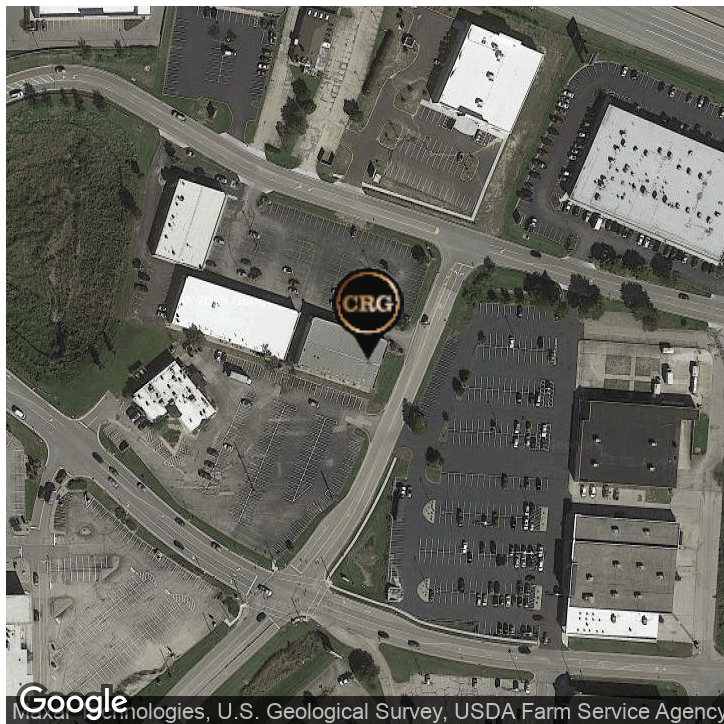


OFFICE BUILDING FOR LEASE

EASTGATE VILLAGE SHOPS

775 EASTGATE SOUTH DRIVE, CINCINNATI, OH 45245



OFFERING SUMMARY

Lease Rate: \$12.00 - 14.00 SF/yr (NNN)

Building Size: 28,434 SF

Available SF: 4,083 SF

Year Built: 1987

PROPERTY OVERVIEW

Former Rent N Roll Space

PROPERTY HIGHLIGHTS

- LOCATED AT SIGNALIZED INTERSECTION OF EASTGATE SQUARE DRIVE AND EASTGATE SOUTH DRIVE.
- SUCCESSFUL LONG TERM CO-TENANTS INCLUDE PORTER PAINTS, H&R BLOCK, UNITED HOUSEHOLD RENTALS, AND SUBWAY.
- END CAP SPACE
- COMPLETE GLASS ALONG FRONTAGE
- TRUCK DOOR ON SIDE OF UNIT
- MULTIPLE SIGNAGE OPPORTUNITIES
- EXCELLENT LOCATION IN FRONT OF JUNGLE JIM'S
- DOMINANT RETAIL TRADE AREA FOR EASTERN CINCINNATI
- AVAILABLE IMMEDIATELY
- OWNER WILL CONSIDER TENANT BUILDOUT ALLOWANCE TO A QUALIFIED TENANT.

ERIC FEGAN, CCIM, MAI

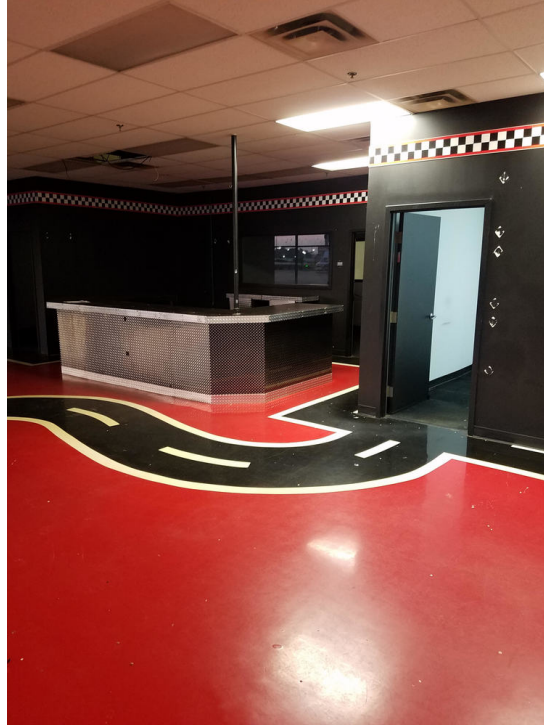
859.512.2969

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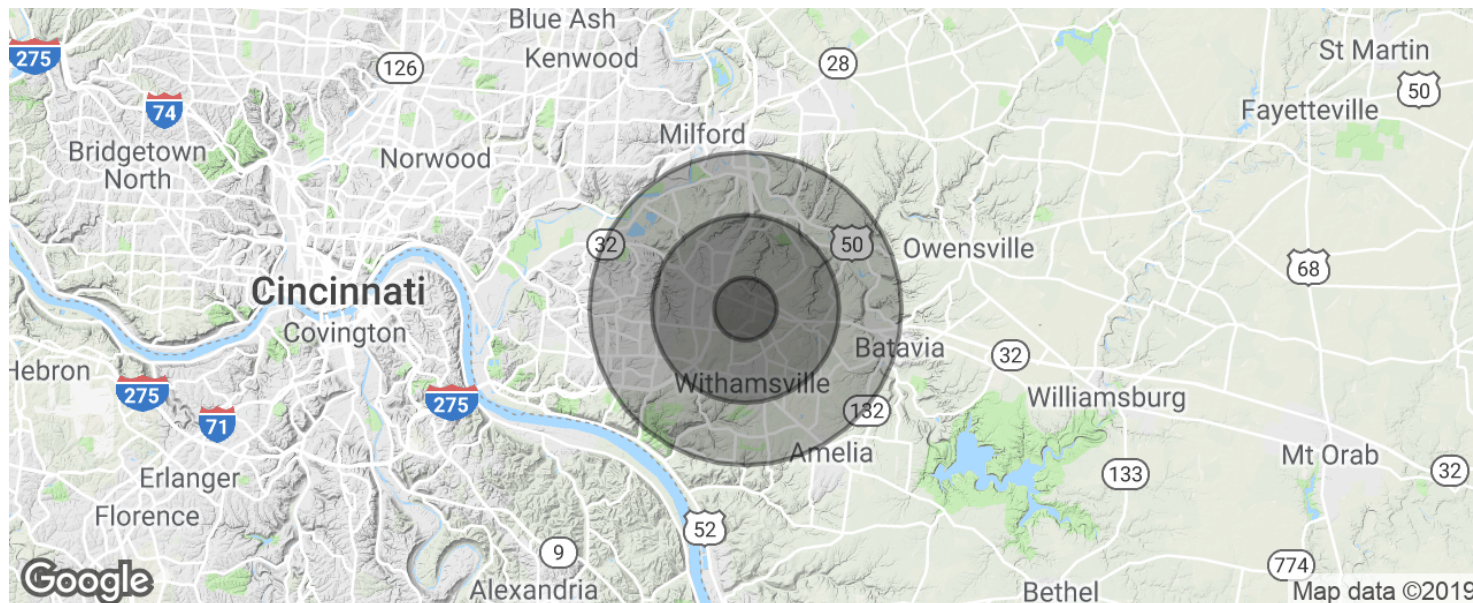
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	4,212	48,053	101,294
Median age	37.5	36.4	36.8
Median age (Male)	36.7	35.5	35.8
Median age (Female)	38.0	37.1	37.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,833	19,399	38,688
# of persons per HH	2.3	2.5	2.6
Average HH income	\$66,057	\$68,955	\$77,835
Average house value	\$196,304	\$168,754	\$183,173

* Demographic data derived from 2010 US Census

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