

AVAILABLE FOR LEASE



EASTGATE RETAIL CORRIDOR • CINCINNATI, OHIO

760 EASTGATE SOUTH DRIVE

SUITE B • 6,000 ± SF RETAIL & SHOWROOM

6,000 ± SF

SUITE B • CONTIGUOUS RETAIL

\$12.50 / SF NNN

QUOTED ANNUAL BASE RENT

S.R. 32

DIRECT HIGHWAY FRONTAGE

106,108

POPULATION • 5-MILE RADIUS

STEVE FAHRNBACH

VP / Principal Broker • Warm Realty + Development LLC

D (513) 241-9647 M (513) 623-7797

E steve@warmrd.com

SUITE B — FLEXIBLE SHOWROOM RETAIL

Second-generation space with storefront glass on two elevations



STOREFRONT & SIGNAGE ELEVATION — EASTGATE SOUTH DRIVE

SPACE FEATURES

- Suite B — 6,000 ± SF total area with limited columns for flexible reuse
- Large **open showroom** with 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** at grade level
- Rear storage area with separate rooms
- Men's and Women's **ADA restrooms**
- Large shared parking field
- Signage available on **highway and street elevations**

LEASE RATE & TERMS

BASE RENT

\$12.50 / SF NNN

CAM / OPEX

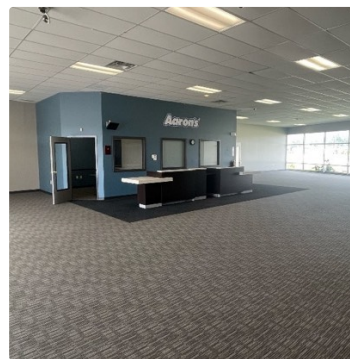
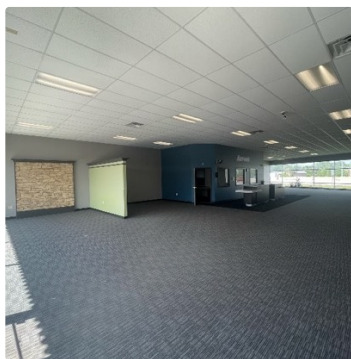
Tenant reimburses landlord for its pro-rata share of CAM, real estate taxes and property insurance. Gas & electric separately metered.

LEASE TERM

Minimum five (5) year term preferred.

AVAILABILITY

Immediate.



Open showroom, central customer service counter, and the S.R. 32 signage elevation. Space is delivered in as-is condition; landlord will discuss a tenant improvement allowance for qualified users and terms.

CENTER OF THE EASTGATE TRADE AREA

Immediately east of the I-275 / S.R. 32 interchange



DEMOGRAPHICS (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

VISIBILITY FROM EVERY APPROACH

Freestanding building on a signalized retail node with abundant shared parking



WEST TOWARD I-275 & THE EASTGATE RETAIL CORE



STOREFRONT & PARKING FIELD



S.R. 32 FRONTAGE

SITE PLAN — SUITE B



WHY EASTGATE

- Direct exposure to S.R. 32 with strong highway traffic volumes
- Adjacent to Sportsman's Warehouse; steps from HomeGoods, Ulta, Five Below and Kirkland's
- Within one mile of Jungle Jim's, Meijer, Walmart, Sam's Club, Hobby Lobby and Best Buy
- S.R. 32 corridor improvements have enhanced access to the property
- Growing daytime employment base — corporate headquarters, medical and office users
- Tenant signage available on both the highway and Eastgate South Drive elevations

SCHEDULE A TOUR

STEVE FAHRNBACH

VP / Principal Broker · Warm Realty + Development LLC

Direct (513) 241-9647

Mobile (513) 623-7797

Email steve@warmrd.com



All information provided has been obtained from sources deemed reliable. However, it may be subject to errors, omissions and changes in terms or conditions. No representations or warranties, expressed or implied, as to the accuracy or completeness of the contents shall be deemed made. Property is offered subject to prior lease, change in price or withdrawal without notice.