



Bridgewater Falls

Hamilton, OH

Cincinnati (OH-KY-IN)



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AERIAL



GROSS LEASABLE AREA (GLA)	503,861 SF
PARKING SPACES	2,480



DENSITY AERIAL



Property Overview

Bridgewater Falls is a premier hybrid over 500,000 square foot shopping center positioned at the intersection of heavily traveled Princeton Road and State Highway 4 in Hamilton, Ohio, a strong submarket of Cincinnati. The attractive and nicely landscaped shopping center features a great mix of fitness, fashion, electronics, cosmetics and more national anchor tenants, plus a lively mix of smaller stores. Big box stores surround a more intimate retail Main Street core with thoughtful architectural details and popular shops and restaurants.

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■ Available ■ Non-Controlled



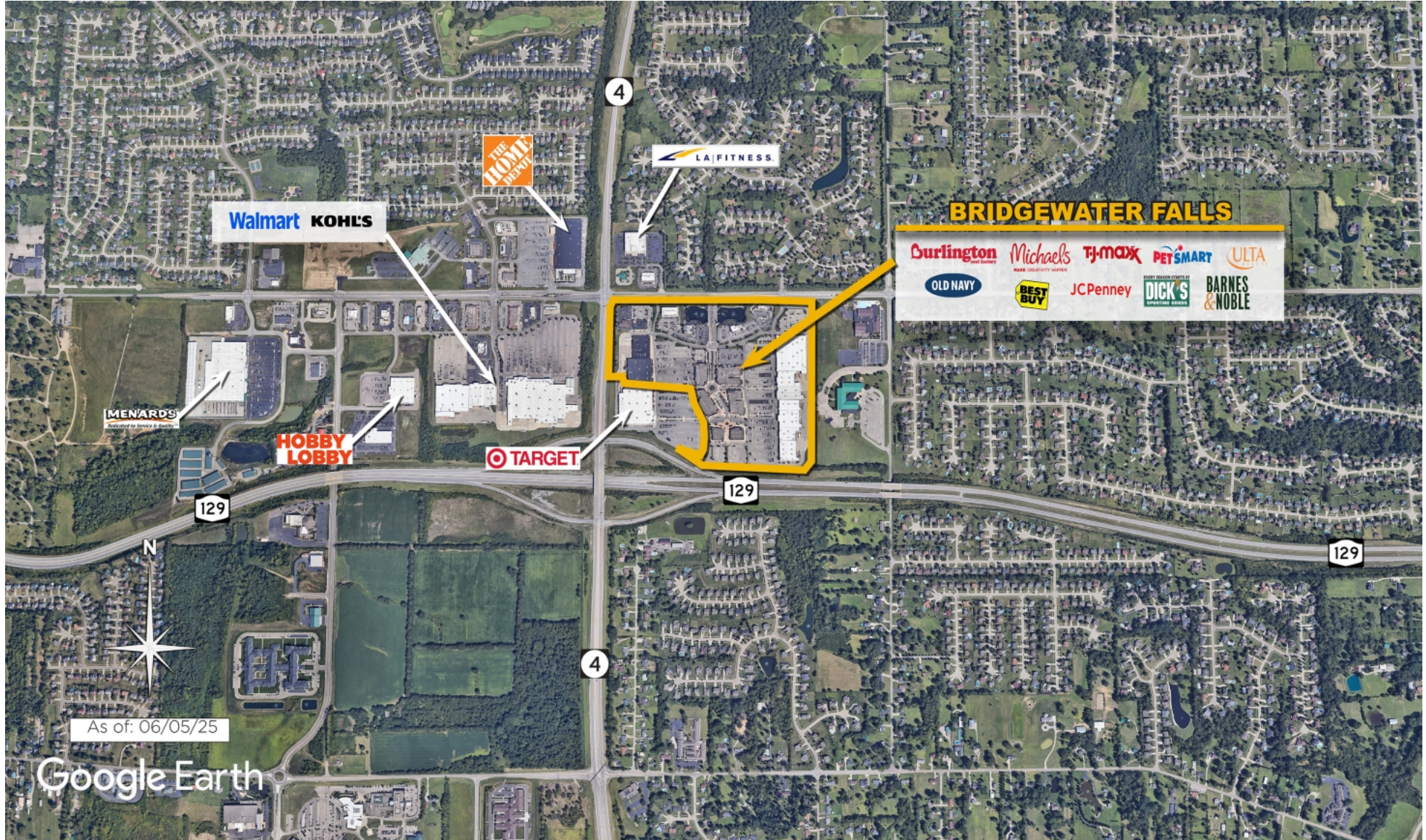
TENANT	SQ FT	TENANT	SQ FT	TENANT	SQ FT
2 Dick's Sporting Goods	50,000	23 PetSmart	20,195	45 Taqueria El Comal	6,335
3 Ulta	10,011	24 Best Buy	30,000	46 Mattress Firm	4,980
4 Leslie's	3,000	25 Panera Bread	4,536	47 Pearle Vision	1,894
5 Barnes & Noble	16,076	26 Kay Jewelers	3,075	48 Milk Jar Café	1,183
6 Huntington Bank	3,000	27 Massage Envy	3,859	49 Family Hearing Centers	1,182
7 Jimmy Johns Gourmet Sandwiches	1,845	28 Buffalo Wild Wings	6,487	50 US Marines Recruiting	1,183
8 FedEx Kinko's Office and Print	2,000	29 Overgeared Games	7,880	51 GNC	1,195
9 Men's Wearhouse	4,589	30 Milan Laser Hair Removal	1,282	52 Available	2,158
10 Chipotle Mexican Grill	2,400	31 GameStop	1,764	53 Sally Beauty Supply	1,491
11 Aspen Dental	3,200	32 Available	3,000	54 Sharkey's Cuts for Kids	969
12 Sport Clips	1,265	33 Claire's Boutiques	1,200	55 Club Pilates	1,865
13 Orangetheory Fitness	2,409	34 Bath & Body Works	3,574	56 L&T Nails	4,746
14 AT&T Mobility	3,500	35 Cold Stone Creamery	1,400	57 Everything But The Bottle	2,387
15 Chili's	5,697	36 Available	3,361	57A Paradigm Beauty	1,193
16 Available (Former Restaurant)	6,147	37 Available	1,280	58 Nep Barbershop	1,193
17 Chick-fil-A	6,000	38 Art in Motion Dance	4,473	59 Frutta Bowls	1,207
18 JCPenney	98,250	39 Al-Zaytuna Grill	2,084	60 Fuji Steak House	4,770
19 Michaels	22,433	40 Rally House	4,890	61 Salon Lofts	2,999
20 Burlington	30,090	41 Reichley's Hallmark	4,030	62 Crumbl	2,382
21 Old Navy	18,800	42 Available	10,741	63 Carter's	5,622
22 TJ Maxx	32,000	44 Five Guys Burgers and Fries	2,635	64 Five Below	8,469

Disclaimer: This site plan shows the approximate location, square footage, and configuration of the shopping center and adjacent areas, and is only illustrative of the size and relationship of the stores and common areas generally, all of which are subject to change. The showing of any names of tenants, parking spaces, square footage, curb-cuts or traffic controls shall not be deemed to be a representation or warranty that any tenants will be at the shopping center, the square footage is accurate, or that any parking spaces, curb-cuts or traffic controls do or will continue to exist. Moreover, any demographics set forth in this flyer are for illustrative purposes only and shall not be deemed a representation by Landlord or their accuracy. Availability of this property for rent is subject to prior rental or withdrawal of the property from the market at any time without notice.

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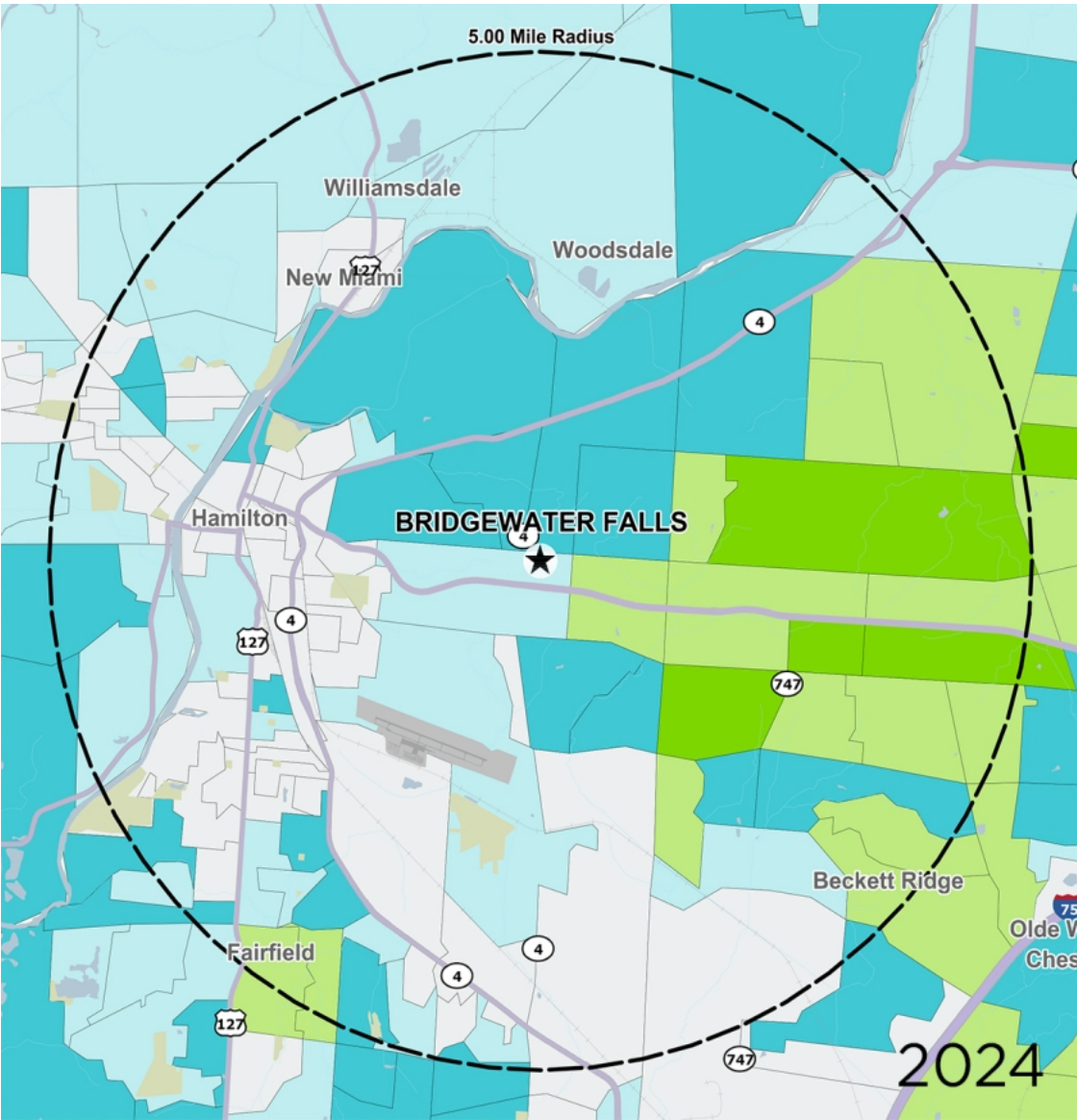


COMPETITION MAP

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by Block Group

Demographics

2024 ESTIMATES	1-MILE	3-MILES	5-MILES
Population	6,385	57,083	148,148
Daytime Pop	5,750	45,402	145,859
Households	2,221	19,648	55,096
Average HH Income	\$126,213	\$113,812	\$105,017
Median HH Income	\$114,545	\$90,141	\$80,707
Per Capita Income	\$44,632	\$39,848	\$39,458

Average Household Income

Popstats, 4Q 2024, Trade Area Systems

\$300K and up	\$100K - \$150K
\$200K - \$300K	\$75K - \$100K
\$150K - \$200K	< \$75K



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