

For immediate release

May 4, 2005

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EVENDALE COMMONS BUSINESS PARK ANNOUNCES ANCHOR TENANT

Evendale, Ohio May 4, 2005 – A Wal-Mart Supercenter store has been named as the anchor tenant in the Evendale Commons Business Park, an 80 acre mixed use development planned for the southwest corner of Reading Road (U.S. 42) and Glendale-Milford Road in the Village of Evendale. According to Matt Grever, Vice President of Development for Cincinnati-based Anchor Properties, initial design plans for the supercenter store will be presented at the Evendale Planning Commission on May 17, 2005.

The Evendale Commons Business Park is a \$60 million mixed-use development that will include approximately 425,000 square feet of retail space, restaurants, and financial institutions. The development also includes over 200,000 square feet of office space.

The Village has already approved the required zoning and a planned business development overlay district for the project. “This constitutes the developer’s first request for design review of the planned business development project,” stated Evendale Mayor’s Assistant Jack Cameron. The Evendale Planning Commission will review the layout for the entire 80 acre site including streets, sidewalks, landscaping, a bridge, and retention basins. Decorative site features including a proposed clock tower, open-air plazas, water features, and signage will also be considered.

At the May 17th meeting, the planning commission will also conduct their first review of building elevations for the proposed Wal-Mart Supercenter. The design incorporates an attractive buff brick façade and green patina roof that simulates aged copper. The building mass is broken down into smaller elements with entryways, trellises, and use of more than one building material. The design is compatible with existing architecture in the nearby Evendale municipal complex, and features in the common areas reflect streetscaping and landscaping elements which were recently constructed along the Reading Road corridor. The Mill Creek flows along the site, thus offering unique opportunities for outdoor recreational facilities including multi-purpose trails.

“Since the get-go, the Village impressed upon the developer the importance of incorporating design concepts which emphasize a sense of place and promote the creation and restoration of walkable, compact mixed-use communities,” said Mayor’s Assistant Jack Cameron. “This proposal reflects those design principles”, he added.

The Evendale Commons Business Park will be the signature development for a comprehensive Reading Road revitalization program for the Village. Evendale Mayor Don Apking is optimistic that the project will help trigger other quality development along Reading Road.. “Last year the Village completed a plan for Reading Road that supports the type of quality development being proposed by Anchor Properties, and this project I feel will be the lynchpin for rejuvenating the entire corridor,” said Apking.

This site is the last large tract of land available for retail and office development in Evendale. “This makes it even more important that we make sure this project not only offers our residents and businesses much needed retail and service amenities, but also improves the appearance of our major retail corridor,” stated Mayor Apking.



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