

COMMERCIAL REAL ESTATE

3232 Eastgate Center Clermont County, Ohio

Note: this property is located in an opportunity zone

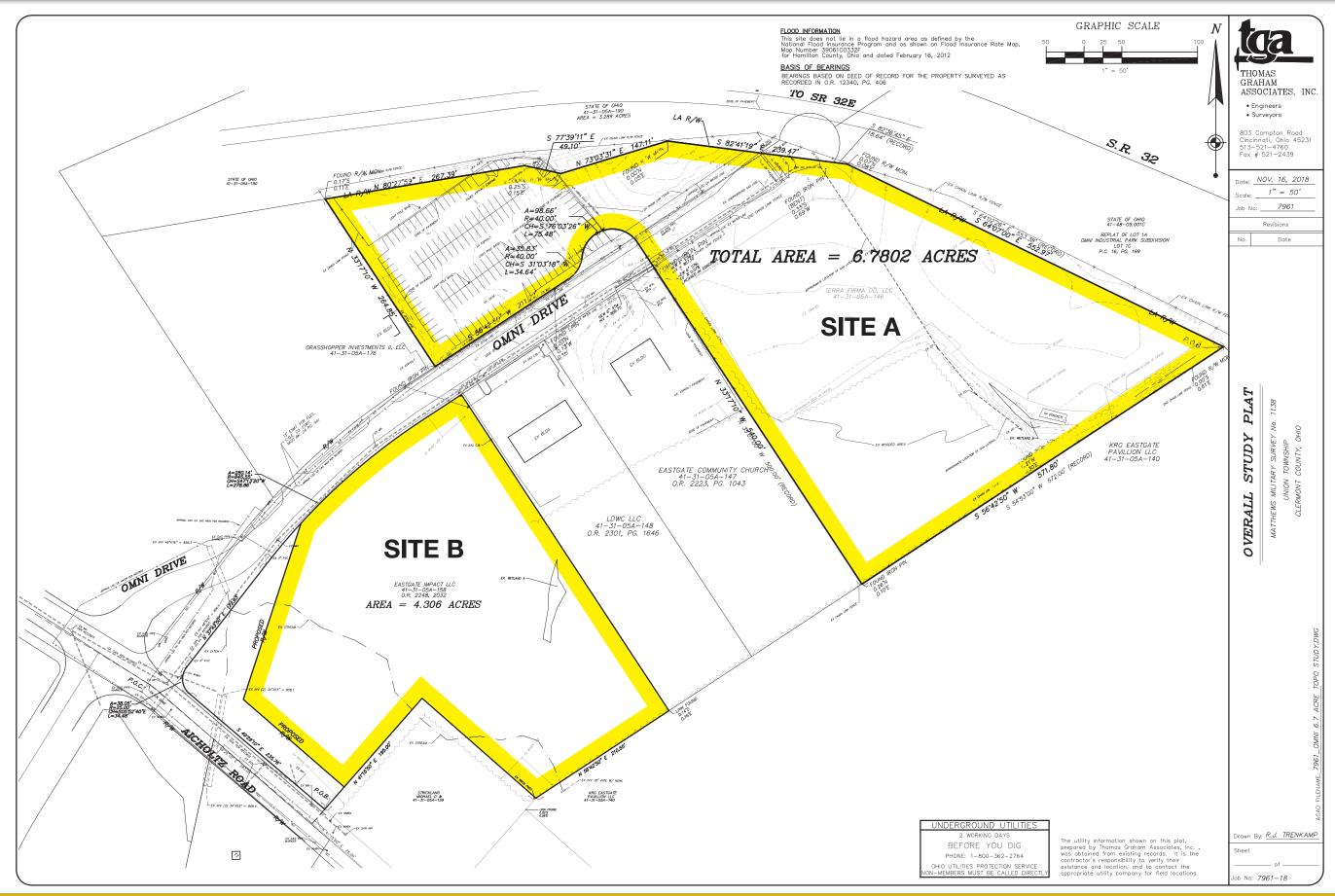
3232 Eastgate Center is property that Terra Firma has acquired for future development. While the prime location of the property lends itself to a variety of possible uses, the current plan is to develop a project for potential users that want to take advantage of the prominent "gateway" visibility that the site has to both I-275 and SR 32, which is one of the highest volume interchanges in southwestern Ohio, and the immediate adjacency of the new hospitals to be constructed by Children's Hospital and Mercy Hospital. Further enhancing the site are the recently-completed road improvements including the extension of Aicholtz Road under I-275 which will significantly increase the traffic flowing directly by this site.

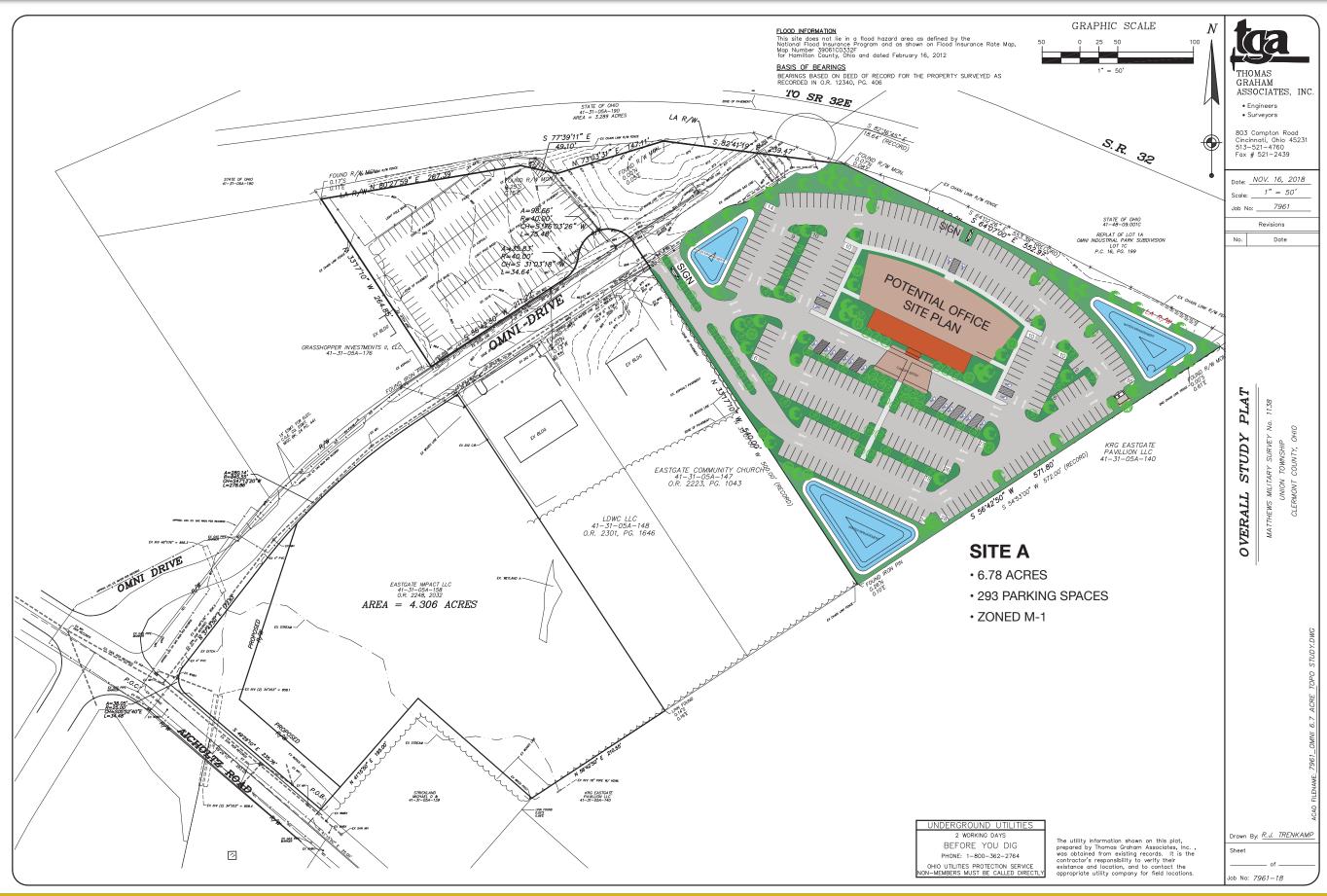
KEY DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	6,043	48,058	96,126
Households	2,429	19,930	39,088
Avg. HH Income	\$77,603	\$77,027	\$87,242









SR 32 CORRIDOR IMPROVEMENTS:

MAINLINE SR 32 WORK + LOCAL NETWORK IMPROVEMENTS = BETTER MOBILITY & ACCESS

