

# 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



### Billy Gillman

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## For Sale or Lease





#### **Available Suites**

- Unit 82 & 84 82,856 sf Unit 168-172 4,000 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 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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