

Bridgewater Falls Shopping Center

PRINCETON ROAD AND BYPASS-4 | HAMILTON, OH 45011



CONTACT

JASON GIBSON
513 784 1106
jgibson@anchor-associates.com

RYAN ERTEL
513 784 1106
rertel@anchor-associates.com

BLAKE HASSELBECK
513 784 1106
bhasselbeck@anchor-associates.com

4901 Hunt Road, Suite 102 | Blue Ash, OH 45242 | www.anchor-associates.com

A MEMBER OF
CHAINLINKS
RETAIL ADVISORS

AVAILABLE FOR LEASE

PROPERTY HIGHLIGHTS

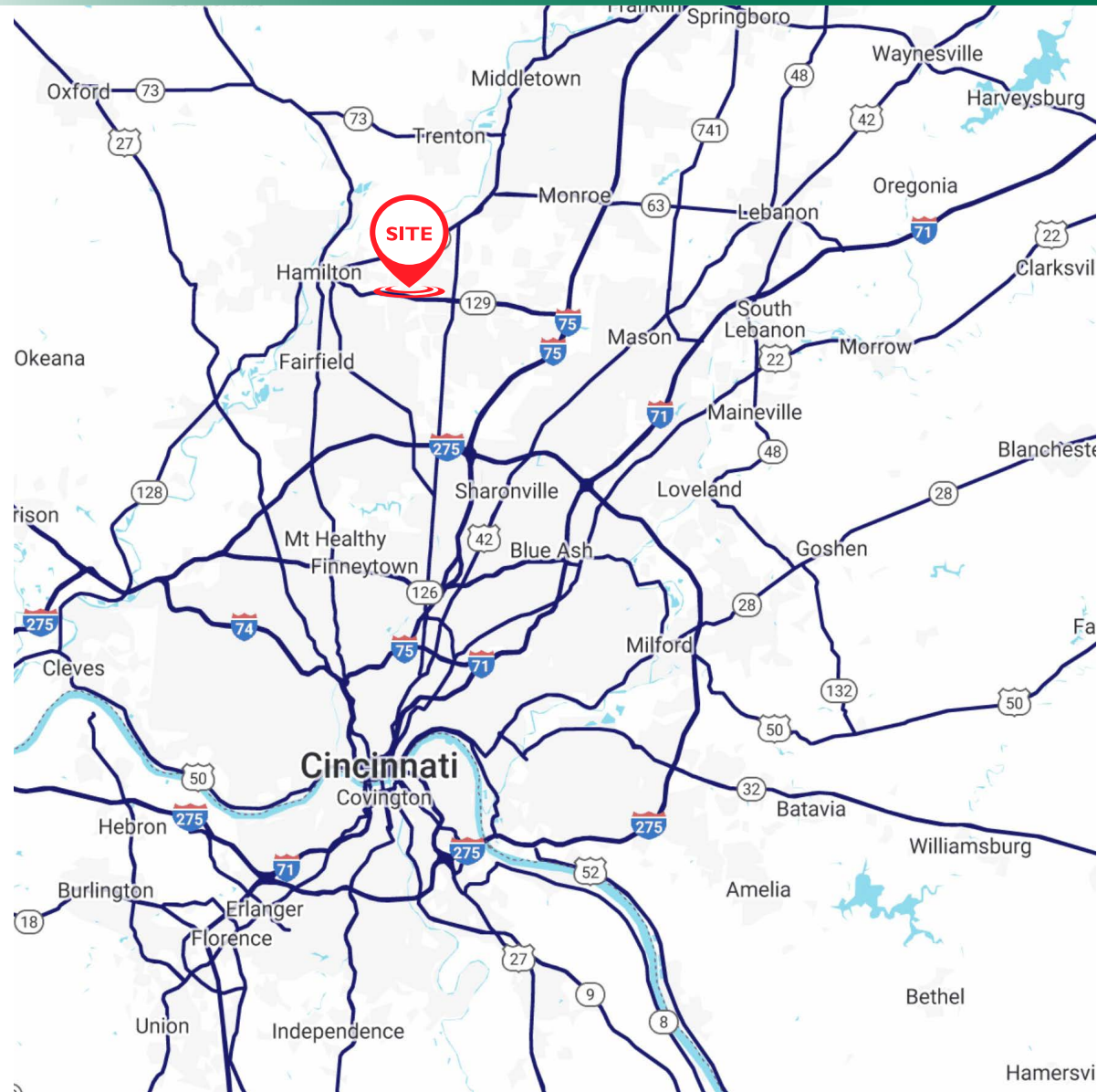
- **969 SF - 4,641 SF Available for Lease**
- Conveniently situated at the intersection of Princeton Road and State Highway 4, off State Route 129 in the Northern suburbs of Cincinnati
- Excellent mix of tenants includes established national retailers like Target, JCPenney, Dick's Sporting Goods, Best 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
- Population of 148,501 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



Bridgewater Falls Shopping Center

PRINCETON ROAD AND BYPASS-4 | HAMILTON, OH 45011

SITE PLAN

Anchor
ASSOCIATES



4901 Hunt Road, Suite 102 | Blue Ash, OH 45242
513-784-1106 | www.anchor-associates.com

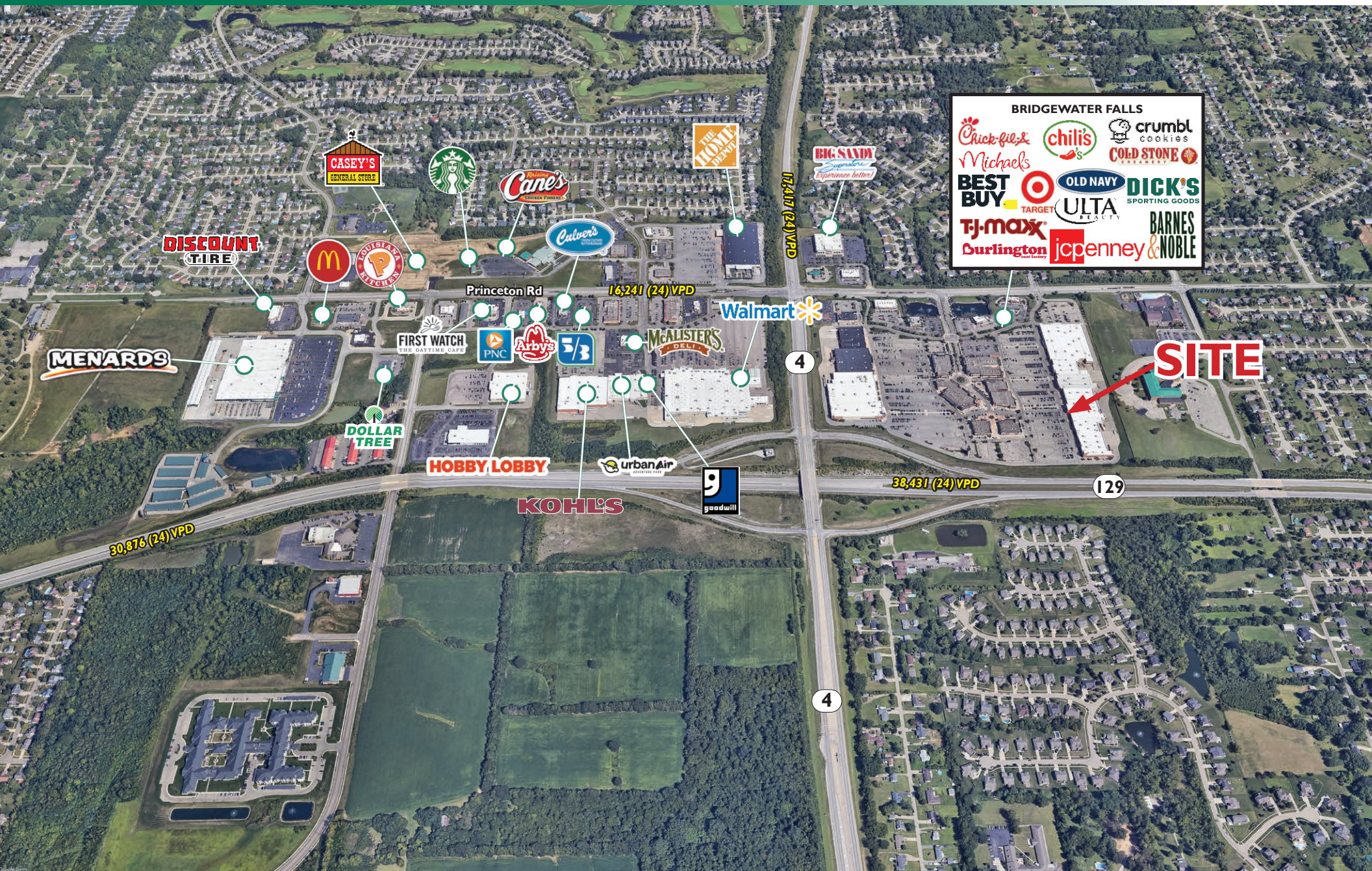
The information herein is not guaranteed. Although obtained from reliable sources, it is subject to errors, omissions and withdrawal from the market without notice.

A MEMBER OF
CHAINLINKS
RETAIL ADVISORS

Bridgewater Falls Shopping Center

PRINCETON ROAD AND BYPASS-4 | HAMILTON, OH 45011

Anchor
ASSOCIATES



4901 Hunt Road, Suite 102 | Blue Ash, OH 45242
513-784-1106 | www.anchor-associates.com

A MEMBER OF
CHAINLINKS
RETAIL ADVISORS

PRINCETON ROAD AND BYPASS-4 | HAMILTON, OH 45011

ASSOCIATES



A MEMBER OF
CHAINLINKS
RETAIL ADVISORS

PRINCETON ROAD AND BYPASS-4 | HAMILTON, OH 45011

ASSOCIATES



A MEMBER OF
CHAINLINKS
RETAIL ADVISORS