



## Bridgewater Falls Shopping Center

### PROPERTY HIGHLIGHTS

- **OUTPARCEL COMING AVAILABLE 10/1/25 (6,147 SF Restaurant on 1.55 ACRES)**
- 1,280 SF - 10,741 SF Available for Lease
- Conveniently situated at the intersection of Princeton Road and State Highway 4, off State Route 129 in the Northern suburbs of Cincinnati
- Excellent mix of tenants includes established national retailers like Target, JCPenney, Dick's Sporting Goods, Best Buy, Old Navy, Michael's, TJMaxx, Ulta, Crumbl Cookies, Frutta Bowls, Five Guys & Hallmark
- Notable restaurants at the center include Chili's, Buffalo Wild Wings, Chipotle, Panera Bread, MacKenzie River, Chick-Fil-A, and Five Guys
- Daytime population of 143,504 people within five miles

Princeton Road and  
Bypass-4  
Hamilton, OH  
45011

LEASING BY:

**Anchor**  
ASSOCIATES  
A Member of  
**CHAINLINKS**  
RETAIL ADVISORS

OWNED BY:



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OH Highway 4 Bypass

Princeton Road

OH Highway 129 (Veteran's Highway)



#	TENANT	SF
2	Dick's Sporting Goods	50,000
3	Ulta	10,011
4	Leslie's Swimming Pool Supplies	3,000
5	Staples	16,076
6	Huntington Bank	3,000
7	Jimmy Johns Gourmet Sandwiches	1,845
8	FedEx Kinko's Office and Print	2,000
9	Men's Wearhouse	4,589
10	Chipotle Mexican Grill	2,400
11	Aspen Dental	3,200
12	Sports Clips	1,265
13	Orangetheory Fitness	2,409
14	AT&T Mobility	3,500
15	Chili's Bar & Grill	5,697
16	COMING AVAILABLE 10/1/25	6,147
17	Chick-fil-A	6,000
18	JCPenney	98,250
19	Michaels	22,433
20	Burlington	30,090
21	Old Navy	18,800
22	TJ Maxx	32,000
23	PetSmart	20,195
24	Best Buy	30,000
25	Panera Bread	4,536
26	Kay Jewelers	3,075
27	Massage Envy	3,859
28	Buffalo Wild Wings	6,487
29	Overgeared Games	7,880
30	Milan Laser Hair Removal	1,282
31	Gamestop	1,764
32	AVAILABLE	3,000
33	Claire's Boutiques	1,200
34	Bath & Body Works	3,574
35	Cold Stone Creamery	1,400
36	AVAILABLE	3,361
37	AVAILABLE	1,280
38	Art in Motion Dance	4,473
39	Al-Zaytuna Grill	2,084
40	Rally House	4,890
41	Hallmark	4,080
42	AVAILABLE	10,741
44	Five Guys Burgers and Fries	2,635
45	Taqueria El Comal	6,335
46	Mattress Firm	4,980
47	Pearl Vision	1,894
48	Milk Jar Café	1,183
49	Family Hearing Centers	1,182
50	US Marines Recruiting	1,183
51	GNC	1,195
52	AVAILABLE	2,158
53	Sally Beauty Supply	1,491
54	Sharkey's Cuts for Kids	969
55	Club Pilates	1,865
56	L&T Nails	4,746
57	AVAILABLE	2,387
57A	Paradigm Beauty	1,193
58	NEP Barbershop	1,193
59	Frutta Bowls	1,207
60	Fuji Steak House	4,770
61	Salon Lofts	2,999
62	Crumbi Cookies	2,382
63	Carter's	5,622
64	Five Below	8,469



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DEMOGRAPHICS

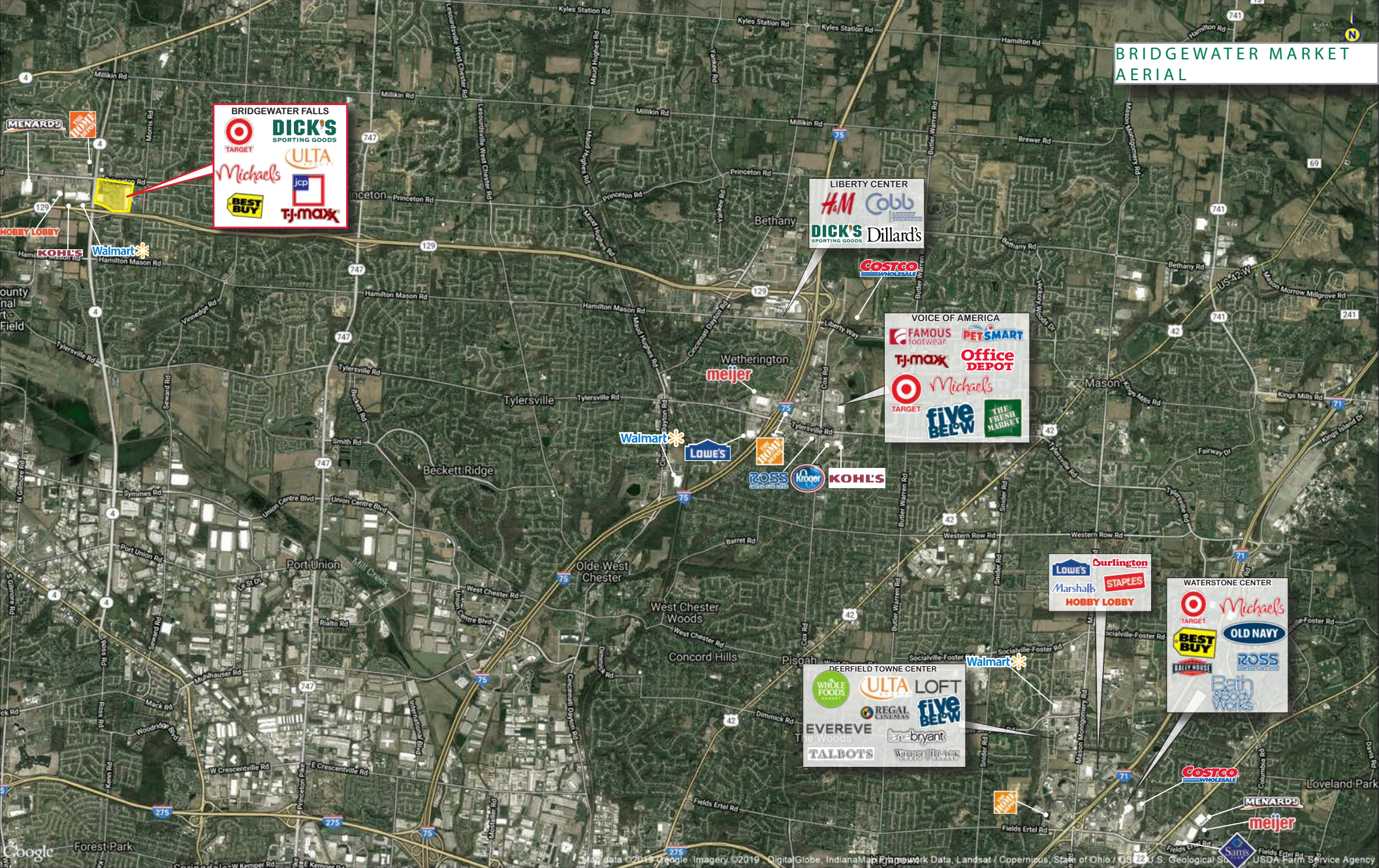
2024 Estimates	3 mi	5 mi	10 mi
Population	56,242	143,504	394,762
Households	20,012	54,779	151,081
Average HH Income	\$108,512	\$103,209	\$111,468
Daytime Employees	16,995	54,876	177,565

TRAFFIC COUNTS

Princeton Rd. West of State Highway 4	15,419
SR 129 West of State Highway 4	31,674
State Highway 4 North of SR 129	15,079

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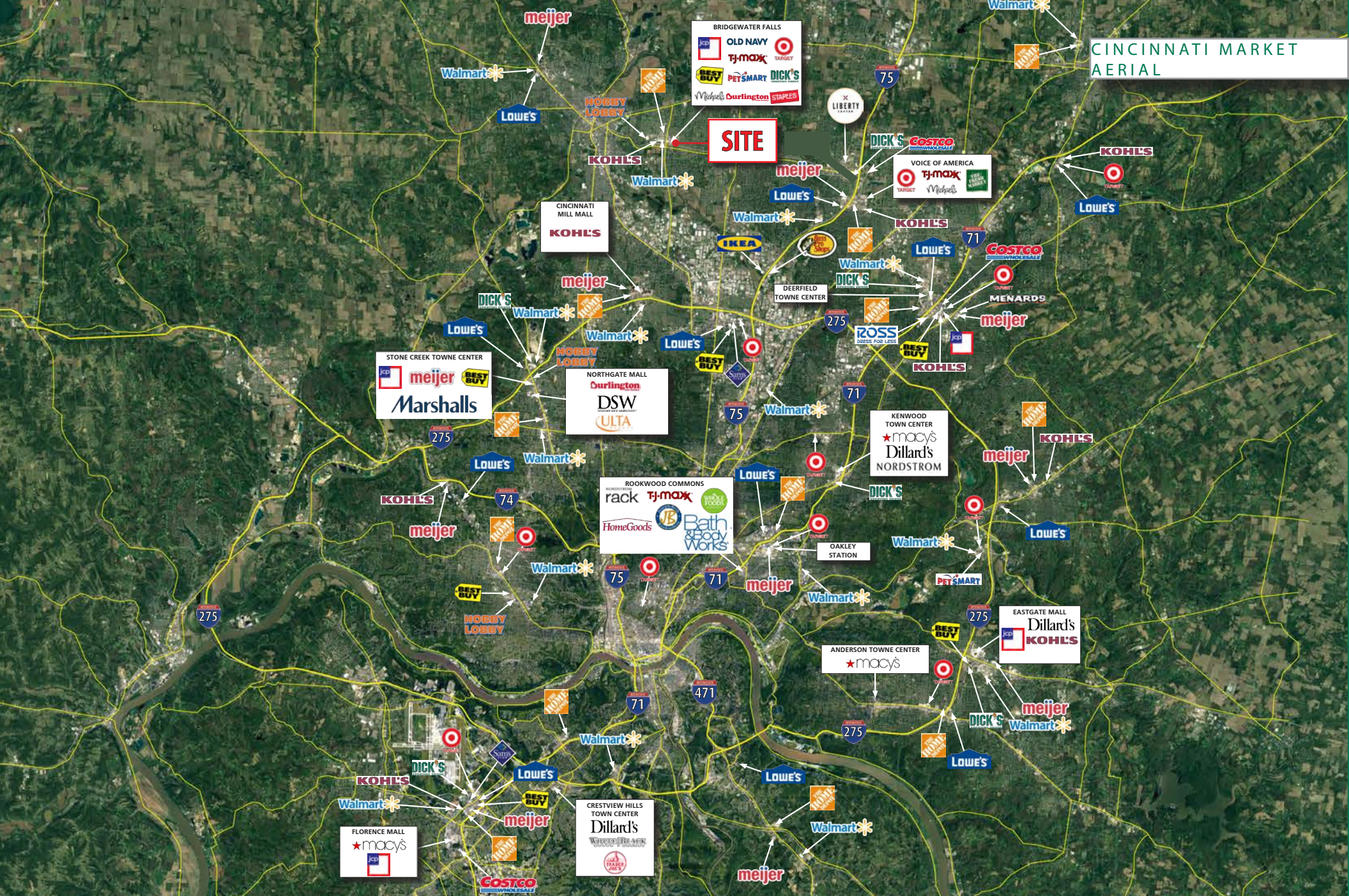




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