

DILLONVALE SHOPPING CENTER

Cincinnati, Ohio



**4000 East Galbraith
Cincinnati, OH 45236**

PROPERTY DESCRIPTION

- Well-established neighborhood shopping center - 146,000/SF
- Strong economic hub for the community in a high-traffic, central area
- Located at the signalized intersection of Galbraith and Plainfield Rd.
- Anchors include IGA Grocery, Advance Auto Parts, Walgreens, Ace Hardware, Dollar Tree and The Public Library
- Anchor space available - 25,000/SF
- End-cap space available - opportunity for drive-thru or patio

DEMOGRAPHICS

| | 1 Mile | 3 Mile | 5 Mile |
|----------------|----------|-----------|-----------|
| Population | 13,799 | 92,478 | 128,122 |
| Households | 6,313 | 39,118 | 54,358 |
| Avg. HH Income | \$98,536 | \$100,414 | \$111,528 |

CONTACT FOR LEASING INFORMATION:

Joe Del Balso

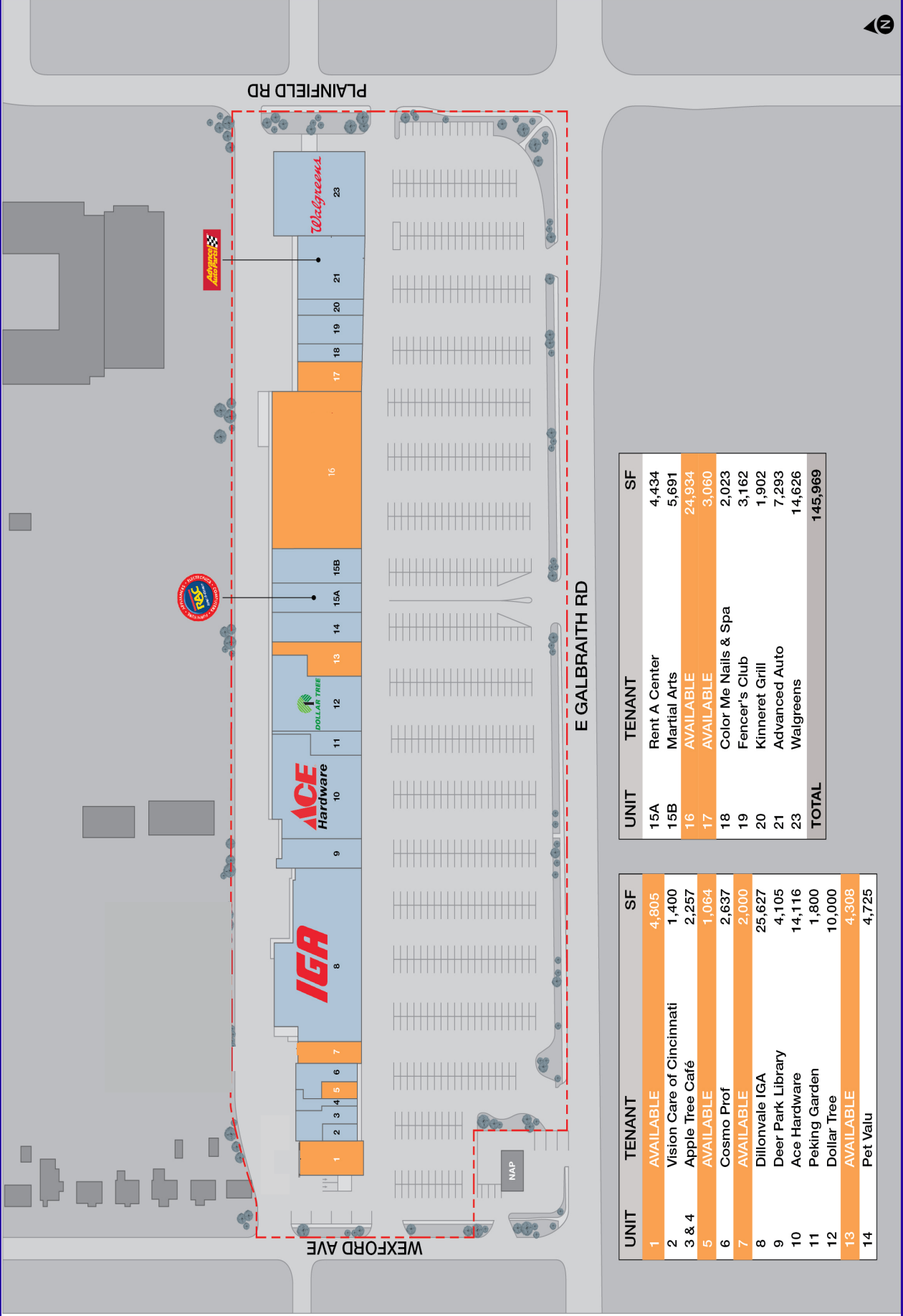
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| UNIT | TENANT | SF |
|-------|---------------------------|--------|
| 1 | AVAILABLE | 4,805 |
| 2 | Vision Care of Cincinnati | 1,400 |
| 3 & 4 | Apple Tree Café | 2,257 |
| 5 | AVAILABLE | 1,064 |
| 6 | Cosmo Prof | 2,637 |
| 7 | AVAILABLE | 2,000 |
| 8 | Dillonvale IGA | 25,627 |
| 9 | Deer Park Library | 4,105 |
| 10 | Ace Hardware | 14,116 |
| 11 | Peking Garden | 1,800 |
| 12 | Dollar Tree | 10,000 |
| 13 | AVAILABLE | 4,308 |
| 14 | Pet Valu | 4,725 |

| UNIT | TENANT | SF |
|--------------|----------------------|----------------|
| 15A | Rent A Center | 4,434 |
| 15B | Marital Arts | 5,691 |
| 16 | AVAILABLE | 24,934 |
| 17 | AVAILABLE | 3,060 |
| 18 | Color Me Nails & Spa | 2,023 |
| 19 | Fencer's Club | 3,162 |
| 20 | Kimmeret Grill | 1,902 |
| 21 | Advanced Auto | 7,293 |
| 23 | Walgreens | 14,626 |
| TOTAL | | 145,969 |

The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation to accuracy. It is the buyer or lessee's responsibility to independently confirm accuracy and completeness.