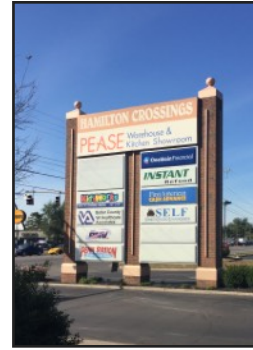**NorthRidge REALTY GROUP**

COMMERCIAL REAL ESTATE

FOR LEASE - RETAIL SPACE & OUTLOT

Hamilton Crossings

1710-1790 S. Erie Boulevard

Hamilton, OH 45011

Property Highlights

- 1,600-6,400 SF spaces for retail or office use
  (see site plan on next page for placement & finishes)

- Multi-tenant center with high visibility on Rt. 4

- Ample and convenient parking

- Separately metered gas and electric

- Immediate occupancy

- Co-tenants: Dollar Tree, Pease Home Improvements, Penn Station, Ohio BMV, Gold Star, Burger King, Rally's, Kids Works, Instant Tax Service, Jackson Hewitt, Butler County VA, One Main Financial, & SJB Decor Outlet

- $8 PSF NNN (OpEx $3.40 PSF)

- TIA available for qualified tenants & term

1 acre outlet for sale or lease
(Build-to-Suit for qualified tenants)

AVAILABLE
- 1770BC - 3,200 SF
- 1770D - 1,600 SF
- 1770E - 1,600 SF
  Up to 6,400 total SF

1,600 SF with office finish available 6/1/20

AVAILABLE Out Lot 1 acre

Property Details

Location	Hamilton, OH (Butler County)
Building Type	Multi-tenant retail/office center w/high visibility
Utilities	Separately metered gas and electric
Tenant Finish	White box (TIA available for qualified tenants and term)
Lease Term	3-5 years
Base Rental Rate	$8.00 PSF NNN
Operating Expenses	$3.40 PSF

Demographics*

2018

	1 Mile	3 Mile	5 Mile
Population	13,600	67,652	145,641
Households	4,868	25,637	55,281
Avg HHI	$46,788	$61,319	$77,540

*additional demographics available upon request

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The reputation for results.

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