

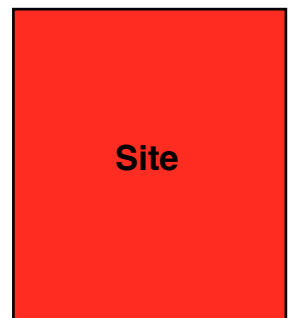


Property Highlights

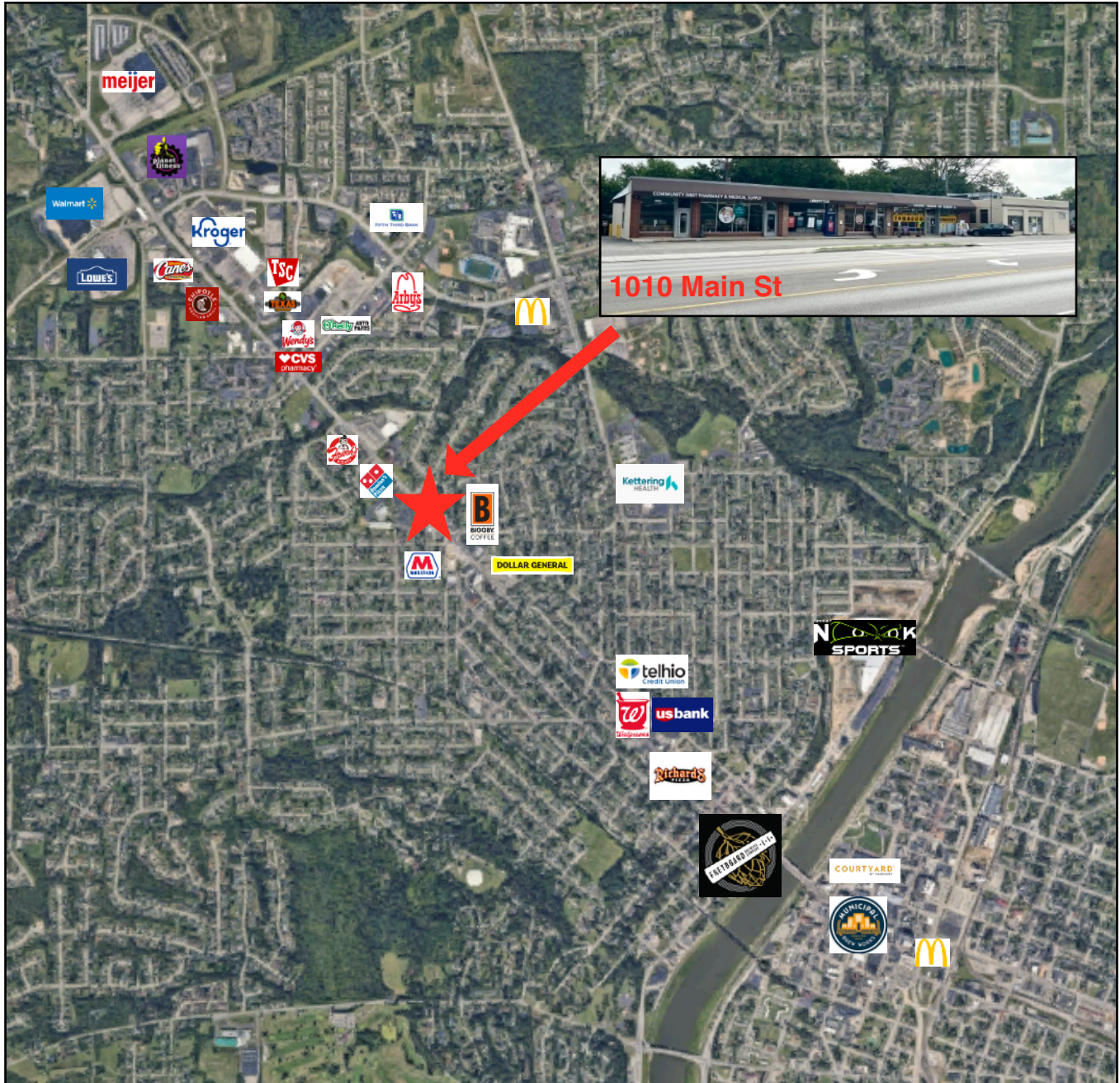
- 2,055 SF available - former pizzeria since 1968
- High visibility and easy access on Main Street - 22K VPD
- Occupancy negotiable
- Other tenants include:
 - Liberty Tax, First Community Pharmacy, Tobacco Shop & Healthy Hideout Nutrition
- \$3,000/month gross + utilities and dumpster

Site Plan

Community First Pharmacy	Liberty Tax	Healthy Hideout Nutrition	Tobacco Store
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Demographic Summary Report

1010 Main Street, Hamilton, OH 45013									
Building Type: General Retail		Total Available: 0 SF							
Secondary: -		% Leased: 100%							
GLA: 4,000 SF		Rent/SF/Yr: -							
Year Built: 2000									
Radius		1 Mile		3 Mile		5 Mile			
Population									
2027 Projection		14,862		55,524		95,206			
2022 Estimate		14,707		54,556		93,229			
2010 Census		15,270		54,532		91,447			
Growth 2022 - 2027		1.05%		1.77%		2.12%			
Growth 2010 - 2022		-3.69%		0.04%		1.95%			
2022 Population by Hispanic Origin		355		3,614		5,618			
2022 Population		14,707		54,556		93,229			
White		13,504 91.82%		46,548 85.32%		80,540 86.39%			
Black		542 3.69%		5,411 9.92%		8,318 8.92%			
Am. Indian & Alaskan		33 0.22%		214 0.39%		322 0.35%			
Asian		117 0.80%		490 0.90%		1,179 1.26%			
Hawaiian & Pacific Island		8 0.05%		69 0.13%		124 0.13%			
Other		503 3.42%		1,823 3.34%		2,746 2.95%			
U.S. Armed Forces		0		0		1			
Households									
2027 Projection		6,166		21,328		36,382			
2022 Estimate		6,099		20,963		35,619			
2010 Census		6,337		21,061		35,002			
Growth 2022 - 2027		1.10%		1.74%		2.14%			
Growth 2010 - 2022		-3.76%		-0.47%		1.76%			
Owner Occupied		3,826 62.73%		12,574 59.98%		23,238 65.24%			
Renter Occupied		2,273 37.27%		8,390 40.02%		12,382 34.76%			
2022 Households by HH Income		6,098		20,965		35,619			
Income: <\$25,000		1,276 20.92%		5,163 24.63%		7,391 20.75%			
Income: \$25,000 - \$50,000		1,330 21.81%		4,651 22.18%		7,754 21.77%			
Income: \$50,000 - \$75,000		1,438 23.58%		4,341 20.71%		7,314 20.53%			
Income: \$75,000 - \$100,000		984 16.14%		2,875 13.71%		5,708 16.03%			
Income: \$100,000 - \$125,000		576 9.45%		1,786 8.52%		3,312 9.30%			
Income: \$125,000 - \$150,000		225 3.69%		814 3.88%		1,630 4.58%			
Income: \$150,000 - \$200,000		177 2.90%		880 4.20%		1,667 4.68%			
Income: \$200,000+		92 1.51%		455 2.17%		843 2.37%			
2022 Avg Household Income		\$65,719		\$65,716		\$70,272			
2022 Med Household Income		\$57,322		\$53,539		\$58,775			



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