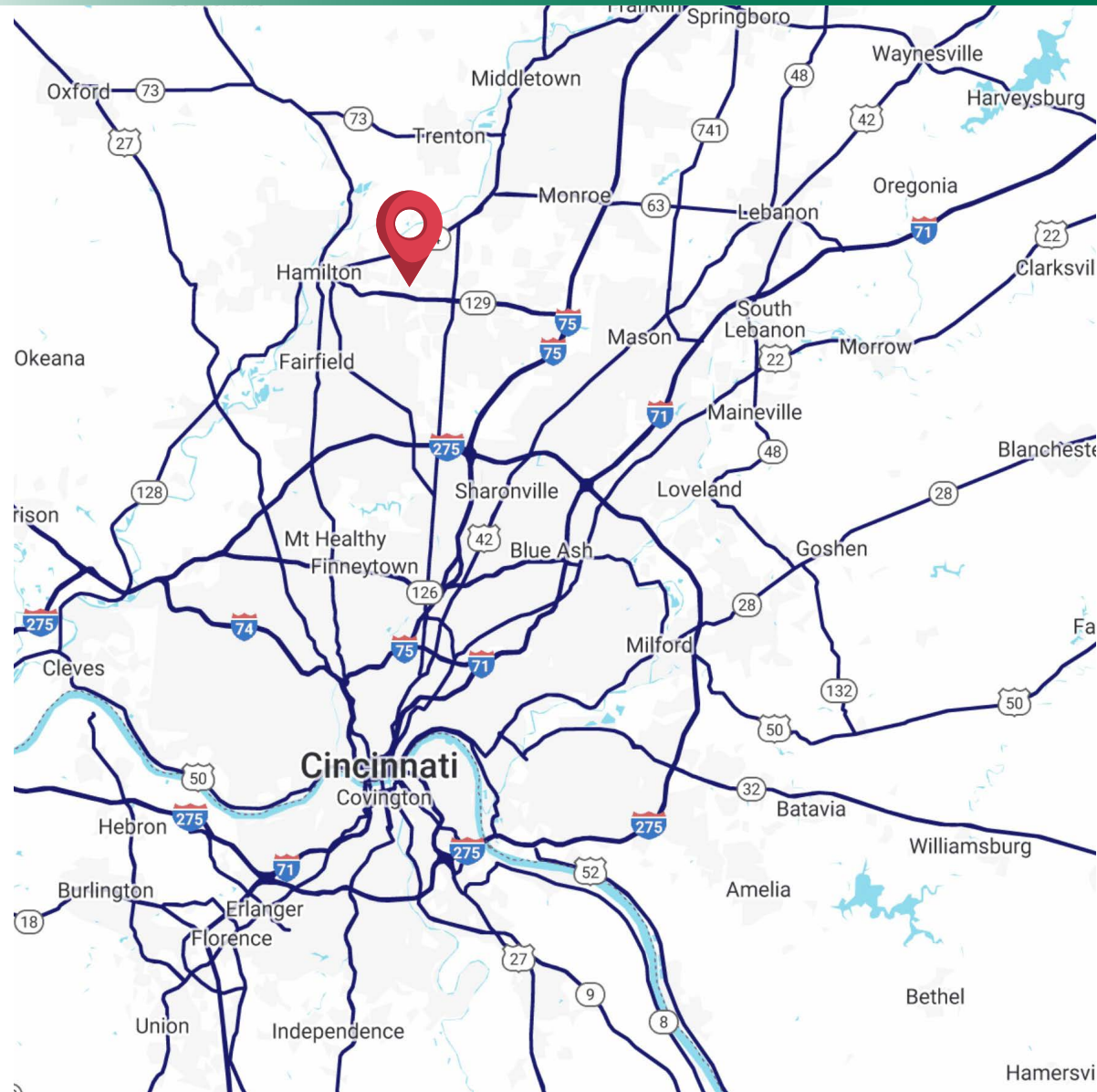
- **969 SF - 5,662 SF Available for Lease**
- Conveniently situated at the intersection of Princeton Road and State Highway 4, off State Route 129 in the Northern suburbs of Cincinnati
- Excellent mix of tenants includes established national retailers like Target, JCPenney, Dick's Sporting Goods, Best Buy, Old Navy, Michael's, TJMaxx, Ulta, Crumbl Cookies, Frutta Bowls, Club Pilates & Hallmark
- Notable restaurants at the center include Chili's, Buffalo Wild Wings, Chipotle, Panera Bread, Chick-Fil-A, and Five Guys
- Population of 148,501 people within five miles

TRAFFIC COUNTS

- 16,241 (24) VPD: Princeton Rd West of State Hwy 4
- 31,154 (25) VPD: 129 West of State Hwy 4
- 17,539 (25) VPD: State Hwy 4 north of Princeton Rd
- 32,517 (25) VPD: State Hwy 4 south of Princeton Rd

2025 EST. DEMOGRAPHICS

| | 1 MILE | 3 MILES | 5 MILES |
|----------------------|-----------|-----------|-----------|
| POPULATION | 6,875 | 57,499 | 148,501 |
| HOUSEHOLDS | 2,433 | 20,080 | 55,803 |
| AVG HH INCOME | \$137,244 | \$123,203 | \$114,012 |
| EMPLOYEES | 3,074 | 14,518 | 56,736 |



Bridgewater Falls Shopping Center

PRINCETON ROAD AND BYPASS-4 | HAMILTON, OH 45011

SITE PLAN

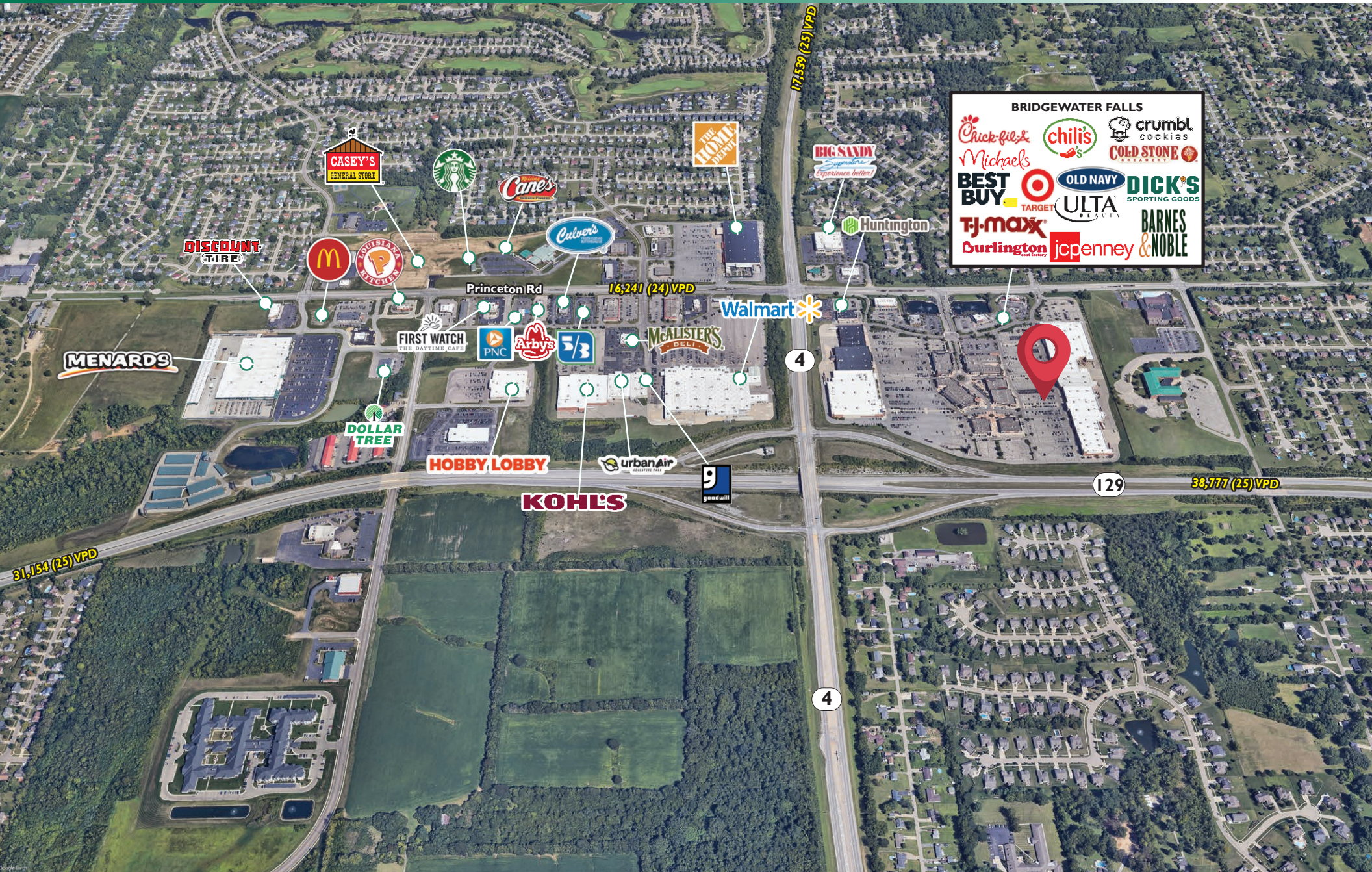
| # | TENANT | SF | # | TENANT | SF |
|----|----------------------------------|--------|-------|---------------------------|--------|
| 2 | Dick's Sporting Goods | 50,000 | 34 | Bath & Body Works | 3,574 |
| 3 | ULTA | 10,011 | 35 | Cold Stone Creamery | 1,400 |
| 4 | Leslie's (POTENTIALLY AVAILABLE) | 3,000 | 36 | AVAILABLE | 3,361 |
| 5 | Barnes & Noble (Coming Soon) | 16,076 | 37/38 | Art in Motion Dance | 5,753 |
| 6 | Huntington Bank | 3,000 | 39 | Al-Zaytuna Grill | 2,084 |
| 7 | Jimmy John's | 1,845 | 40 | Rally House | 4,890 |
| 8 | FedEx Kinkos Office & Print | 2,000 | 41 | Hallmark | 4,080 |
| 9 | Men's Warehouse | 4,589 | 42 | Skechers | 10,741 |
| 10 | Chipotle | 2,400 | 44 | Five Guys Burgers | 2,635 |
| 11 | Aspen Dental | 3,200 | 45 | Taqueria El Comal | 6,335 |
| 12 | Sports Clips | 1,265 | 46 | Mattress Firm | 4,980 |
| 13 | Orangetheory Fitness | 2,409 | 47 | Pearl Vision | 1,894 |
| 14 | AT&T | 3,500 | 48 | Milk Jar Cafe | 1,183 |
| 15 | Chili's Bar & Grill | 5,697 | 49 | Family Hearing Centers | 1,182 |
| 16 | Lease Executed | 6,147 | 50 | US Marines Recruiting | 1,183 |
| 17 | Chick-Fil-A | 6,000 | 51 | GNC | 1,195 |
| 18 | JCPenney | 98,250 | 52 | AVAILABLE | 2,158 |
| 19 | Michaels | 22,433 | 53 | Sally Beauty Supply | 1,491 |
| 20 | Burlington | 30,090 | 54 | AVAILABLE | 969 |
| 21 | Old Navy | 18,800 | 55 | Club Pilates | 1,865 |
| 22 | TJ Maxx | 32,000 | 56 | L&T Nails | 4,746 |
| 23 | PetSmart | 20,195 | 57 | Everything But The Bottle | 2,387 |
| 24 | Best Buy | 30,000 | 57A | AVAILABLE | 1,193 |
| 25 | Panera Bread | 4,536 | 58 | NEP Barbershop | 1,193 |
| 26 | Kay Jewelers | 3,075 | 59 | Frutta Bowls | 1,207 |
| 27 | Massage Envy | 3,859 | 60 | Fuji Steak House | 4,770 |
| 28 | Buffalo Wild Wings | 6,487 | 61 | Salon Lofts | 2,999 |
| 29 | Overgeared Games | 7,880 | 62 | Crumbl Cookie | 2,382 |
| 30 | Milan Laser Hair Removal | 1,282 | 63 | COMING AVAILABLE | 5,662 |
| 31 | Miniso | 1,764 | 64 | Five Below | 8,469 |
| 32 | Miniso | 3,000 | | | |
| 33 | Claire's | 1,200 | | | |



Bridgewater Falls Shopping Center

PRINCETON ROAD AND BYPASS-4 | HAMILTON, OH 45011

Anchor
ASSOCIATES



BRIDGEWATER FALLS

- Chick-fil-A
- chili's
- crumbl cookies
- Michael's
- COLD STONE CREAMERY
- BEST BUY
- Target
- OLD NAVY
- DICK'S SPORTING GOODS
- TJ-maxx
- ULTA BEAUTY
- Burlington
- J. Penney & NOBLE
- BARNES & NOBLE

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Bridgewater Falls Shopping Center

PRINCETON ROAD AND BYPASS-4 | HAMILTON, OH 45011



UNDER CONSTRUCTION
Timberhill
195 Homes

PLANNED
Kroger Marketplace
Hamilton approves new 118,337 SF Kroger Marketplace with Fuel Center, Starbucks and pharmacy. The \$35 million project will employ 325 associates on 11.7 acres. Store includes 485-space parking lot with electric vehicle charging stations.

PROPOSED
Fifth and Butler
120-unit apartment building. Residents at Fifth and Butler would have access to a clubroom, fitness center, and a park with a playground. The development includes 186 parking spaces, with 61 located off-site on nearby surface lots across MLK Jr. Boulevard.

BUILD BACK THE BLOCK
The City of Hamilton is set to receive a \$2.5 million grant to support the development of 100 new workforce housing units through the city's "Build Back the Block" initiative. Funding will be used to connect new homes on 100 infill lots to existing water and sanitary sewer infrastructure, helping bring long-vacant residential parcels back into productive use.
Phase I
The initiative aims to deliver 12 new homes within 12 months. At least three of these are expected to be completed by early 2026, with the remaining finished before the end of 2026. Altogether, this round of housing represents a more than \$3 million investment into Hamilton's future.

PROPOSED (not approved)
Data Center
Could surpass \$1 billion in total investment. Logistix Property Group, a Cincinnati-based land development company, is working on bringing the 320,000 SF Innovation Center to Hamilton.

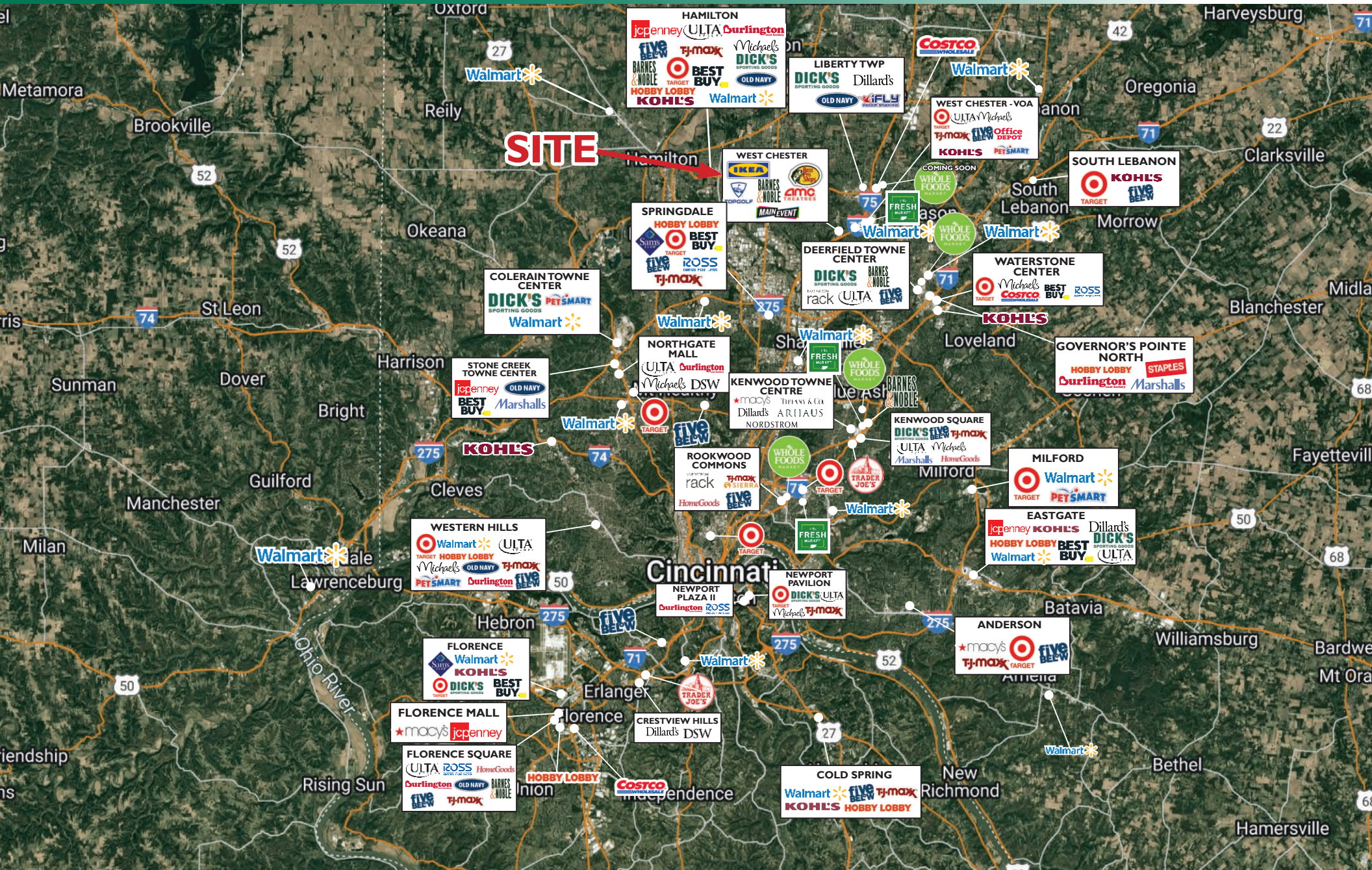
BRIDGEWATER FALLS

BEST BUY **TARGET** **OLD NAVY** **DICK'S SPORTING GOODS**
Michael's **ULTA BEAUTY**
TJ-maxx **JCPenney** **BARNES & NOBLE**
Durlington

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