

Bridgewater Falls Shopping Center

PRINCETON ROAD AND BYPASS-4 | HAMILTON, OH 45011



CONTACT

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AVAILABLE FOR LEASE

PROPERTY HIGHLIGHTS

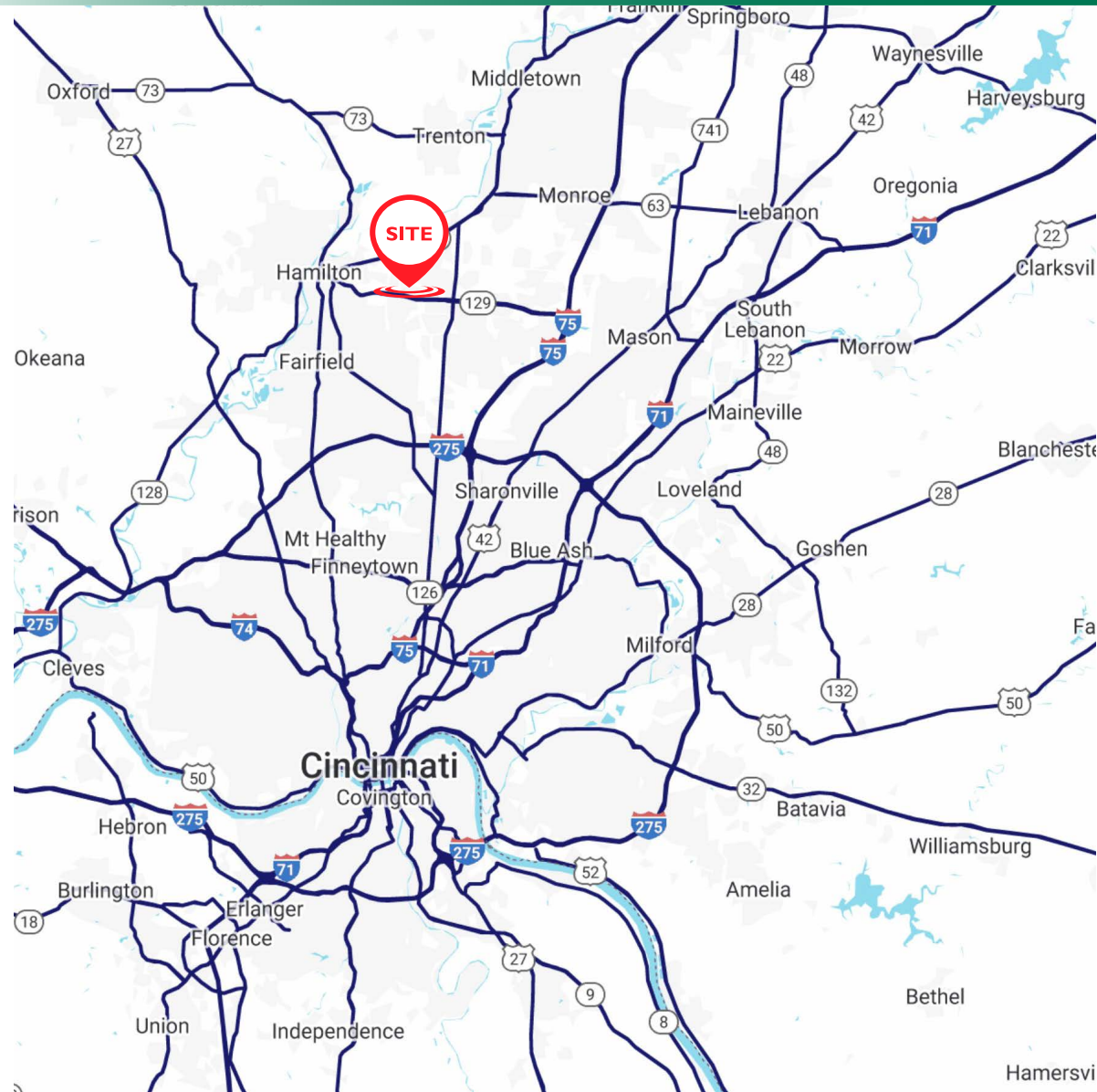
- **1,280 SF - 4,641 SF Available for Lease**
- Conveniently situated at the intersection of Princeton Road and State Highway 4, off State Route 129 in the Northern suburbs of Cincinnati
- Excellent mix of tenants includes established national retailers like Target, JCPenney, Dick's Sporting Goods, Best Buy, Old Navy, Michael's, TJMaxx, Ulta, Crumbl Cookies, Frutta Bowls, Five Guys & Hallmark
- Notable restaurants at the center include Chili's, Buffalo Wild Wings, Chipotle, Panera Bread, MacKenzie River, Chick-Fil-A, and Five Guys
- Daytime population of 143,504 people within five miles

TRAFFIC COUNTS

- 15,419 (24) VPD: Princeton Rd West of State Hwy 4
- 30,876 (24) VPD: I26 West of State Hwy 4
- 17,417 (24) VPD: State Hwy 4 north of Princeton Rd
- 32,291 (24) VPD: State Hwy 4 south of Princeton Rd

2025 EST. DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	6,875	57,499	148,501
HOUSEHOLDS	2,433	20,080	55,803
AVG HH INCOME	\$137,244	\$123,203	\$114,012
EMPLOYEES	3,074	14,518	56,736



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SITE PLAN

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#	TENANT	SF	#	TENANT	SF
2	Dick's Sporting Goods	50,000	34	Bath & Body Works	3,574
3	ULTA	10,011	35	Cold Stone Creamery	1,400
4	Leslie's (POTENTIALLY AVAILABLE)	3,000	36	AVAILABLE	3,361
5	Barnes & Noble (Coming Soon)	16,076	37	AVAILABLE	1,280
6	Huntington Bank	3,000	38	Art in Motion Dance	4,473
7	Jimmy John's	1,845	39	Al-Zaytuna Grill	2,084
8	FedEx Kinkos Office & Print	2,000	40	Rally House	4,890
9	Men's Warehouse	4,589	41	Hallmark	4,080
10	Chipotle	2,400	42	Sketchers	10,741
11	Aspen Dental	3,200	44	Five Guys Burgers	2,635
12	Sports Clips	1,265	45	Taqueria El Comal	6,335
13	Orangetheory Fitness	2,409	46	Mattress Firm	4,980
14	AT&T	3,500	47	Pearl Vision	1,894
15	Chili's Bar & Grill	5,697	48	Milk Jar Cafe	1,183
16	Lease Executed	6,147	49	Family Hearing Centers	1,182
17	Chick-Fil-A	6,000	50	US Marines Recruiting	1,183
18	JCPenney	98,250	51	GNC	1,195
19	Michaels	22,433	52	AVAILABLE	2,158
20	Burlington	30,090	53	Sally Beauty Supply	1,491
21	Old Navy	18,800	54	Sharkey's Cuts for Kids	969
22	TJ Maxx	32,000	55	Club Pilates	1,865
23	PetSmart	20,195	56	L&T Nails	4,746
24	Best Buy	30,000	57	Everything But The Bottle	2,387
25	Panera Bread	4,536	57A	Paradigm Beauty (POTENTIALLY AVAILABLE)	1,193
26	Kay Jewelers	3,075	58	NEP Barbershop	1,193
27	Massage Envy	3,859	59	Frutta Bowls	1,207
28	Buffalo Wild Wings	6,487	60	Fuji Steak House	4,770
29	Overgeared Games	7,880	61	Salon Lofts	2,999
30	Milan Laser Hair Removal	1,282	62	Crumb Cookie	2,382
31	Miniso	1,764	63	Carter's	5,662
32	Miniso	3,000	64	Five Below	8,469
33	Claire's	1,200			



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