

RETAIL SPACE FOR LEASE

861 EASTGATE SOUTH DRIVE

Cincinnati, OH 45245



FOR LEASE: 3,222 SF

PRICING: Call for Details

PROPERTY HIGHLIGHTS

- Former convenience store for sale
- Located in desirable Eastgate retail corridor
- 450 feet of frontage on Eastgate South Drive and Glen-Este Withamsville Road
- Close proximity to numerous national retailers, as well as Eastgate Mall
- Surrounded by dense residential area & strong daytime population
- Zoned B-1 (Business) / PD (Planned Development)

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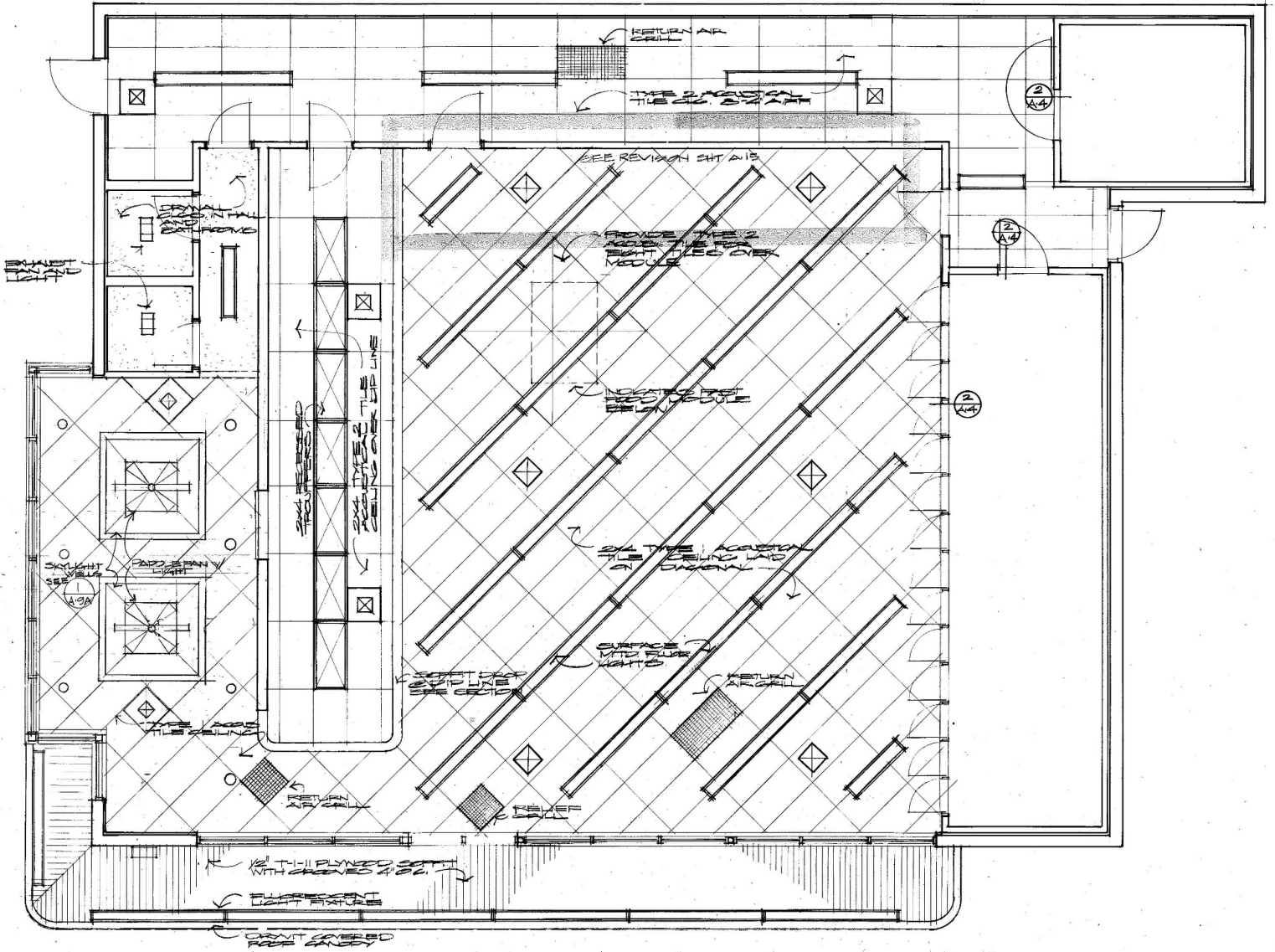
 **LEE & ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

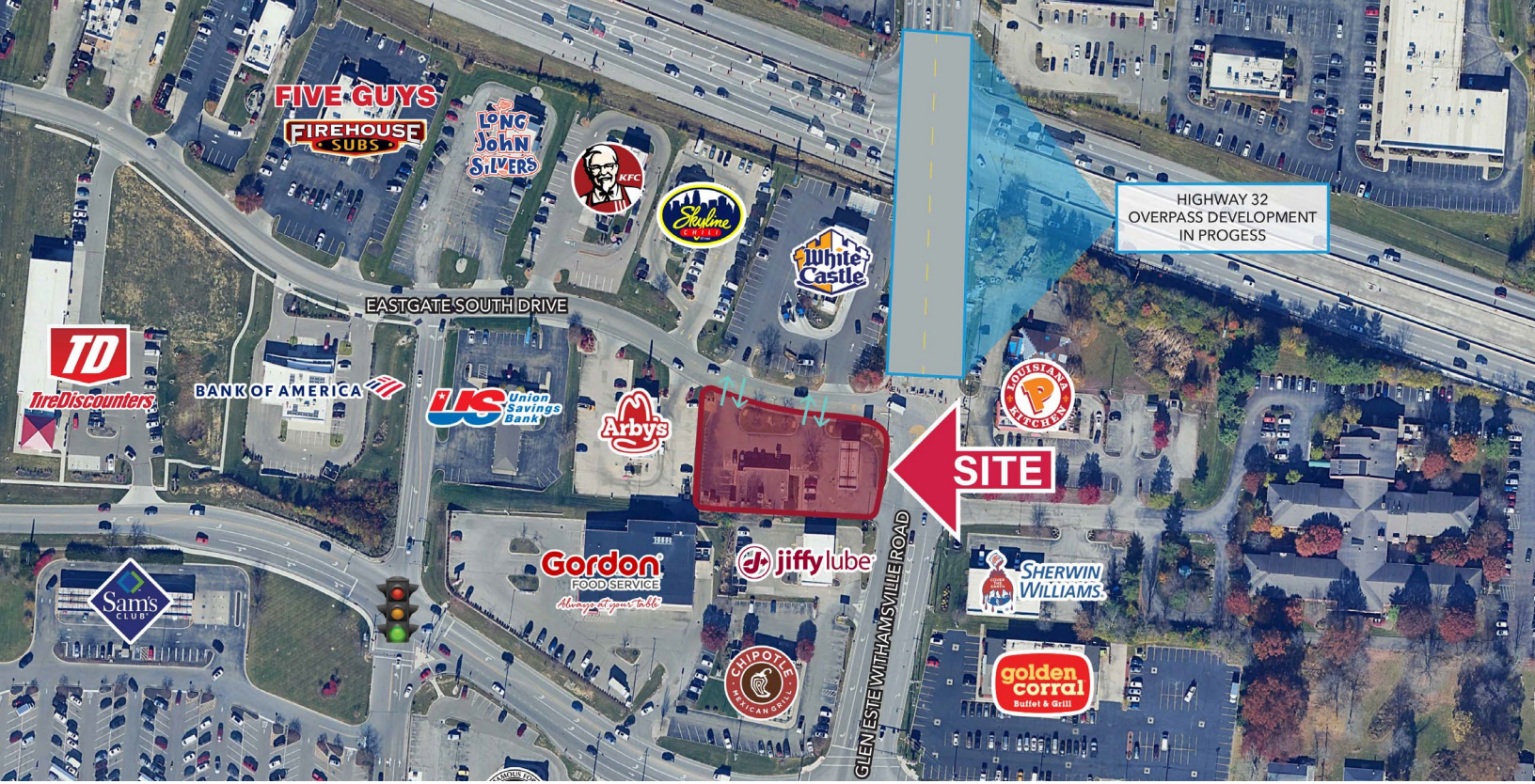
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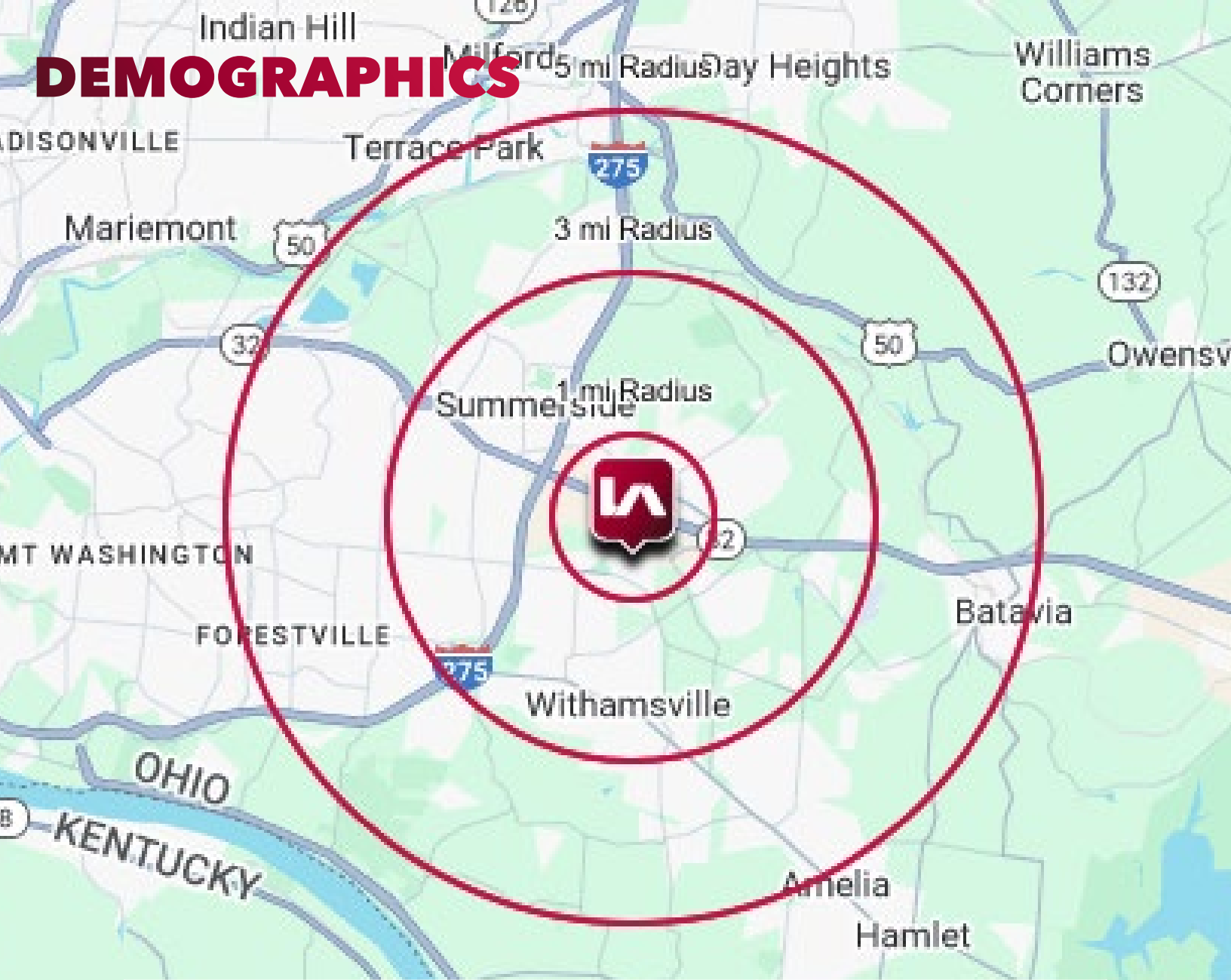
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DEMOGRAPHICS



	1 MI RADIUS	3 MI RADIUS	5 MI RADIUS
POPULATION			
2025 Estimated Population	5,357	52,257	103,024
2030 Projected Population	5,659	53,787	105,430
2020 Census Population	5,233	51,213	101,295
2010 Census Population	4,502	46,785	94,298
Projected Annual Growth 2025 to 2030	1.1%	0.6%	0.5%
HOUSEHOLDS			
2025 Estimated Households	2,296	22,552	42,627
2030 Projected Households	2,459	23,625	44,286
2020 Census Households	2,071	21,180	40,608
2010 Census Households	1,689	18,664	36,735
INCOME			
2025 Est. Average Household Income	\$97,571	\$107,314	\$122,639
2025 Est. Median Household Income	\$80,244	\$83,388	\$95,493
2025 Est. Per Capita Income	\$42,143	\$46,392	\$50,822
2025 Est. Total Businesses	345	1,580	3,555
2025 Est. Total Employees	4,160	21,320	47,516