



### Property Highlights

- 3,410 SF free-standing office/retail building
- Possible redevelopment/land lease
- .50 acres
- High visibility on Main Street
- Signalized intersection
- Convenient, ample parking
- Street marquis signage
- Addition built in 2003 and completely remodeled in 2009 and 2014
- Offered at: \$14.00 PSF NNN

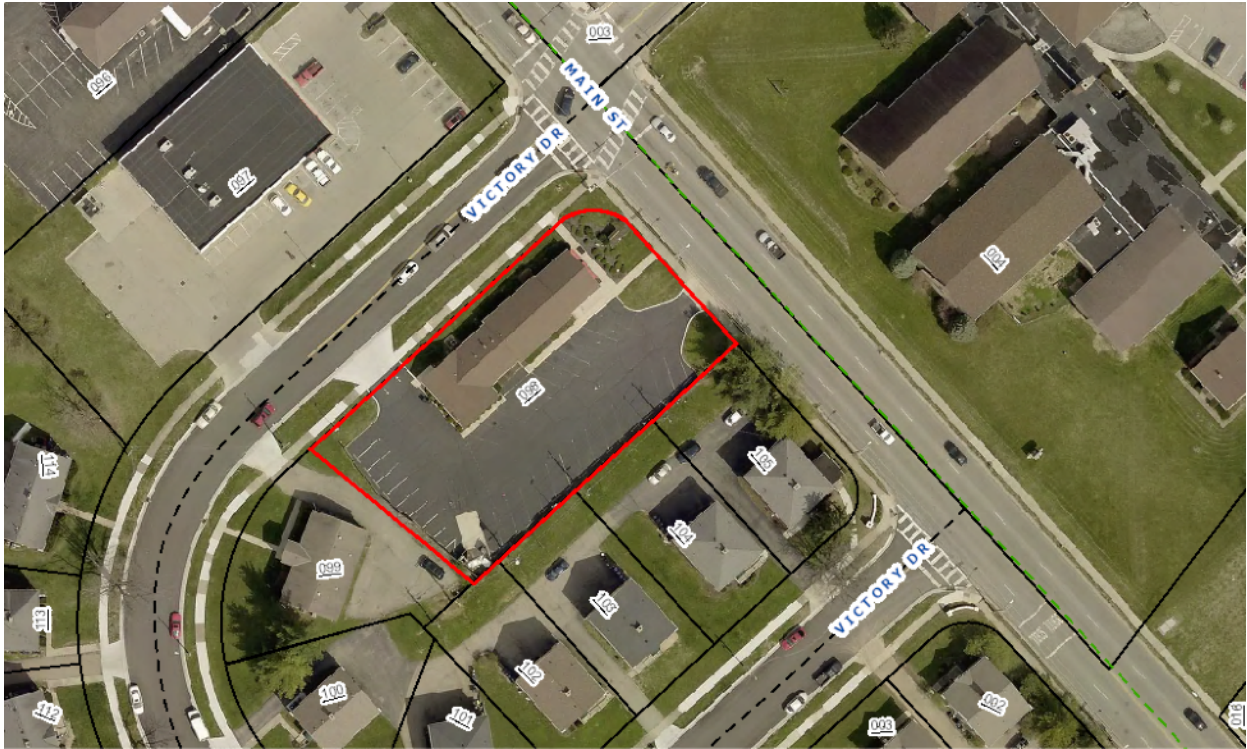


North Ridge Realty Group

5430 West Chester Road | West Chester, OH 45069

**John Stretch | c: 513.623.6505 | o: 513.860.5050 | [john@nrrg.com](mailto:john@nrrg.com)**

**Susan Stretch | c: 513.315.8522 | o: 513.860.5050 | [susan@nrrg.com](mailto:susan@nrrg.com)**



## Property Details

Location	Hamilton, OH (west side)
Building Type	Free-standing, single tenant
Available SF	3,410 SF
Parking	33 stalls
Parcel No.	P6412020000098
Term	Negotiable
Taxes	\$4,296/half (Butler County)
Lease Rate	\$14.00 PSF NNN

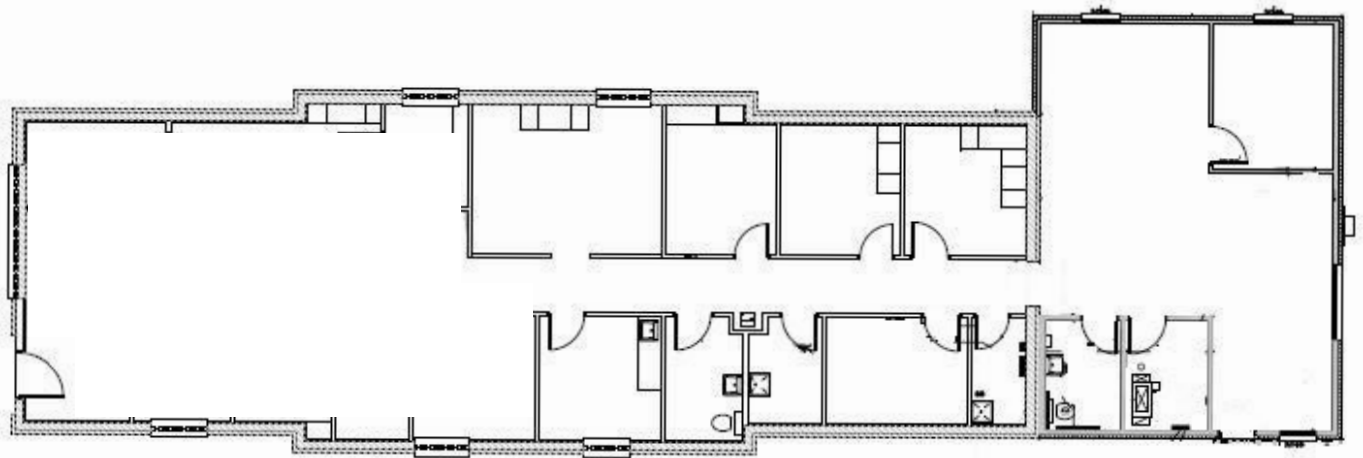
**Owner will consider redevelopment, design build, land lease, etc.**

*The assurance of expertise.  
The reputation for results.*

[www.nrrg.com](http://www.nrrg.com)



Disclaimer: The Realtor involved in selling the premises is relying on all information provided herein or supplied by owner or owner's sources in connection with the Real Estate. We cannot guarantee this information.



**Demographic Summary Report**

1199 Main St, Hamilton, OH 45013			
Building Type: <b>Class C Office</b>	Total Available: <b>0 SF</b>		
Class: <b>C</b>	% Leased: <b>100%</b>		
RBA: <b>3,410 SF</b>	Rent/SF/Yr: <b>-</b>		
Typical Floor: <b>3,410 SF</b>			
Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2024 Projection	13,314	54,016	90,274
2019 Estimate	13,137	53,013	88,643
2010 Census	13,421	52,634	86,257
Growth 2019 - 2024	1.35%	1.89%	1.84%
Growth 2010 - 2019	-2.12%	0.72%	0.44%
<b>2019 Population by Hispanic Origin</b>			
2019 Population	259	3,221	4,803
<b>2019 Population</b>			
White	12,232 93.11%	45,863 86.51%	77,743 87.70%
Black	395 3.01%	4,912 9.27%	7,313 8.25%
Am. Indian & Alaskan	30 0.23%	177 0.33%	265 0.30%
Asian	87 0.66%	384 0.72%	885 1.00%
Hawaiian & Pacific Island	3 0.02%	54 0.10%	89 0.10%
Other	389 2.96%	1,623 3.06%	2,349 2.65%
U.S. Armed Forces	6	13	29
<b>Households</b>			
2024 Projection	5,483	20,835	34,539
2019 Estimate	5,414	20,448	33,912
2010 Census	5,570	20,374	33,857
Growth 2019 - 2024	1.27%	1.89%	1.85%
Growth 2010 - 2019	-2.80%	0.36%	0.16%
Owner Occupied	3,421 63.19%	11,879 58.09%	21,558 63.57%
Renter Occupied	1,993 36.81%	8,569 41.91%	12,354 36.43%
<b>2019 Households by HH Income</b>			
Income: <\$25,000	1,387 25.62%	6,018 29.43%	8,698 25.65%
Income: \$25,000 - \$50,000	1,417 26.17%	4,901 23.97%	7,957 23.47%
Income: \$50,000 - \$75,000	1,008 18.62%	3,570 17.46%	6,217 18.33%
Income: \$75,000 - \$100,000	678 12.52%	2,398 11.73%	4,374 12.90%
Income: \$100,000 - \$125,000	435 8.03%	1,598 7.81%	2,824 8.33%
Income: \$125,000 - \$150,000	319 5.89%	918 4.49%	1,763 5.20%
Income: \$150,000 - \$200,000	94 1.74%	540 2.64%	1,308 3.86%
Income: \$200,000+	76 1.40%	505 2.47%	769 2.27%
<b>2019 Avg Household Income</b>	<b>\$61,053</b>	<b>\$61,504</b>	<b>\$65,464</b>
<b>2019 Med Household Income</b>	<b>\$48,176</b>	<b>\$45,373</b>	<b>\$51,175</b>



Copyrighted report licensed to North Ridge Realty Group - 981950.

6/20/2019

*The assurance of expertise.  
The reputation for results.*

[www.nrrg.com](http://www.nrrg.com)



Disclaimer: The Realtor involved in selling the premises is relying on all information provided herein or supplied by owner or owner's sources in connection with the Real Estate. We cannot guarantee this information.