

FOR LEASE PROPOSED STRIP CENTER

2192 Winemiller Ln. • Batavia, OH 45103



Commercial Real Estate Solutions®



Eastgate Trade Area, Anchored by Eastgate Mall & Major Retailers

Star = Subject

AVAILABLE • Proposed +/- 14,400 SF Retail Strip Center • Divisible to 2,500 SF

Overview

- Proposed multi-tenant retail, medical or office space
- Proposed 14,400 SF strip center divisible to 2,500+/- to 14,400+/- SF
- Flexible delivery options considered: including ground lease or build-to-suit
- Drive-thru and patio-dining configurations available
- Multiple high-end residential developments supporting repeat-trip, convenience-driven demand (Billingsley – The Retreat, Streamside, Harvest Meadows, etc.)
- Flexible delivery conditions on this 1.17-acre site
- Prominent visibility from SR 32 (37,222 VPD), great frontage/access from Hospital Drive and Bauer Road (5,497 VPD)
- Average Household Incomes more than \$98,000 within a 5-mile radius
- Minutes from the Eastgate trade area with over 2.9 million SF of retail product including Walmart Super-center, Menards, Kroger, Jungle Jim's International Market, Sam's Club, Eastgate Mall, Dillard, Kohls, Home Goods among others
- Lease Rate: Negotiable NNN

Site may also be sold out-right (negotiable) or become a full built-to-suit option instead of a strip center

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Proposed Development (Site Vision)

Conceptual renderings of the proposed multi-tenant retail strip center / build-to-suit.

Building Specifications

Total Building
+/- 14,400 SF

Drive Thru
Dedicated end-cap

Parking
+/- 90 stalls + 10 EV charging stations

Availability
Divisible Suites (2,500 SF)

Clear Height
14' min • 16' alt.

Outdoor Dining
Covered Patio (conditional use)

Ideal Use
Retail / QSR / Restaurant / Medical

HVAC
1 ton per 150 SF

Zoning
B-2 General Business



Front / Building & Parking Field



Patio Dining / Drive-thru



Rear / Service Area



Rear / Drive-thru

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State Route 32 Corridor • Batavia



Area at a Glance

38,907

Population (5mi)

15,307

Current Households (5mi)

\$77,015

Median Household Income

1,751

Planned Households (~5mi)

Growth & Demand Drivers

- Rapidly expanding corridor with multiple major housing developments underway
- New manufacturing nearby: Purina Pet Food and Dainty Foods plants
- Office growth: Maddox Main Street Campus, supported by infrastructure revitalization
- Average household income of \$98,016 within a 5-mile radius
- Clermont County reviewed 3,800+ new housing units in 2025; ground-breaking expected 2026–2027
- ~9,000 new homes projected countywide over 10 years, with Batavia adding ~850

	Street/Intersection	VPD
Traffic Counts	State Route 32	37,222
	Hospital Dr @ Bauer Rd	5,497
	Old State Route 32	5,448
	Bauer Rd. @ SR-32	4,656

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Key Facts

2192 Winemiller Ln, Batavia, Ohio, 45103
Rings: 1, 3, 5 mile radii

KEY FACTS

5 miles

38,907

Population

38.5

Median Age



2.5

Average Household Size

\$77,015

Median Household Income

BUSINESS

5 miles



917

Total Businesses



11,183

Total Employees

EDUCATION

5 miles

10%

No High School Diploma



33%

High School Graduate



28%

Some College



28%

Bachelor's/Grad/Pr of Degree

EMPLOYMENT

5 miles



58.5%

White Collar



26.4%

Blue Collar



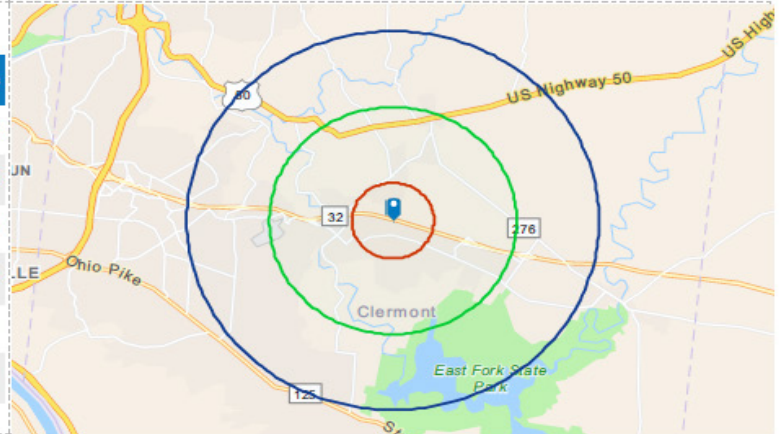
15.0%

Services

4.3%

Unemployment Rate

Variables	1 mile	3 miles	5 miles
2023 Per Capita Income	\$47,623	\$37,065	\$39,980
2023 Median Household Income	\$100,626	\$76,008	\$77,015
2023 Average Household Income	\$130,704	\$99,110	\$101,407
2028 Per Capita Income	\$54,374	\$42,499	\$45,588
2028 Median Household Income	\$107,524	\$83,060	\$86,501
2028 Average Household Income	\$146,453	\$112,111	\$114,251



This infographic contains data provided by Esri, Esri-Data Axle. The vintage of the data is 2025, 2030.

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