

# AVAILABLE: FOR LEASE



## 7,000 SF PRIME RETAIL SPACE



## 760 EASTGATE SOUTH DRIVE | CINCINNATI, OH 45245



FOR MORE INFORMATION PLEASE CONTACT:

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**WARM**  
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

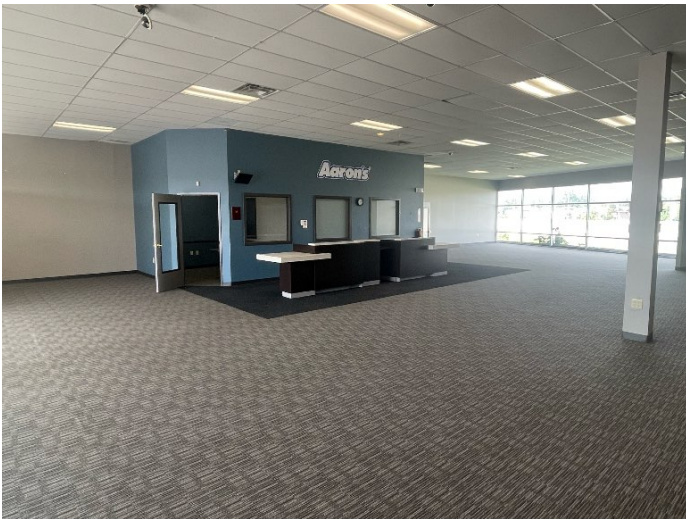
Quoted Annual Base Rent = \$12.50/SF NNN

### 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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