

# 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

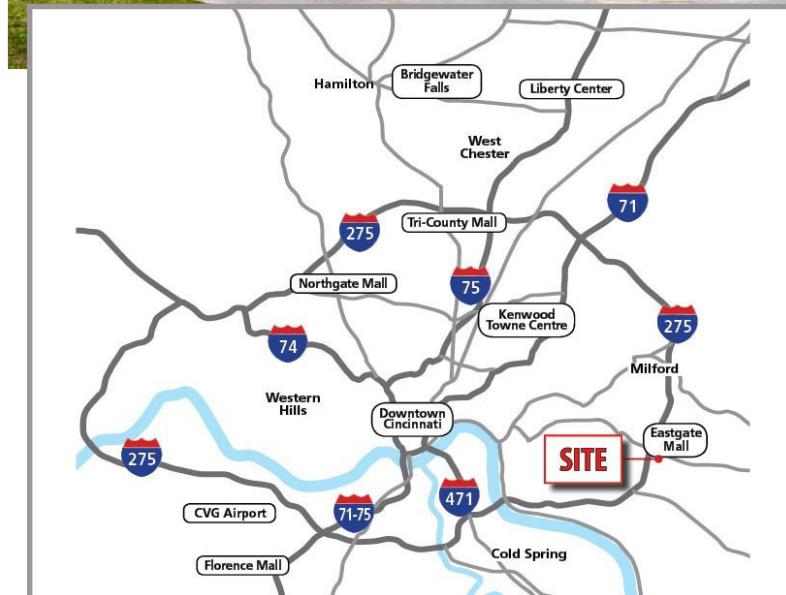
## DEMOGRAPHICS

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

Marianne Holewski 513-784-1106  
mholewski@anchor-associates.com

Anchor  
ASSOCIATES



ANCHOR  
ASSOCIATES

4901 Hunt Road  
Suite 102  
Blue Ash, OH 45242  
513-784-1106

[www.anchor-associates.com](http://www.anchor-associates.com)

A MEMBER OF  
**CHAINLINKS**  
RETAIL ADVISORS

**EASTGATE CROSSING**  
4530 Eastgate Boulevard  
Cincinnati, OH 45245

**Anchor**  
ASSOCIATES



The information herein is not guaranteed. Although obtained from reliable sources, it is subject to errors, omissions and withdrawal from the market without notice.

**EASTGATE CROSSING**  
4530 Eastgate Boulevard  
Cincinnati, OH 45245

**Anchor**  
ASSOCIATES



The information herein is not guaranteed. Although obtained from reliable sources, it is subject to errors, omissions and withdrawal from the market without notice.

# EASTGATE CROSSING

4530 Eastgate Boulevard  
Cincinnati, OH 45245

**Anchor**  
ASSOCIATES

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
<b>16- AVAILABLE - Divisible</b>	<b>7,079</b>
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

