

RETAIL PROPERTY FOR LEASE

EASTGATE VILLAGE SHOPS

761-775 EASTGATE SOUTH DRIVE, CINCINNATI, OH 45245



OFFERING SUMMARY

Lease Rate:	\$12 - 14 SF/yr (NNN)
Building Size:	28,434 SF
Available SF:	1,655 - 2,750 SF
Lot Size:	2.5 Acres
Number of Units:	12
Year Built:	1987
Zoning:	Neighborhood Commercial
Market:	Cincinnati
Submarket:	Cincinnati East

PROPERTY OVERVIEW

Welcome to 761-775 Eastgate South Drive – an outstanding opportunity for commercial leasing. This property enjoys a prime location in front of Jungle Jim's and benefits from a signalized intersection, ideal for maximizing visibility and accessibility. With its close proximity to I-275, this promising space attracts both national and local tenants. As a tenant, you'll appreciate the attentive local property management and ample parking available on-site. Embrace the perfect blend of strategic positioning, professional management, and ample facilities – an ideal setting for your business to thrive. Schedule your viewing today and secure your space in this vibrant commercial hub.

PROPERTY HIGHLIGHTS

- Excellent location in front of Jungle Jim's.
- Signalized Intersection
- Proximity to I-275
- National and local tenants
- Attentive Local Property Management
- Significant Parking

ERIC FEGAN, CCIM, MAI, CPM

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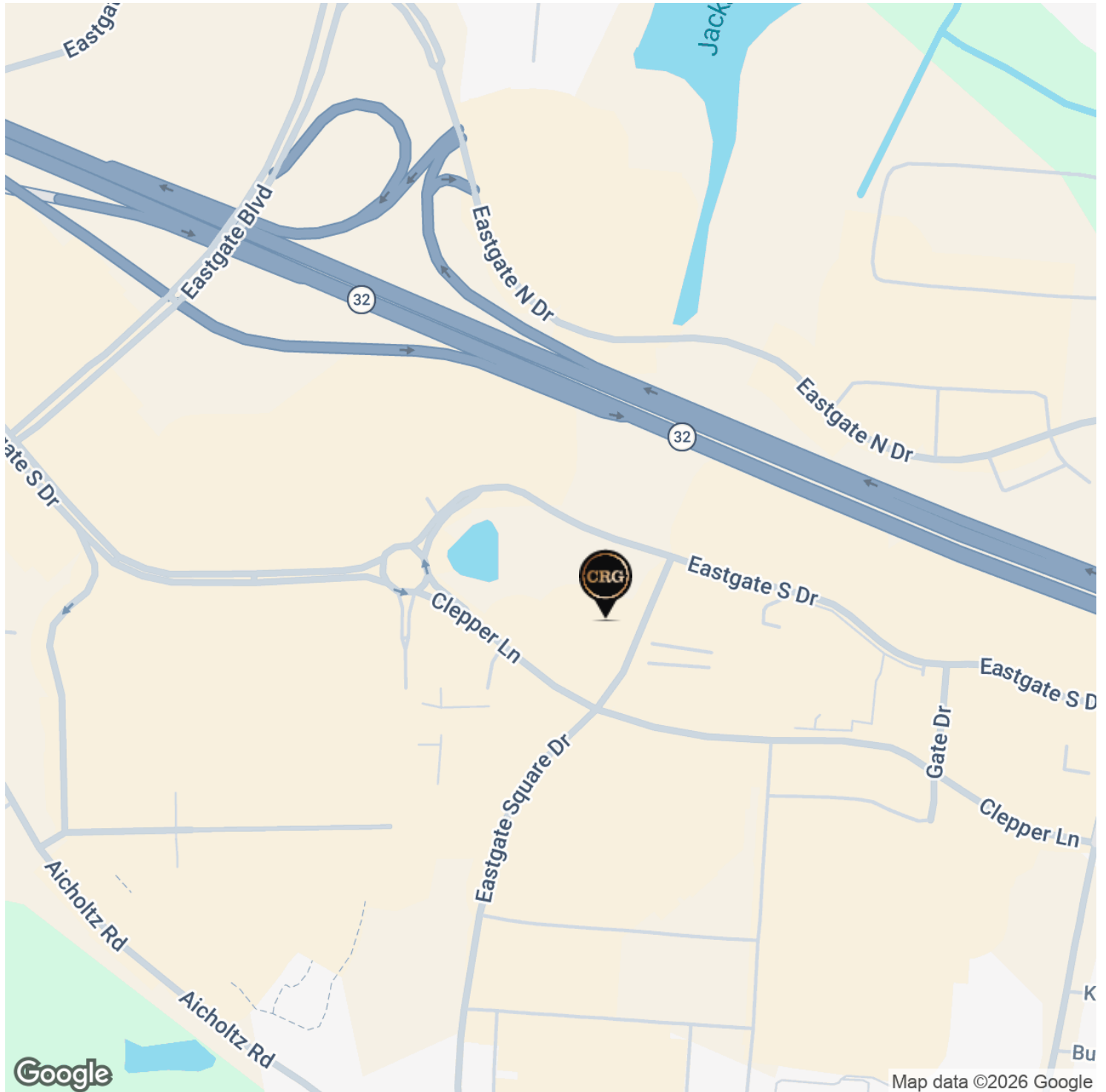
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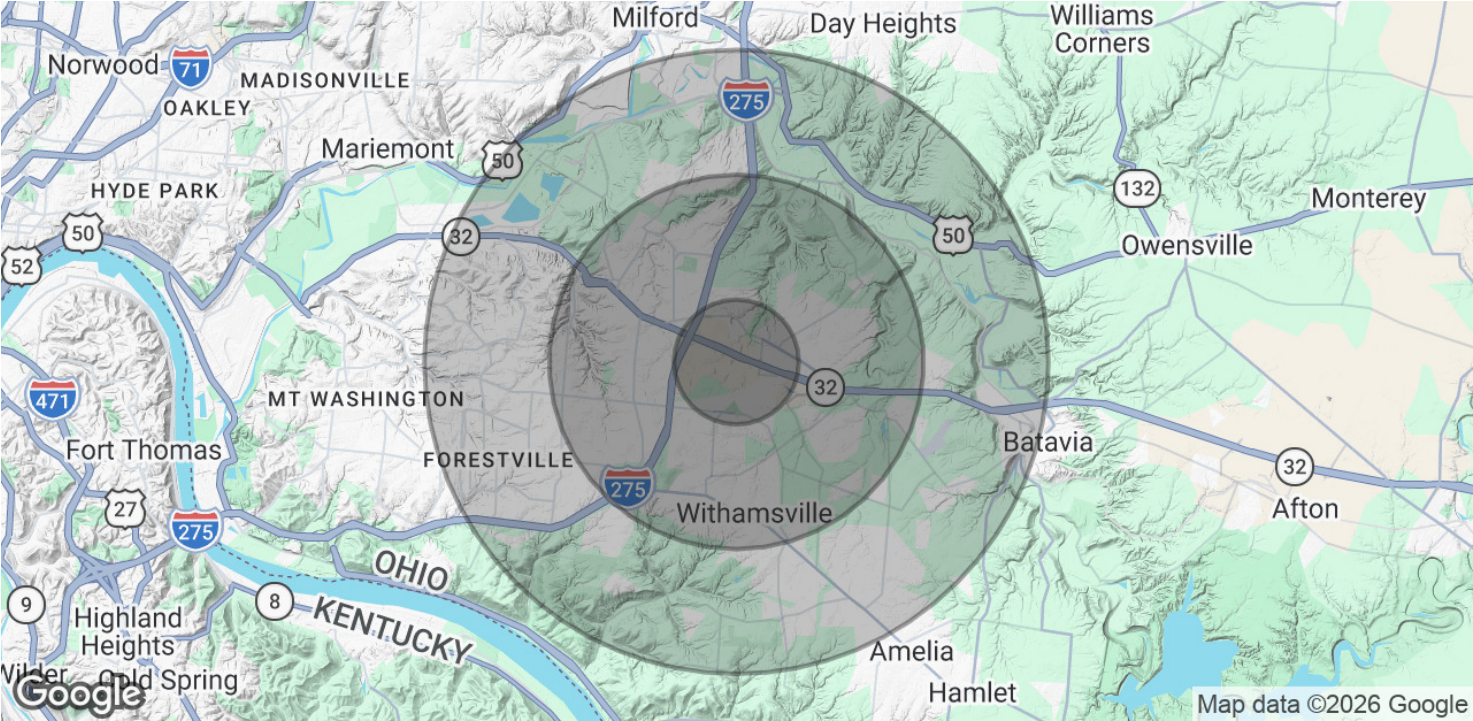
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,212	48,053	101,294
Average Age	37.5	36.4	36.8
Average Age (Male)	36.7	35.5	35.8
Average Age (Female)	38.0	37.1	37.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,833	19,399	38,688
# of Persons per HH	2.3	2.5	2.6
Average HH Income	\$66,057	\$68,955	\$77,835
Average House Value	\$196,304	\$168,754	\$183,173

2020 American Community Survey (ACS)

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