

AVAILABLE: FOR LEASE



7,000 SF PRIME RETAIL SPACE



760 EASTGATE SOUTH DRIVE | CINCINNATI, OH 45245



FOR MORE INFORMATION PLEASE CONTACT:

Steve Fahrnbach - VP/Principal Broker - Warm Realty + Development LLC
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All information provided has been obtained from reliable sources. However, it may be subject to errors, omissions and changes in terms or conditions.
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REALTY + DEVELOPMENT



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SITE FEATURES

- * Prime location in the Eastgate Retail Corridor of the Eastern Cincinnati Submarket Area
- * Join many other national and local retailers in the market
- * Excellent direct exposure to S.R. 32 with strong highway traffic counts
- * Tenant signage potential on highway side and Eastgate South Drive side of building
- * Improvements to the S.R. 32 Corridor have enhanced access to the property
- * Strong and growing daytime employment with several company headquarters, medical, etc...
- * Large shared parking area with grade-level overhead door loading capabilities into suite

DEMOGRAPHICS (as provided by CoStar)

	 Population	 Households	 Avg. HH Income	 Daytime Pop.
1 Mile Radius	5,523	2,499	\$ 82,810	11,145
3 Mile Radius	53,125	22,220	\$ 86,774	47,905
5 Mile Radius	106,108	42,808	\$ 101,565	99,580

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SPACE FEATURES

- * 7,000 SF total area
- * Large open showroom area
- * Central customer service counter
- * Private office & workstation area
- * Storefront windows on two sides
- * Product exposure to S.R. 32
- * Acoustic ceiling height of 12'
- * Front loading overhead door
- * Rear storage area with separate rooms
- * Men's and Women's ADA restrooms
- * Limited columns for flexible reuse

LEASE RATE & TERMS

BASE RENT

Quoted Annual Base Rent = \$15.95/SF NNN

CAM/OPEX

In addition to Base Rent, Tenant is to reimburse landlord for it's pro-rata share of costs associated with CAM, real estate taxes, property insurance and utilities (gas & electric separately metered).

LEASE TERM

Minimum five (5) year Lease Term preferred



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