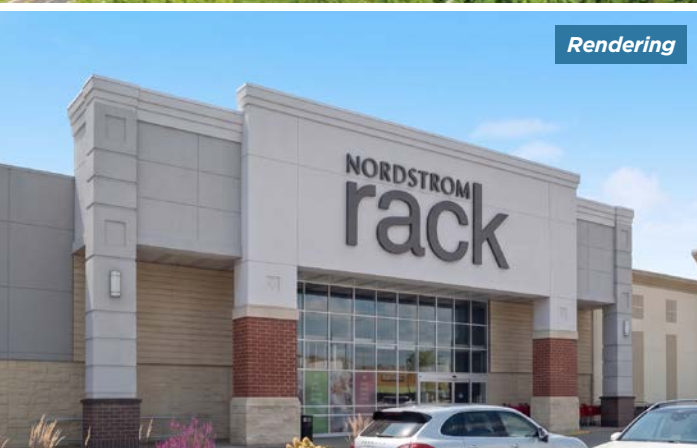




Crestview Hills

TOWN CENTER



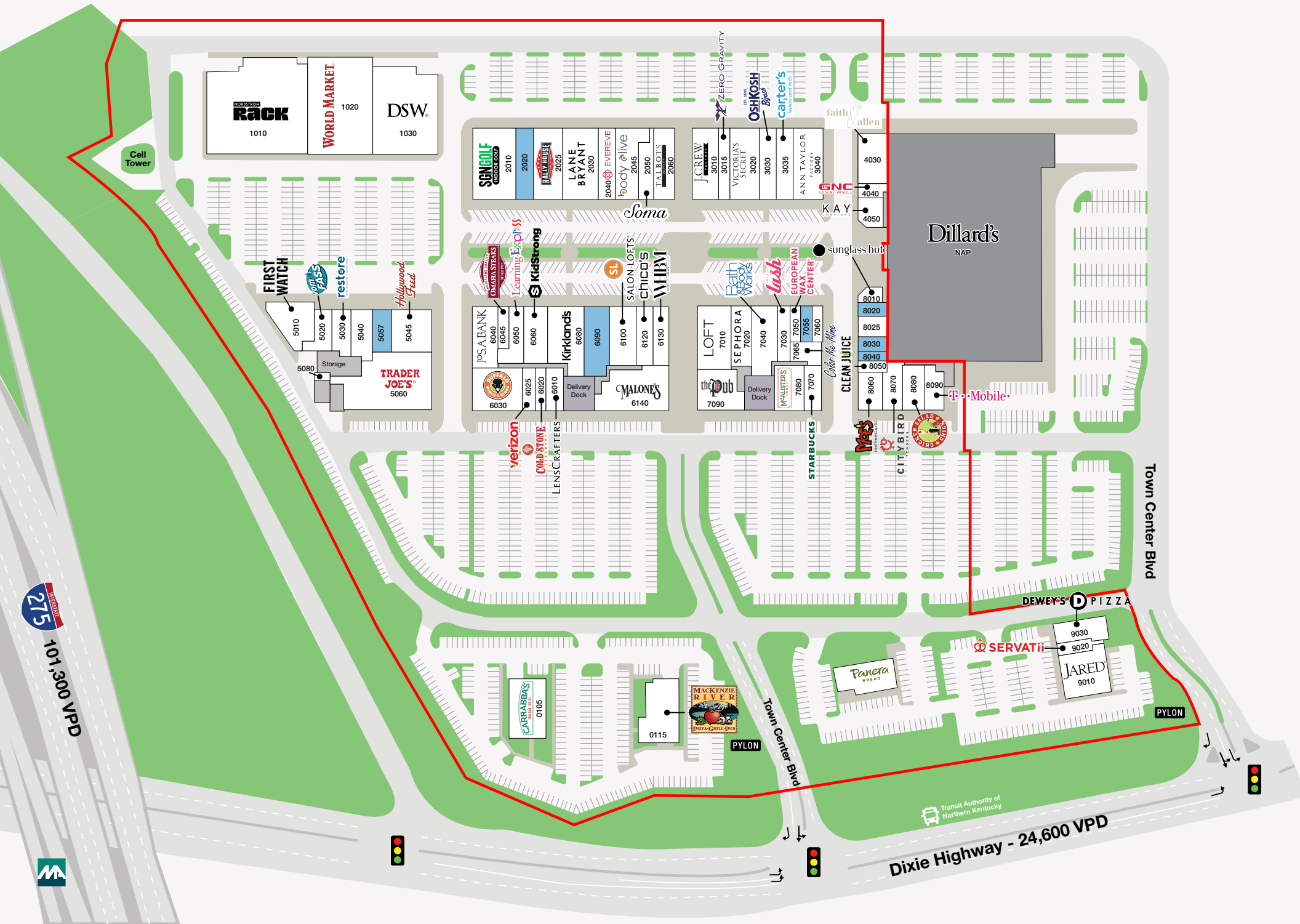
Rendering



The Dominant Open-Air Center Serving Cincinnati's Northern Kentucky Suburbs
Crestview Hills (Cincinnati MSA), Kentucky

Leasing Plan

SUBJECT OFFERING



TENANT	UNIT	SQUARE FEET
Panera	0100	4,970
Carabba's Italian Grill	0105	6,340
MacKenzie River Pizza Grill & Pub	0115	5,940
Nordstrom Rack	1010	27,004
World Market	1020	18,260
DSW	1030	15,858
SGN Golf	2010	8,640
Vacant	2020	3,600
Rally House	2025	6,000
Lane Bryant	2030	6,984
Evereve	2040	3,480
Body Alive	2045	5,136
Soma Intimates	2050	2,400
Talbots Outlet	2060	4,200
J. Crew Factory	3010	5,500
Zero Gravity	3015	2,140
Victoria's Secret	3020	5,880
OshKosh	3030	3,503
Carter's	3035	3,497
Ann Taylor Factory	3040	5,760
Dillard's (NAP)	4000	203,069
Faith & Allen Salon	4030	4,009
GNC	4040	1,216
Kay Jewelers	4050	1,971
First Watch	5010	4,462
VomFASS	5020	2,101
Restore Hyper Wellness	5030	2,320
Glamour Nails	5040	3,150
Hollywood Feed	5045	4,600
Vacant	5057	2,011
Trader Joe's	5060	13,494
Management Office	5080	611
LensCrafters	6010	2,320
Cold Stone Creamery	6020	1,305
Verizon	6025	1,613
Buffalo Wings and Rings	6030	6,000
Jos. A Bank	6040	4,200
Omaha Steaks	6045	1,400
Learning Express	6050	2,941
Kidstrong	6060	3,892
Kirkland's	6080	6,494
Vacant	6090	5,065
Salon Lofts	6100	4,564
Chico's	6120	2,966

TENANT	UNIT	SQUARE FEET
White House Black Market	6130	2,535
Malone's	6140	8,185
LOFT	7010	6,000
Sephora	7020	3,400
Amazing Lash Studio	7030	1,860
Bath & Body Works	7040	5,536
European Wax Center	7050	1,070
Vacant	7055	1,150
Milk Jar Café	7060	1,000
Color Me Mine	7065	1,969
Starbucks	7070	2,250
McAlister's Deli	7080	3,750
The Pub	7090	5,000
Sunglass Hut	8010	1,000
Vacant	8020	1,100
Asiana Thai & Sushi	8025	1,750
Vacant	8030	1,250
Vacant	8040	800
Clean Juice	8050	908
Moe's Southwest Grill	8060	2,611
CityBird Tenders	8070	2,695
Chicken Salad Chick	8080	2,695
T-Mobile	8090	2,460
Jared	9010	6,000
Servatii's	9020	1,320
Dewey's Pizza	9030	3,300
TOTAL		502,460



Retailers Perform, Commit, & Continue to Choose Crestview Hills Town Center

Strong tenant productivity, sustained retailer commitment, and continued leasing demand reinforce Crestview's position as Northern Kentucky's preferred open-air retail destination.



TRADER JOE'S

697K Annual Visits
16 Mi to Nearest Location

Rack

New Lease
11 Mi. to Nearest Location

RALLY HOUSE
LOCAL STUFF

Top 15% of Stores Nationwide

TALBOTS
OUTLET

Top 10% of Stores Nationwide

FIRST WATCH

\$747 Sales PSF
Top 5% of Stores Nationwide
Renewed
Operating Since 2005

DSW

\$5.4M Sales
Top 5% of Stores Nationwide
#1 Store In KY
Renewed Through 2035

EVEREVE

Top 15% of Stores Nationwide

SEPHORA

\$1,483 Sales PSF

restore
HYPER WELLNESS • CRYOTHERAPY

New Lease



\$533 Sales PSF
#2 / 49 Stores Nationwide

LENSCRAFTERS

\$943 Sales PSF

MALONE'S

New Lease
Highest Volume Restaurant in Louisville

LOFT

Top 10% of Stores Nationwide

MCALISTER'S DELI

\$827 Sales PSF
Top 5% of Stores Nationwide
#1 Store in KY
Renewed
Operating Since 2005

Panera BREAD

\$733 Sales PSF

Performance Commitment Leasing Momentum





Bath
& Body
Works

\$693 Sales PSF

Expanded
+ Renewed
Through 2034

faith
& allen

Expanded & Renewed
Through 2033

AMAZING
lash
STUDIO

New Lease

MOE's
SOUTHWEST GRILL

\$749 Sales PSF
#9 / 45 Stores
Nationwide

DEMONSTRATED RETAILER COMMITMENT



159,900 SF

Leasing Activity Since 2024



69,800 SF

New Leases



90,100 SF

Renewals

DURABLE IN-PLACE TENANCY

53%

of ABR
by Tenants Operating
More Than 15 Years

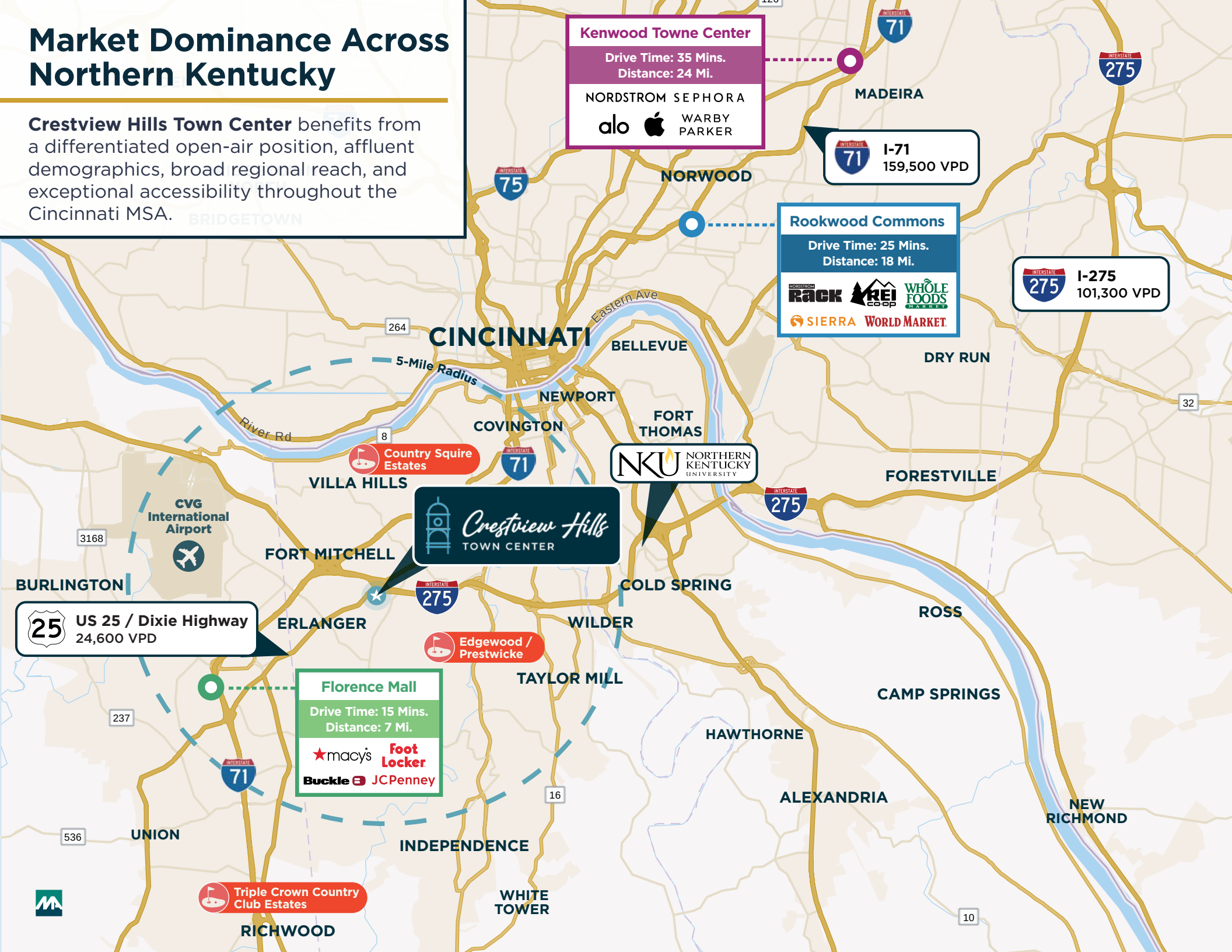
85%

of ABR from
National Tenants



Market Dominance Across Northern Kentucky

Crestview Hills Town Center benefits from a differentiated open-air position, affluent demographics, broad regional reach, and exceptional accessibility throughout the Cincinnati MSA.



A Deep Regional Demand Base Supports Long-Term Retail Fundamentals

GLOBAL CONNECTIVITY & LOGISTICS CVG INTERNATIONAL AIRPORT

9.2M

Annual
Passengers

\$10.5B

Regional
Economic Impact

33K+

Jobs Supported

amazon
Prime Air

Amazon Air North
American Hub

(\$1.5 billion, 600-acre facility)



1 of 3 global DHL Global Superhubs

6th largest cargo airport in North America

MAJOR EMPLOYMENT & HEALTHCARE ANCHORS MAJOR REGIONAL EMPLOYMENT DRIVERS

ST. ELIZABETH HEALTHCARE

CINCINNATI CHILDREN'S

UC HEALTH



PROCTER & GAMBLE



GE Aerospace

AFFLUENT NORTHERN KENTUCKY COMMUNITIES

Established & growing
affluent communities in
Northern Kentucky support
discretionary retail, dining,
& service demand.



Triple Crown Country Club (Union, KY)
Avg Sale Price: **\$780K**



Country Squire Estates (Villa Hills, KY)
Avg Sale Price: **\$1.6M**



Edgewood, KY
Avg Sale Price: **\$712K**

MAJOR-LEAGUE AMENITIES

Immediate access to Downtown Cincinnati places
Crestview within one of the Midwest's most-amenity-
rich regional markets.



A Durable Path to Long-Term Rent and NOI Growth

Contractual rent growth, future lease-control events and meaningful projected rent spreads provide multiple opportunities to expand NOI, with targeted investment offering the potential to enhance future leasing outcomes.

CURRENT TENANCY WITH LIMITED OPTION CONTROL

 8,640 SF 2027 269% MTM	 2,535 SF 2029 25% MTM	 4,200 SF 2031 54% MTM	 2,966 SF 2029 58% MTM	 1,216 SF 2030 24% MTM	 1,613 SF 2028 18% MTM
 5,880 SF 2028 889% MTM	 2,101 SF 2029 97% MTM	 1,750 SF 2032 84% MTM	 6,340 SF 2033 154% MTM	 5,500 SF 2033 145% MTM	


POSSIBLE OUTCOMES


RE-MERCHANDISE WITH CONTEMPORARY TENANT

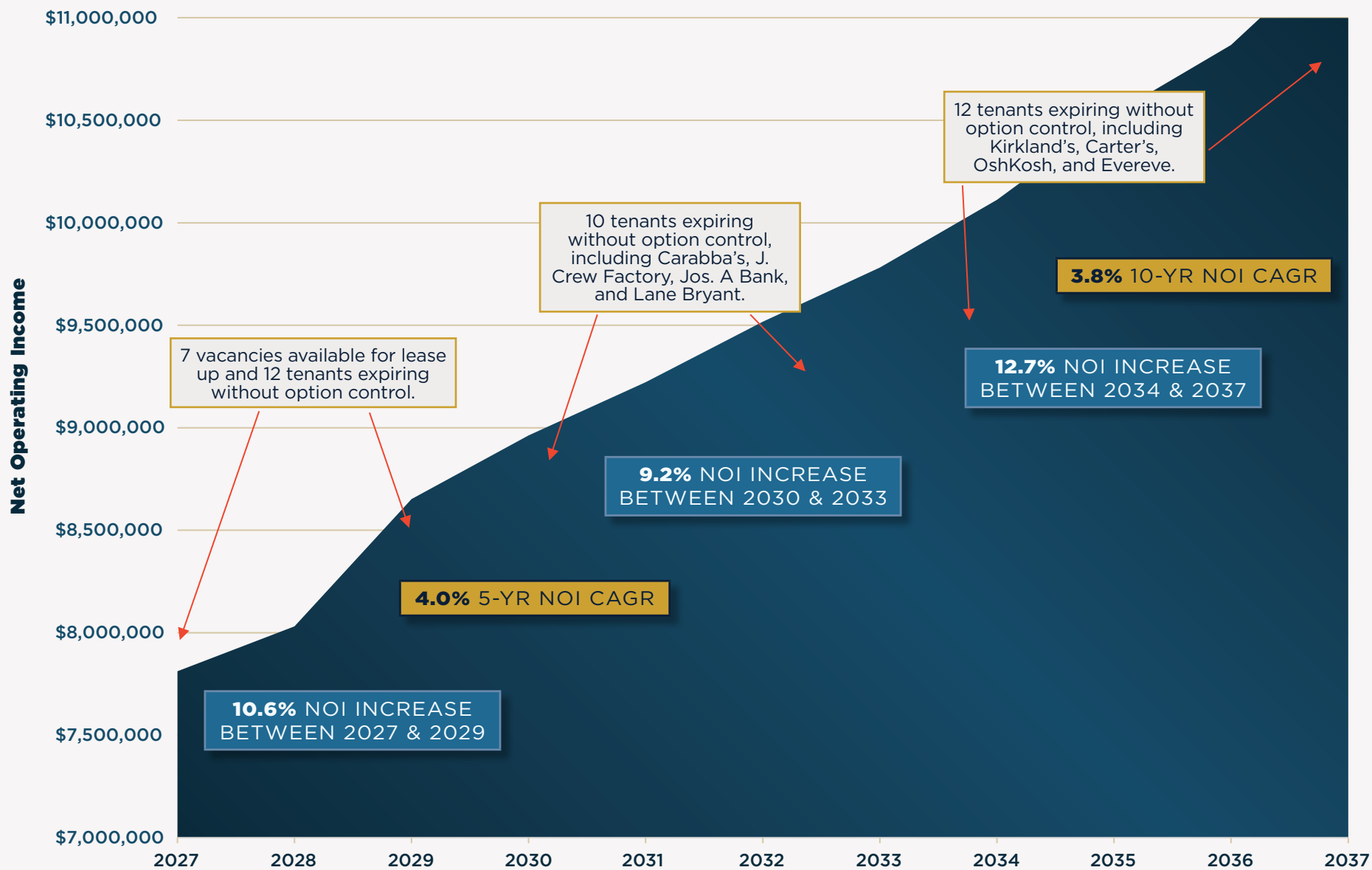
RENEW AT MARKET

	Average In-Place 'Town Square' Rent: \$25.60 PSF
	Average In-Place 'Town Square' Market Rent: \$38.17 PSF
	Town Square Incremental ABR Opportunity: \$1.23MM



Embedded Rent Upside Supports NOI Growth Profile

Crestview Hills Town Center's income growth is supported by contractual rent increases, lease-up of existing vacancy and future opportunities to capture market rent as ownership regains control of tenant spaces. These complementary growth drivers create a durable path to NOI expansion without relying on a single leasing event or capital initiative.



Northeast Facing Aerial





DEMOGRAPHICS

Distance from Subject:	3 miles	5 miles	7 miles	15 minutes
2026 Population	69,270	157,266	340,413	307,557
Forecasted 2031 Population	70,400	160,208	348,396	315,880
% Change 2026 to 2031	1.6%	1.9%	2.3%	2.7%
2026 Households	28,053	64,714	142,119	131,181
Forecasted 2031 Households	28,814	66,667	147,333	136,480
% Change 2026 to 2031	2.7%	3.0%	3.7%	4.0%
2026 Daytime Demographics	75,037	178,461	427,528	427,427
2026 Average Household Income	\$129,438	\$114,385	\$111,755	\$118,917
Households with HHI Over \$100,000	13,048	27,077	58,603	56,527
Households with HHI Over \$150,000	8,189	15,225	32,932	33,532
2026 Median Age	39.0	38.5	37.5	37.9





PROPERTY DESCRIPTION





Property Description

- Originally constructed in 1978, Crestview Hills Mall opened as a regional mall anchored by McAlpin's (Dillard's) department store.
- Beginning in 2004, Crestview Hills Mall was redeveloped into Northern Kentucky's premier open-air lifestyle center anchored by Dillard's.
- The center is comprised of 10 buildings: six primary inline buildings, three freestanding, single-tenant outlots, one multi-tenant shop building, and one separately owned Dillard's box which includes 24,500 SF of owned shop space.
- Access to Crestview Hills Town Center is provided by two fully signalized main entrances along Dixie Highway which feature dedicated left turn lanes and a rear entrance via Turkeyfoot Road. The two main entrances along Dixie Highway feature monuments supporting tenant signage.
- The center is located immediately adjacent to Interstate 275 and approximately one mile east of the interchange between Interstates 71 and 275.
- There are 2,395 parking spaces serving the site, yielding a generous parking ratio of 4.8 spaces per 1,000 square feet.
- A centrally located, pedestrian-oriented town square creates a distinctive gathering place for shopping, dining, community events, and seasonal programming.
- Crestview Hills Town Center features attractive brick construction, generous tenant elevations and signage, wide pedestrian walkways, thoughtful architectural details, and mature landscaping, all of which create a distinctive sense of place.



For further information contact owner's exclusive representatives.



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