

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

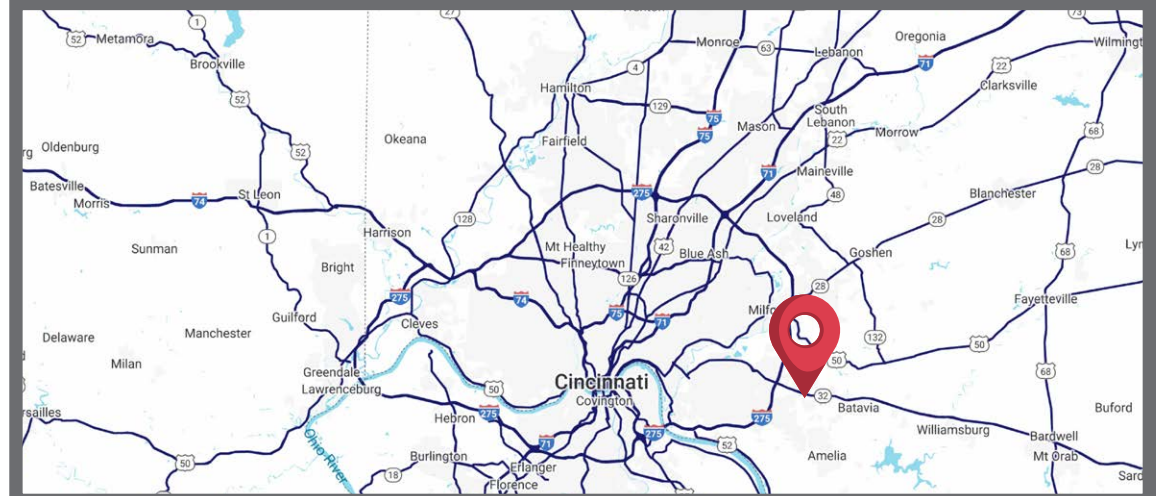


TRAFFIC COUNTS

- 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

JASON GIBSON
513 784 1106
jibson@anchor-associates.com

AARON BELL
513 784 1106
abell@anchor-associates.com

Batavia Land Parcel

971 & 975 CLEPPER LN | BATAVIA, OH 45103



PROPOSED
New Development
20K+ SF of Retail

Planned Commercial

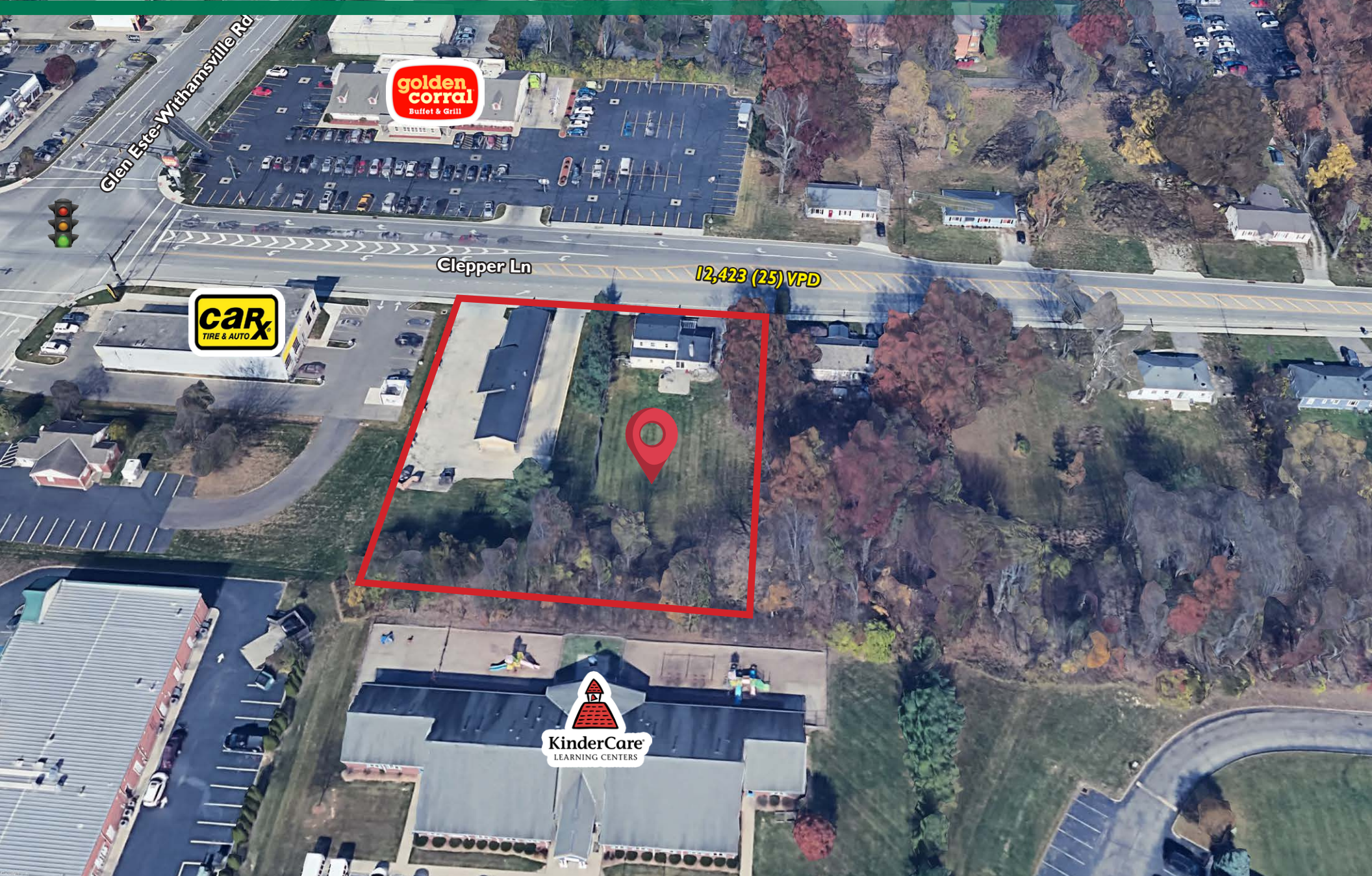
12,423 (25) VPD

Planned Commercial

Batavia Land Parcel

971 & 975 CLEPPER LN | BATAVIA, OH 45103

Anchor
ASSOCIATES



4901 Hunt Road, Suite 102 | Blue Ash, OH 45242
513-784-1106 | www.anchor-associates.com

The information herein is not guaranteed. Although obtained from reliable sources, it is subject to errors, omissions and withdrawal from the market without notice. All photographs and marketing materials contained herein are the property of Anchor Associates and may not be copied, reproduced, distributed, or used without prior written permission.

A MEMBER OF
CHAINLINKS
RETAIL ADVISORS