

# EASTGATE CROSSING

4530 Eastgate Boulevard  
Cincinnati, OH 45245

FOR LEASE  
7,079 SF

## HIGHLIGHTS

- Anchored by Kroger, Marshalls, Ross, JoAnn Fabrics and Office Max
- Great location close to I-275 and SR 32 with terrific visibility, signalized access, and pylon signage
- Retailers in the area include Kohl's, JCPenney, Dick's Sporting Goods, Best Buy, DSW, PetSmart and Hobby Lobby
- Suite 16 - 7,079 SF (can be divided)

## TRAFFIC COUNTS

- 16,008 VPD on Eastgate Boulevard
- 15,138 VPD on Old SR 74

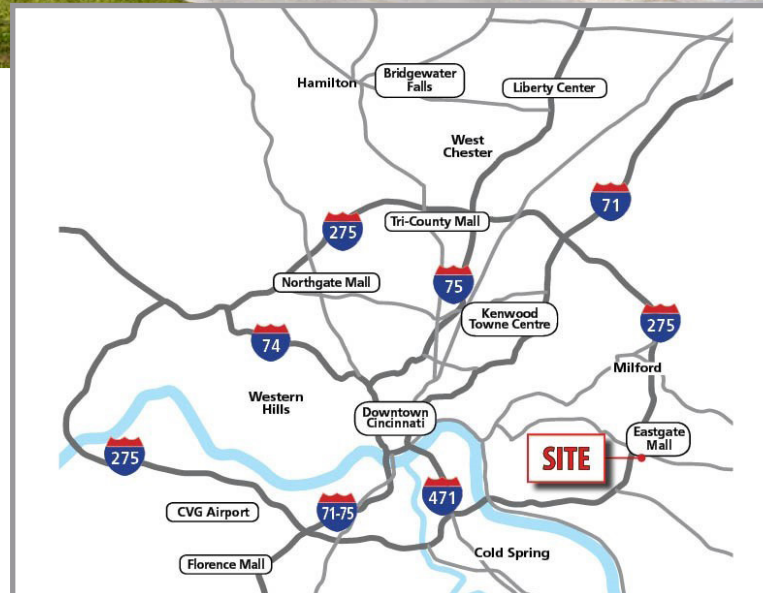
## DEMOGRAPHICS

2023 Estimates	1 miles	3 miles	5 miles
Population	5,239	51,643	107,590
Households	2,215	21,117	43,504
Average HH Income	\$86,829	\$107,370	\$126,676
Daytime Employees	5,157	16,684	48,930

## CONTACT

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A MEMBER OF  
**CHAINLINKS**  
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TENANT	SF
1- Marshalls	31,214
2- Dollar Tree	9,840
3- Victory Nails	2,125
4- Palm Beach Tan	3,337
5- Ross Dress for Less	24,314
6- Jersey Mike's Subs	1,920
7- Golden Chen	1,500
8- Great Clips	1,463
10- Lefty's Tobacco	2,426
13- Kroger	66,879
16- AVAILABLE - Divisible	7,079
18- CareFirst Urgent Care	1,560
19- All Smiles Dental	1,560
20- Miracle Ear	1,170
21- Pizza Hut	1,623
22- Jo Ann Fabrics	16,730

