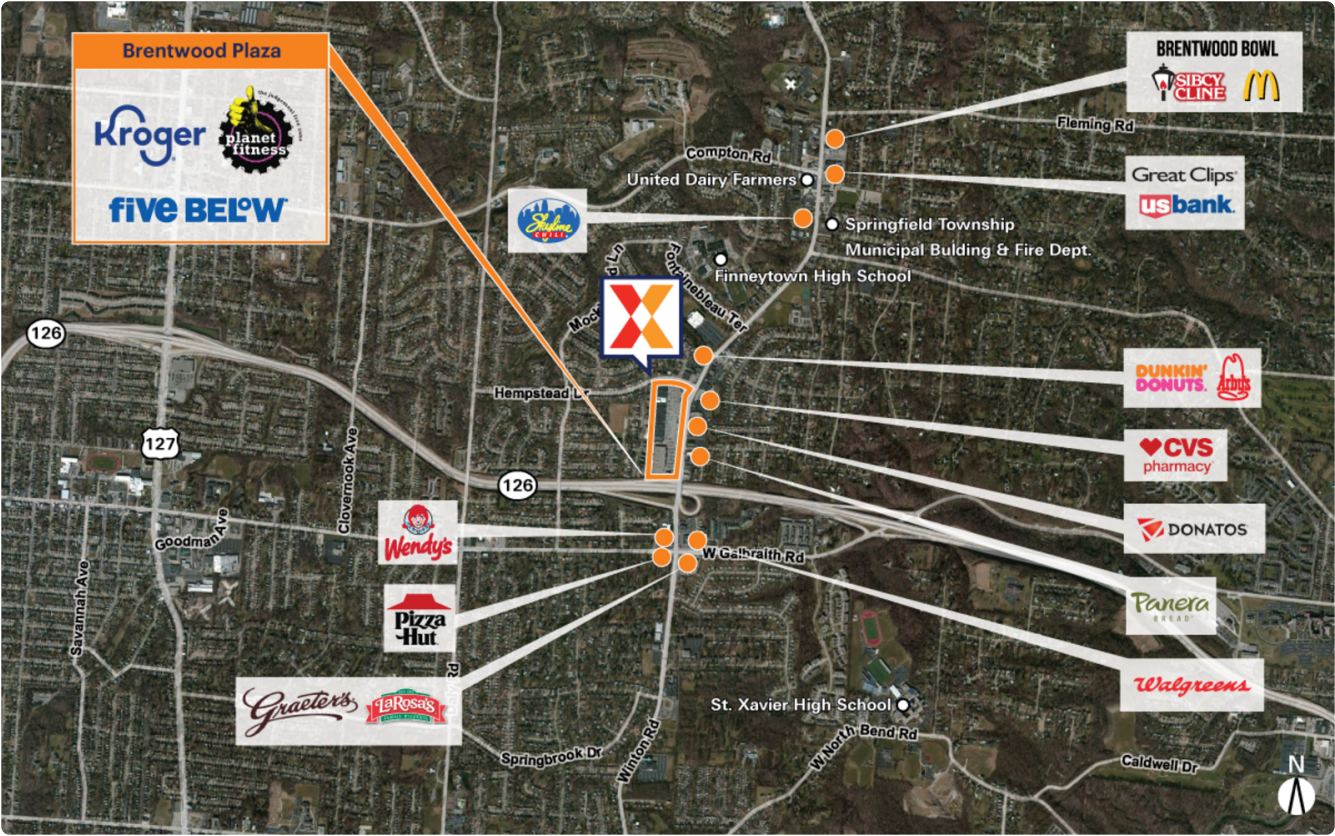


# Brentwood Plaza

Hamilton County Cincinnati, OH-KY-IN 227,738 Sq Ft

8541 Winton Road | Cincinnati, OH 45231

39.2217, -84.5188



| Demographics | 1 Mile   | 3 Miles  | 5 Miles  |
|--------------|----------|----------|----------|
| Population   | 12,230   | 83,543   | 236,551  |
| Daytime Pop. | 9,289    | 65,174   | 209,848  |
| Households   | 4,788    | 34,025   | 99,107   |
| Income       | \$97,025 | \$94,540 | \$89,853 |

Source: Synergos Technologies, Inc. 2024

Kroger-anchored shopping center drawing an estimated 23.7M annual visits (Placer.ai 2025)

Surrounded by a trade area population of 83K+ residents within 3 miles

Easily accessible retail space from 6 points of ingress/egress including one signalized entrance

Located at the intersection of Ronald Reagan Cross County Hwy and Winton Rd with visibility from 38,000+ vehicles daily and accessibility to I-75 (Kalibrate 2021)

Strong lineup of national retailers including Rainbow, Planet Fitness, Petco & Hibbett Sports

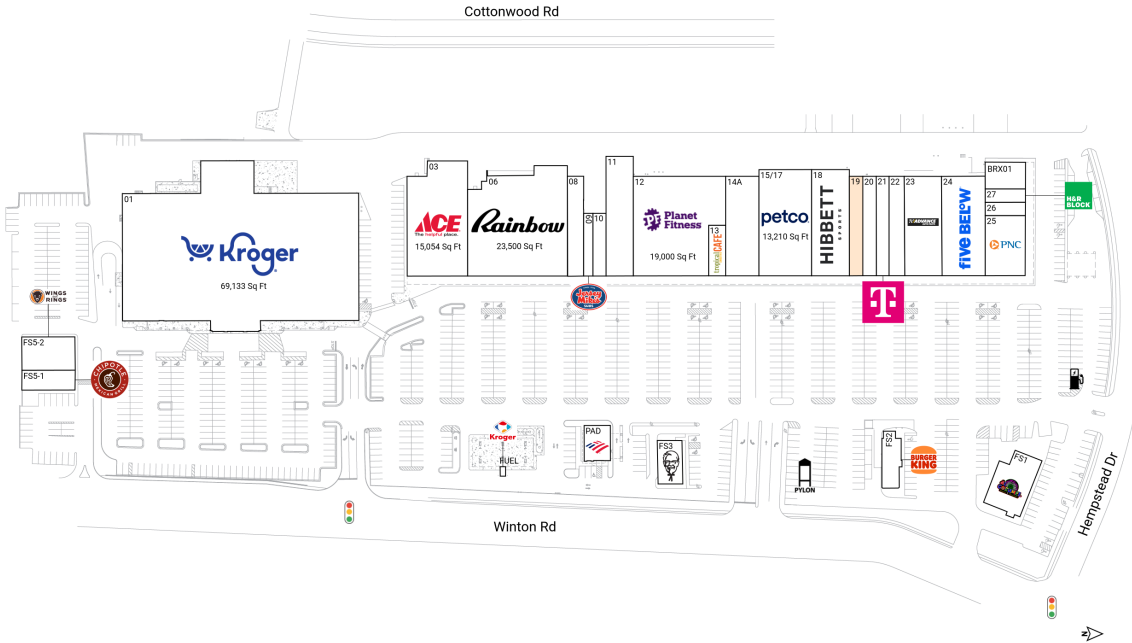


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## Available Spaces

19 3,000 Sq Ft 360°

## Current Tenants

Space size listed in square feet

|       |                               |        |
|-------|-------------------------------|--------|
| 01    | Kroger                        | 69,133 |
| 03    | Ace Hardware                  | 15,054 |
| 06    | Rainbow Shops                 | 23,500 |
| 08    | Alphabet Academy              | 3,787  |
| 09    | Jersey Mike's                 | 1,425  |
| 10    | Lefty's Tobacco Plus          | 2,000  |
| 11    | Ambiance Nail Salon 7         | 7,230  |
| 12    | Planet Fitness                | 19,000 |
| 13    | Tropical Smoothie Cafe        | 1,942  |
| 14A   | G.O.A.T. Kicks and Apparel    | 6,800  |
| 15/17 | Petco                         | 13,210 |
| 18    | Hibbett Sports                | 8,128  |
| 20    | Jennah Beauty Supply          | 2,700  |
| 21    | Sprint                        | 3,000  |
| 22    | Simply Shoe                   | 3,750  |
| 23    | Advance Auto Parts            | 8,324  |
| 24    | Five Below                    | 9,750  |
| 25    | PNC Financial Services        | 5,600  |
| 26    | Forever Cuttin Up             | 1,200  |
| 27    | H&R Block                     | 1,200  |
| BRX01 | Brixmor Regional Office       | 3,600  |
| FS1   | Mi Cozumel Mexican Restaurant | 5,069  |
| FS2   | Burger King                   | 2,000  |
| FS3   | KFC                           | 2,244  |
| FS5-1 | Chipotle Mexican Grill        | 2,400  |
| FS5-2 | Buffalo Wings & Rings         | 4,000  |
| FUEL  | Kroger Fuel Center            | 0      |
| PAD   | Bank of America               | 2,100  |

This site plan is for illustrative and information purposes only, showing the general layout of the shopping center; and is not a legal survey. Brixmor makes no representation or warranty that the shopping center is exactly as depicted as site conditions and tenant mix are subject to change over time.

