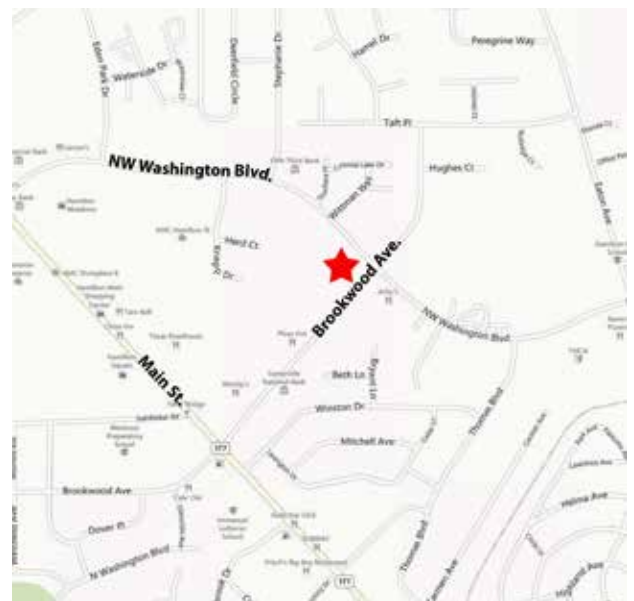




160 North Brookwood Avenue Hamilton, OH 45013

Property Features

- 174,826 sf total
- Up to 82,000 sf contiguous space
- In the heart of the busy Hamilton West Shopping District
- High traffic area
- Near Wal-Mart, Lowe's, Kroger, Meijer, Staples, and Hobby Lobby
- Major tenants include: Golden Tree Buffet, Ohio Bureau of Motor Vehicles, Dots Fashion, Dollar Tree
- Lease rate: \$8-12 psf annually
- Sale price: \$3,000,000



Demographics	1 Mile	3 Miles	5 Miles
Population	10,157	49,486	86,256
Avg HH Income	\$47,254	\$49,925	\$54,242

Traffic: Main St @ Brookwood Ave - 20,142 CPD

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Available Suites

- Unit 82 & 84 - 82,856 sf
- Unit 92 - 2,091 sf
- Unit 94 - 2,354 sf
- Unit 150 - 8,297 sf
- Unit 154 - 2,730 sf
- Unit 158 - 2,750 sf
- Unit 160 - 5,506 sf
- Unit 164 - 14,294 sf
- Unit 168-172 - 4,000 sf
- Unit 174 - 1,840 sf
- Unit 176 - 1,760 sf
- Unit 180 - 1,260 sf
- Unit 182 - 2,730 sf - (standalone building with drive-thru)

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