

1,200 SF AVAILABLE
948 Old State Rte 74, Batavia, OH 45103

FOR LEASE



Glen Este Center

- Only one (1) space left
- Popular retail center close to the city's retail hub
- High VPD, close to interstates on Cincinnati's east side
- Broker available 24/7

CONTACT

Max Profeta

Senior Leasing Representative
317.550.9060
max@arnoldmeyer.com

Arnold Meyer Commercial Real Estate
8777 Purdue Rd., Ste. 107,
Indianapolis, IN 46268
arnoldmeyer.com

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**PROPERTY
DESCRIPTION**

Property Description

Join tenants at this great shopping center, including financial services, Insurance branches, and a tasty bakery. Ample parking and pylon signage opportunities available. We do not allow tenant competition in our centers. Broker is available 24/7 via phone, text, and/or email. We also offer same-day showings.

Location Description

Amazing property located on Old State Route 74, with 4,000 vehicles per day. Less than a mile to I-275 and US 32, on Cincinnati's east side. Experience the charm of Batavia, OH, where the atmosphere is inviting and the community is thriving. Glen Este Center is located amidst a vibrant commercial district, with easy access to nearby attractions like Eastgate Mall and Union Township Veterans Memorial Park. The area offers a variety of shopping options, from big-box retailers to specialty boutiques, providing ample opportunities for foot traffic and customer engagement. With a rich tapestry of amenities and a prime location, this area is the perfect setting for your Retail/Strip Center business to flourish.



Max Profeta

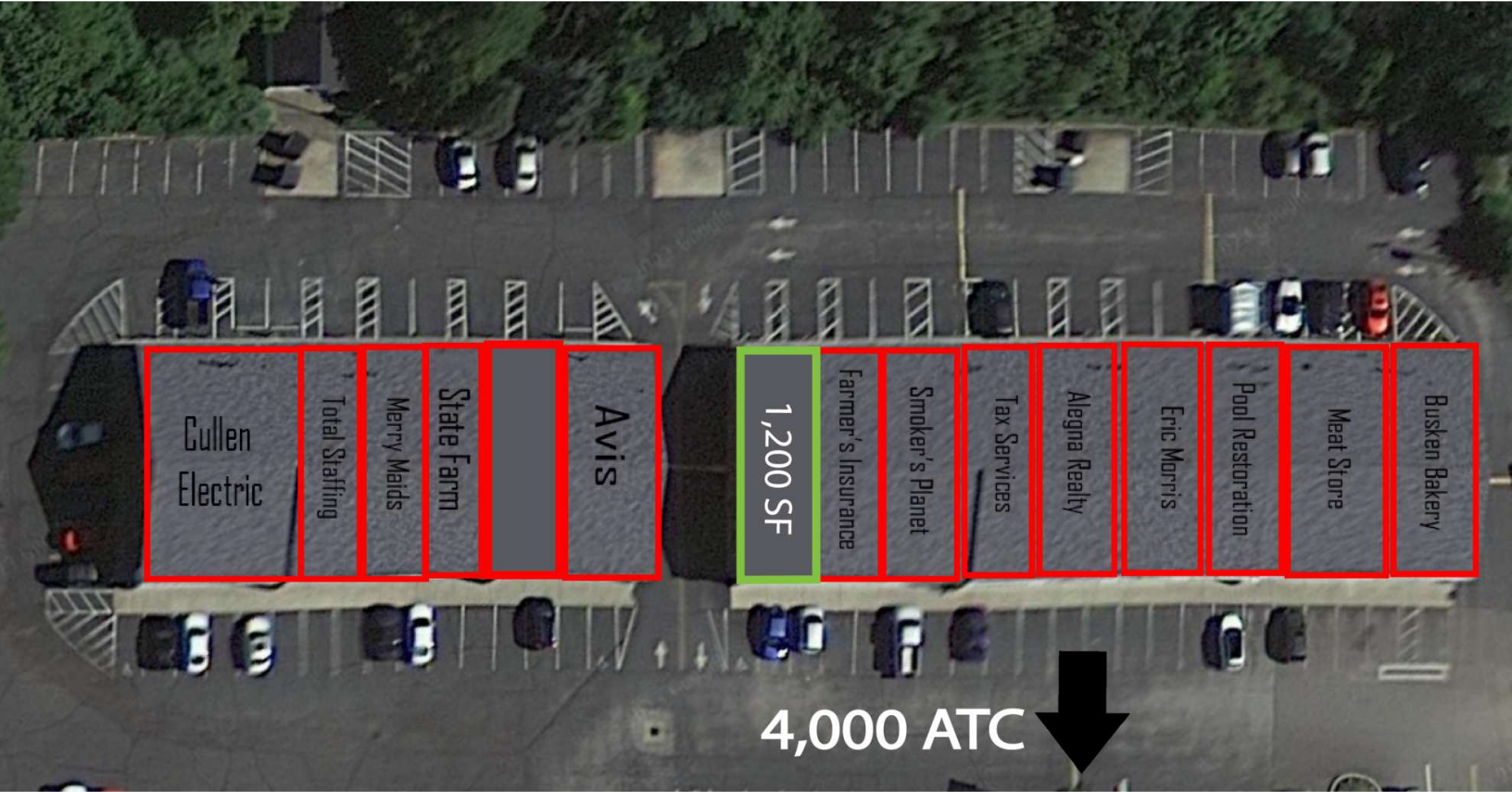
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LEASE SPACES



Lease Information

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,200 SF	Lease Rate:	\$14.00 SF/yr

Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate
948	Available	1,200 SF	NNN	\$14.00 SF/yr

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RETAILER MAP



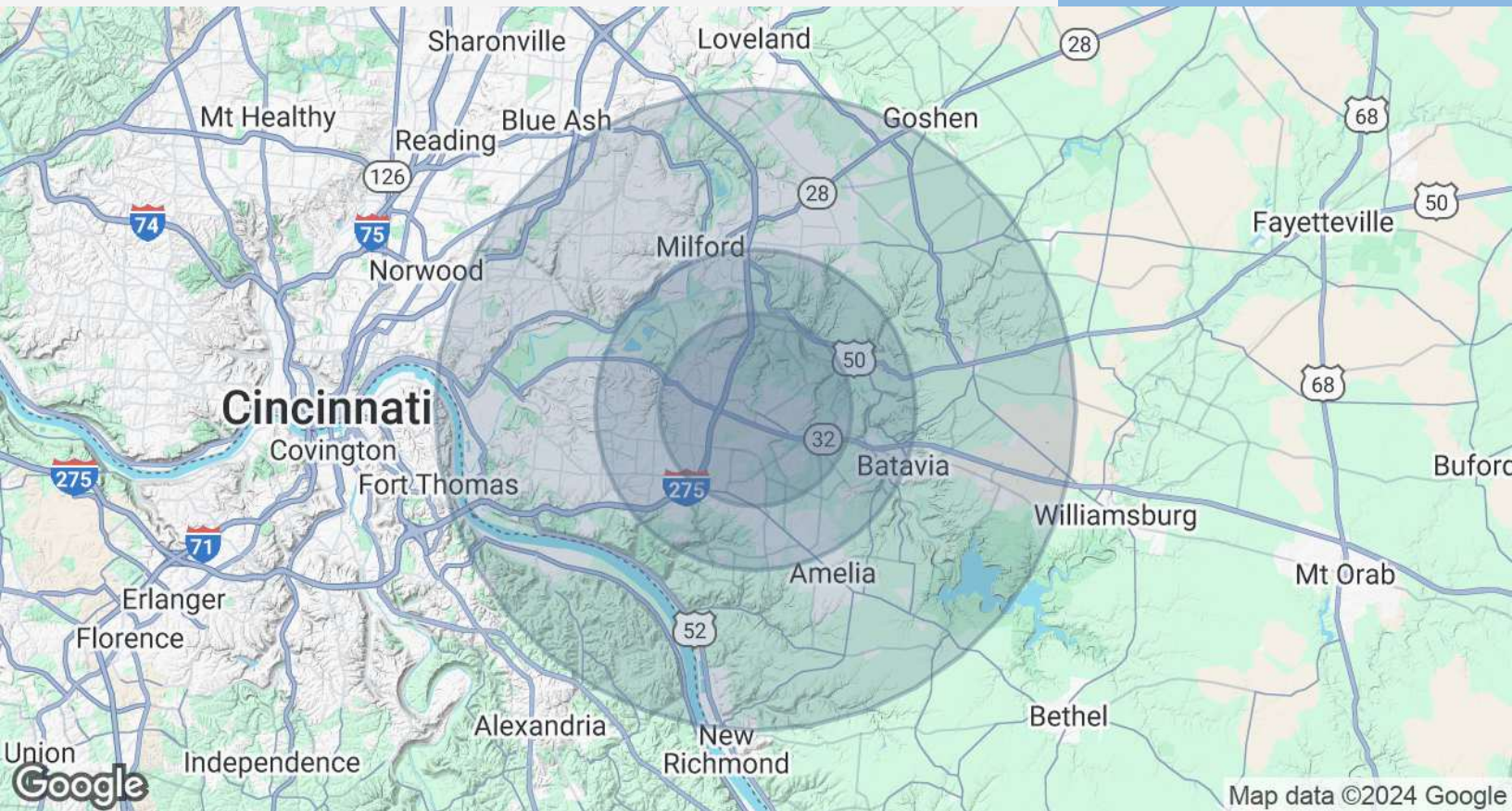
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**DEMOGRAPHICS
 MAP & REPORT**



Population	3 Miles	5 Miles	10 Miles
Total Population	42,754	99,619	308,795
Average Age	38.6	40.7	40.7
Average Age (Male)	36.9	40.0	39.7
Average Age (Female)	41.5	42.1	42.0

Households & Income	3 Miles	5 Miles	10 Miles
Total Households	18,107	41,278	133,316
# of Persons per HH	2.4	2.4	2.3
Average HH Income	\$78,264	\$93,989	\$102,682
Average House Value	\$165,295	\$200,474	\$238,210

2020 American Community Survey (ACS)