

STEAK N SHAKE

1485 MAIN STREET



ONE EAST FOURTH STREET, SUITE 500, CINCINNATI, OH 45202
513.241.2300





ADDRESS: Steak n Shake
1485 Main Street
Hamilton, OH 45013

FOR LEASE: 3,758 SF

PRICING: \$28.00 PSF NNN

- ▶ Best corner in Hamilton
- ▶ Located near Chipotle, Kroger, Walmart and Lowes
- ▶ Three points of access
- ▶ Large pylon sign

TRAFFIC COUNTS:

- ▶ Main Street at NW Washington Boulevard = 7,941 AADT in 2018
- ▶ Main Street at Stahlheber Road = 19,213 AADT in 2018

FEATURES

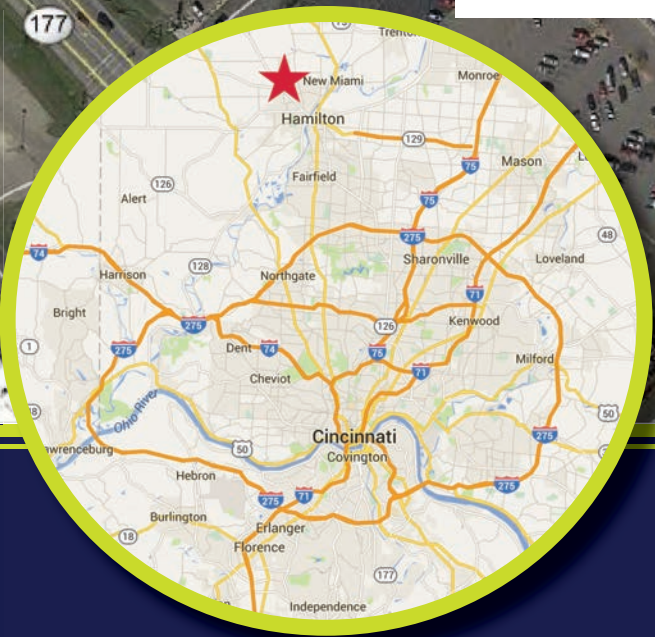


FIRST



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LOCATION



meijer

Skylar

goodwill

planet fitness

Great Clips

GameStop

SIMS

Davita

TIRE PLUS

LCNB

TD

FIRST

LaRosas

Applebee's

Kroger

Green Cross

Walmart

SITE

HARBOR FREIGHT

Aaron's

SALLY

BURGER KING

WATSON'S

Lowe's

AMC THEATRES

Bob Evans

PAPA JOHN'S

Rural King

ALDI

SONIC

TACO BELL

HOT HEAD

TRACTOR SUPPLY CO

DOLLAR TREE

KFC

Arbys

Hamilton High School

McDonald's

Speedway

the

PENN STATION

177

TRUCK JOBS

JJ

TEXAS

O'Reilly

AUTO PARTS

Wendy's

PPG

MONRO

CVS pharmacy

Firestone

Little Caesars

United Dairy Farmers

AERIAL

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	5,752	42,765	77,131
2010 Population	6,481	42,502	82,576
2019 Population	6,613	43,840	85,636
2024 Population	6,718	44,824	87,590
2000-2010 Annual Rate	1.20%	-0.06%	0.68%
2010-2019 Annual Rate	0.22%	0.34%	0.41%
2019-2024 Annual Rate	0.32%	0.44%	0.45%
2019 Male Population	46.9%	48.2%	49.2%
2019 Female Population	53.1%	51.8%	50.8%
2019 Median Age	43.2	39.7	38.2

RACE AND ETHNICITY	1 MILE	3 MILE	5 MILE
2019 White Alone	91.6%	86.3%	84.2%
2019 Black Alone	3.8%	7.6%	8.1%
2019 American Indian/Native Alaskan Alone	0.2%	0.2%	0.2%
2019 Asian Alone	0.9%	0.8%	0.9%
2019 Pacific Islander Alone	0.0%	0.1%	0.1%
2019 Other Race	0.6%	1.6%	3.3%
2019 Two or More Races	2.8%	3.4%	3.2%
2019 Hispanic Origin (Any Race)	1.9%	3.7%	6.0%

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Households	2,669	16,829	29,919
2010 Households	3,013	17,122	31,463
2019 Households	3,054	17,570	32,328
2024 Households	3,097	17,947	33,016
2000-2010 Annual Rate	1.22%	0.17%	0.50%
2010-2019 Annual Rate	0.15%	0.29%	0.30%
2019-2024 Annual Rate	0.28%	0.43%	0.42%
2019 Average Household Size	2.15	2.46	2.59

MEDIAN HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
2019 Median Household Income	\$49,831	\$52,037	\$52,968
2024 Median Household Income	\$55,109	\$59,248	\$60,137
2019-2024 Annual Rate	2.03%	2.63%	2.57%

AVERAGE HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
2019 Average Household Income	\$62,412	\$65,394	\$66,116
2024 Average Household Income	\$72,689	\$76,009	\$76,659
2019-2024 Annual Rate	3.10%	3.05%	3.00%

PER CAPITA INCOME	1 MILE	3 MILE	5 MILE
2019 Per Capita Income	\$28,008	\$26,176	\$24,994
2024 Per Capita Income	\$32,581	\$30,393	\$28,929
2019-2024 Annual Rate	3.07%	3.03%	2.97%

HOUSING	1 MILE	3 MILE	5 MILE
2000 Total Housing Units	2,783	17,940	31,924
2000 Owner Occupied Housing Units	61.7%	60.8%	62.8%
2000 Renter Occupied Housing Units	34.2%	33.0%	31.0%
2000 Vacant Housing Units	4.1%	6.2%	6.3%
2010 Total Housing Units	3,255	19,176	35,138
2010 Owner Occupied Housing Units	55.3%	55.9%	58.0%
2010 Renter Occupied Housing Units	37.3%	33.4%	31.5%
2010 Vacant Housing Units	7.4%	10.7%	10.5%
2019 Total Housing Units	3,275	19,610	35,958
2019 Owner Occupied Housing Units	51.6%	52.5%	55.4%
2019 Renter Occupied Housing Units	41.6%	37.1%	34.5%
2019 Vacant Housing Units	6.7%	10.4%	10.1%
2024 Total Housing Units	3,319	20,021	36,716
2024 Owner Occupied Housing Units	53.8%	54.0%	56.8%
2024 Renter Occupied Housing Units	39.4%	35.7%	33.2%
2024 Vacant Housing Units	6.7%	10.4%	10.1%

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts fro 2019 and 2024. Esri converted Census 2000 data into 2010 geography.

August 23, 2019

DEMOGRAPHICS



FOR FURTHER INFORMATION, PLEASE CONTACT:

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