

# LEASING OPPORTUNITY

## EASTGATE CROSSING

4530 Eastgate Blvd., Cincinnati, OH 45245



### OPPORTUNITIES

- \* 2,426 SF Space Available.
- \* The property is anchored by Kroger.
- \* Eastgate Crossing sits across the street from Eastgate Mall and is located near the I-275/ US Route 32 exchange, which has a combined 122,100 VPD.
- \* Ranked in the top 6% nationally in shopping center foot traffic.
- \* Located less than 20 miles east of Downtown Cincinnati.



All information furnished is from sources deemed reliable. No warranty or representation is made as to the accuracy thereof and it is submitted subject to errors, omissions, changes of availability, price, rental or other conditions.



**Equity Management Group, Inc.**

Leasing Representatives

**Ande Long** / along@equity-management.com  
Phone: (859) 266-1414 \* Cell: (859) 533-1577

**Jason Gentner** / jgentner@equity-management.com  
Phone: (859) 266-1414 \* Cell: (859) 351-4976

Equity Management Group \* 840 East High Street \* Lexington, KY 40502

# LEASING OPPORTUNITY

## EASTGATE CROSSING

4530 Eastgate Blvd., Cincinnati, OH 45245

1	Marshalls	31,214 SF
2	Dollar Tree	9,840 SF
3	Victory Nails	2,125 SF
4	Palm Beach Tan	3,337 SF
5	Ross Dress for Less	24,314 SF
6	Jersey Mike's Subs	1,920 SF
7	Golden Chen	1,500 SF
8	Great Clips	1,463 SF
10	Available	2,426 SF
13	Kroger	66,879 SF
16	Skechers	7,079 SF
18	CareFirst Urgent Care	1,560 SF
19	All Smiles Dental Studio of Cincinnati, LLC	1,560 SF
20	Miracle Ear	1,170 SF
21	Pizza Hut	1,623 SF
22	Boot Barn	16,730 SF
Total GLA:		174,740 SF



### PROPERTY SPECIFICS

<b>Anchor Tenant:</b>	Kroger
<b>Total Land Area:</b>	19.907 Acres
<b>Zoned:</b>	X
<b>Traffic Count:</b>	42,800 VPD Route 32 / 79,300 VPD I-275
<b>Parking Spaces:</b>	4.95/1,000 SF

### PROPERTY ADVANTAGES

Ranked in the top 6% nationally in shopping center foot traffic. Eastgate Crossing has a high tenant retention rate with 7 renewals in the past 2 years including Kroger, Marshalls and others. Property is situated just over 1/2 mile from the major I-275/route 32 interchange (combined 122,100 VPD) leading to over 2 million visits to the shopping center annually.

### LOCATION

**Located at:** 4530 Eastgate Blvd., about 20 miles east of downtown Cincinnati.

<b>Strong and Growing Demographics:</b>	<u>1 mile</u>	<u>3 miles</u>	<u>5 miles</u>
Population Estimates:	4,646	52,502	109,070
Median Household Income:	\$67,865	\$66,073	\$76,045
Estimated Number of Households:	2,004	20,827	42,492



**Equity Management Group, Inc.**

All information furnished is from sources deemed reliable. No warranty or representation is made as to the accuracy thereof and it is submitted subject to errors, omissions, changes of availability, price, rental or other conditions.

Leasing Representatives

**Ande Long** / [along@equity-management.com](mailto:along@equity-management.com)  
Phone: (859) 266-1414 \* Cell: (859) 533-1577

**Jason Gentner** / [jgentner@equity-management.com](mailto:jgentner@equity-management.com)  
Phone: (859) 266-1414 \* Cell: (859) 351-4976

Equity Management Group \* 840 East High Street \* Lexington, KY 40502

