



**TROJAN TRACE DEVELOPMENT**



FOR LEASE  
**2,000 - 15,000 SF OF RETAIL & 2ND LEVEL OFFICE**



# PROPERTY HIGHLIGHTS

- Trojan Trace Development is a new mixed-use entertainment district in Eastgate.
- Retail space ranges from 2,000 SF - 15,000 SF
- 2nd level office space ranges from 2,300 - 6,000 SF
- Breaking ground Q4 2024 and delivered in fall of 2025
- Join The Works Pizza!
- Located in the highly desirable Eastgate trade area. Home to one of Cincinnati's top attractions, Jungle Jim's International Market, which see's over 60,000 shoppers weekly
- Just one mile from I-275

## NEIGHBORING TENANTS

Sam's Club, Walmart, Aldi, Planet Fitness, Jungle Jim's International Market, Grocery Outlet, DSW, Best Buy, Dick's, Meijer, Ulta and much more

## AVAILABLE SF

2,000 - 15,000 SF

## LEASE RATE

\$37.00/SF NNN

## NEIGHBORHOOD DEMOGRAPHICS



POPULATION



AVERAGE HOUSEHOLD INCOME



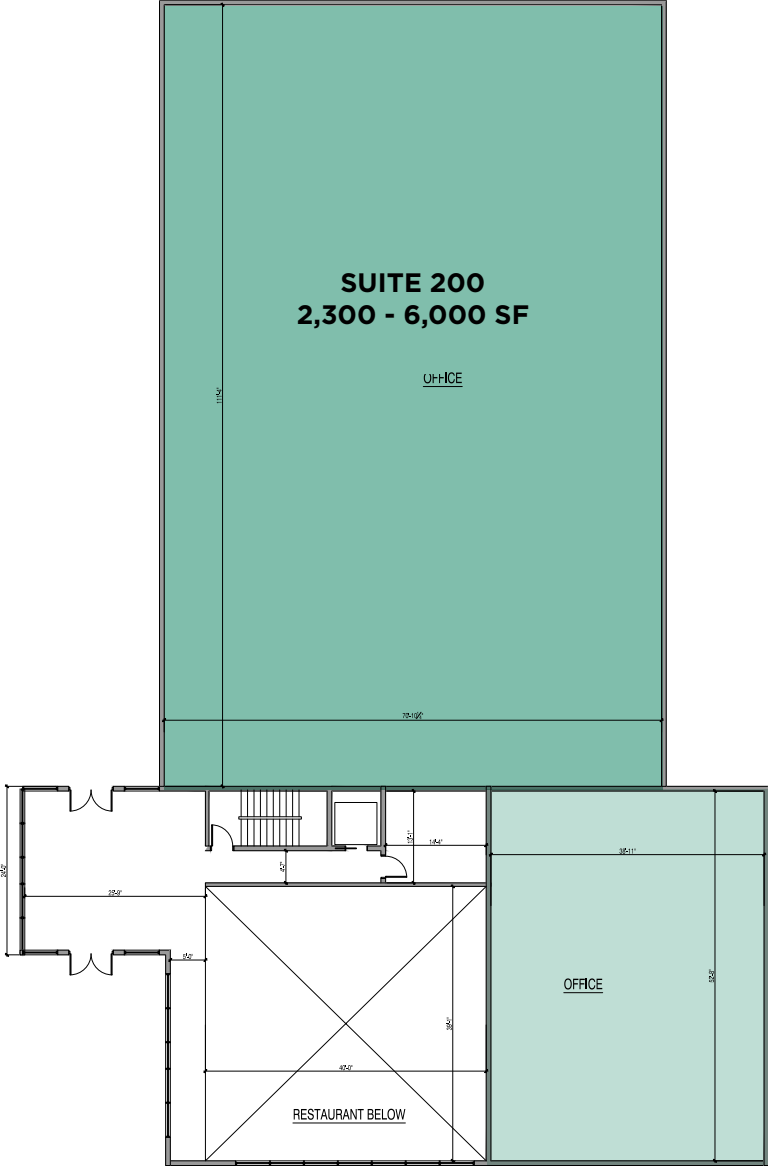
AVG DAYTIME POPULATION

1 Mile	6,068	\$83,252	7,353
3 Miles	54,514	\$103,990	35,817
5 Miles	109,654	\$121,108	77,435





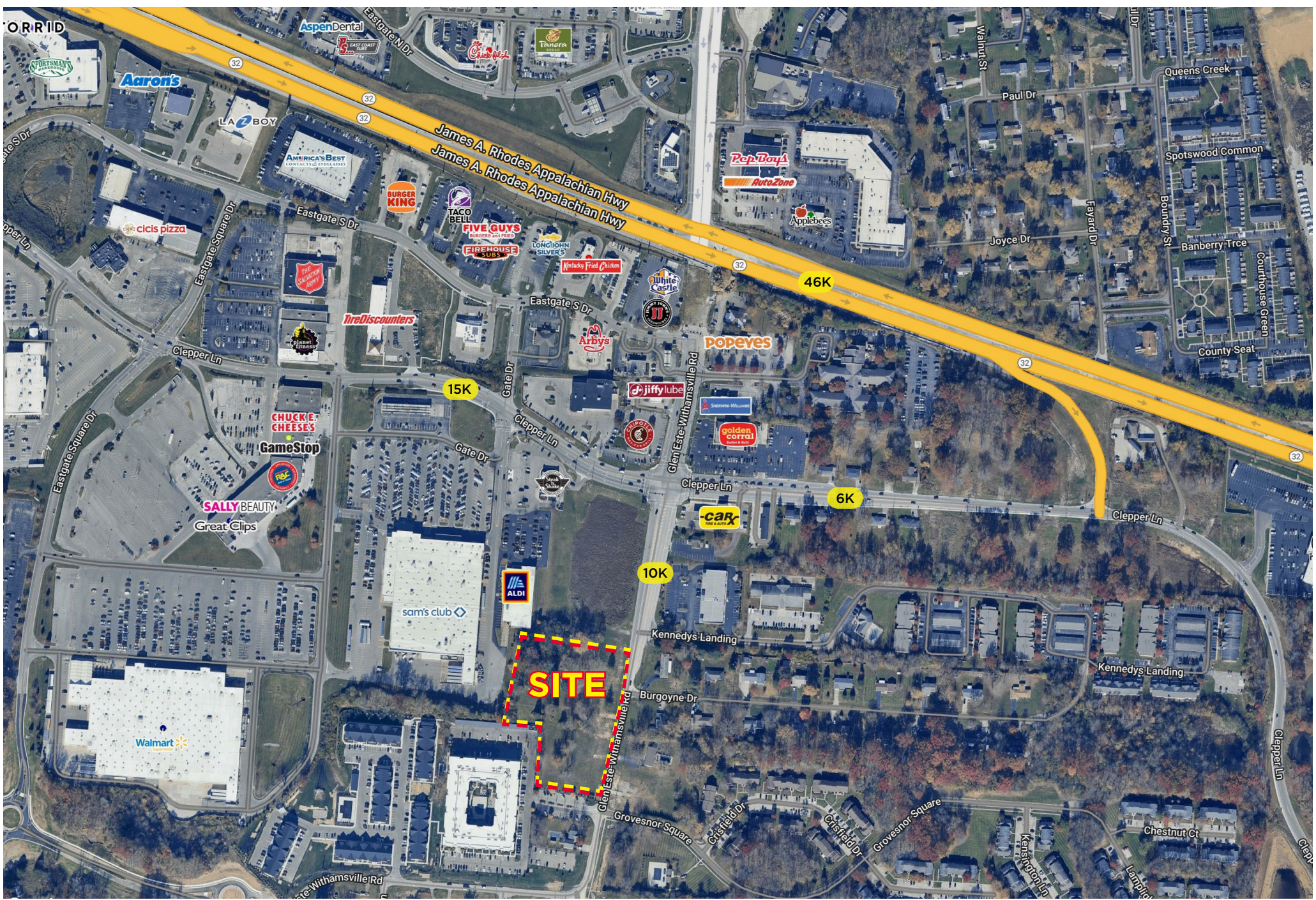
# OFFICE (2nd Fl) **FLOOR PLAN**

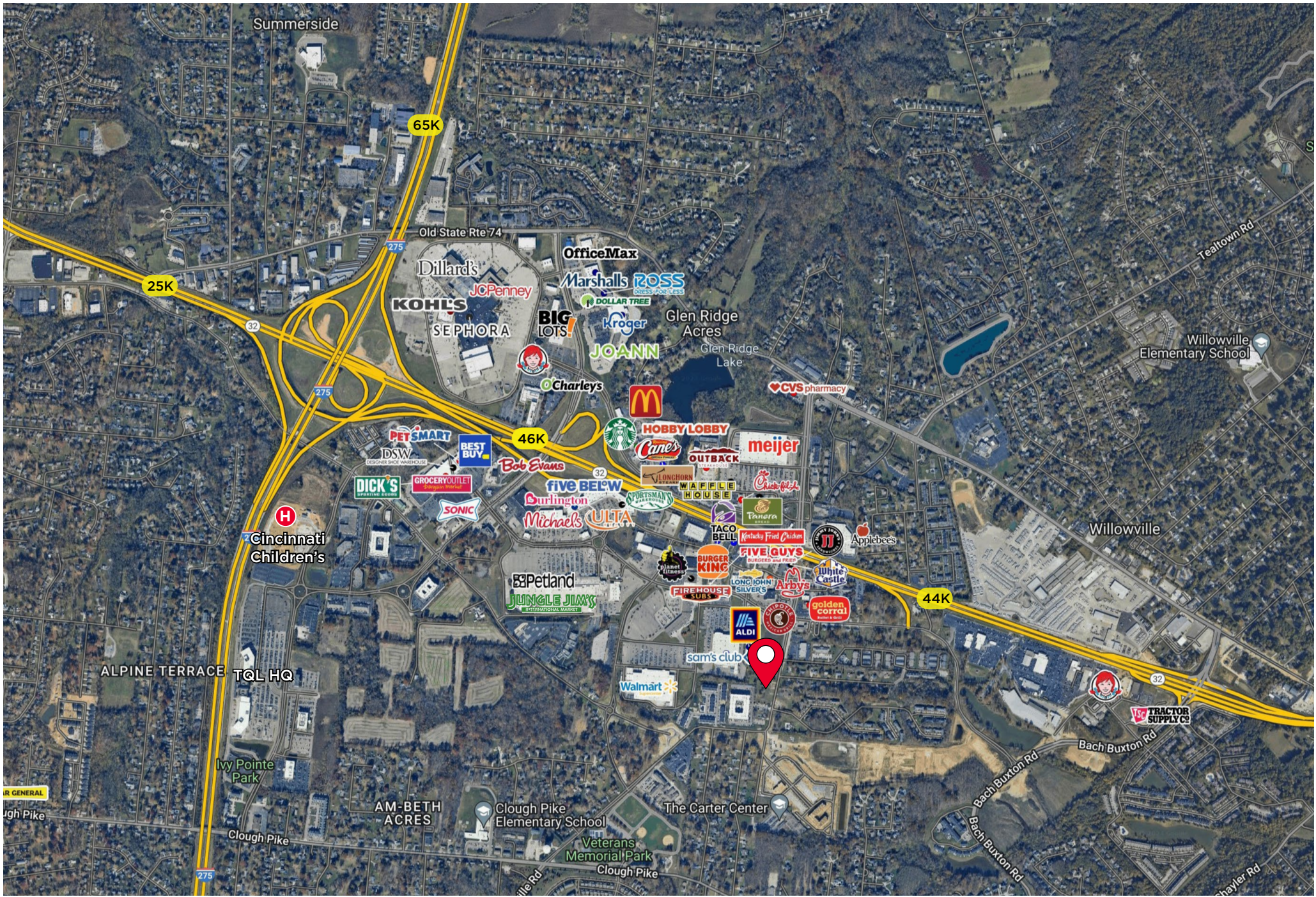


# DEVELOPMENT SITE PLAN

NOTE:  
THIS LANDSCAPING PLAN IS PRELIMINARY. ULTIMATELY A LANDSCAPING PLAN SHOWING SIZES AND SPECIES WILL BE PROVIDED. A PHOTOMETRIC PLAN IN ACCORDANCE WITH UNION TOWNSHIP'S ZONING REGULATION WILL ALSO BE SUBMITTED.







# SUBMARKET **AERIAL**



**FOR MORE INFORMATION, CONTACT:**

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