

2,200 SF RETAIL or
OFFICE
SPACE FOR LEASE
108-110 Main Street
Hamilton, OH



COMMERCIAL REAL ESTATE



AVAILABLE:

2,200 SF

USES:

Retail or Office

Asking Price:

\$2,300/month (\$12.55 PSF) MG

JOIN TENANTS:

Agave & Rye, Petals & Wicks, Roll On In, Seraph by the River, Ivy Salon & Fire & Bourbon, Hamilton's Urban Backyard, Billy Yanks, Fretboard, Chubby Bunny Bakery, Fluerish Home and many more!

LOCATION:

From I-75, head west on SR129. Cross over river to west side and space is in the first block on the right. Less than a mile from Spooky Nook sports complex!

SUMMARY:

This space was previously a law and medical office but easily converts to a creative retail space with ample parking in private rear lot or in front. 30,000++ vehicles pass by every day and is located in historic area of Main Street with exciting commercial and residential developments happening! Thousands of visitors come to Spooky Nook each weekend and this space is within easy walking distance of the facility.

North Ridge Realty Group

7182 Liberty Centre Drive, Suite M
West Chester, OH 45069
www.nrrg.com

Susan Stretch

Senior Vice-President
513.315.8522 Mobile
513.860.5050 Office
susan@nrrg.com

Marshall Stretch

VP Sales & Leasing
513.504.8232 Mobile
513.860.5050 Office
marshall@nrrg.com

OVERVIEW

2,200 SF RETAIL or
OFFICE SPACE
FOR LEASE

108-110 Main Street

LEASE TERM:

3-5 years

OCCUPANCY:

Negotiable

DAILY TRAFFIC COUNTS:

30,000+

PROPERTY INFO:

- High visibility
- Exterior freshly painted
- Ample and convenient private parking
- Walking distance to dining and retail

PROPERTY HIGHLIGHTS

- High visibility
- Daily traffic counts 30,000+
- Walkability from Spooky Nook Sports Complex
- Ample private parking

PROPERTY SUMMARY

- \$2,300/month MG (plus utilities)
- 2,200 SF
- Thriving historic area
- Exciting developments
- Easy walking distance from Spooky Nook



North Ridge Realty Group
7182 Liberty Centre Drive, Suite M
West Chester, OH 45069
www.nrrg.com

Susan Stretch
Senior Vice-President
513.315.8522 Mobile
513.860.5050 Office
susan@nrrg.com

Marshall Stretch
VP Sales & Leasing
513.504.8232 Mobile
513.860.5050 Office
marshall@nrrg.com

AERIAL MAP

2,200 SF RETAIL or
OFFICE SPACE
FOR LEASE

108-110 Main Street



North Ridge Realty Group
7182 Liberty Centre Drive, Suite M
West Chester, OH 45069
www.nrrg.com

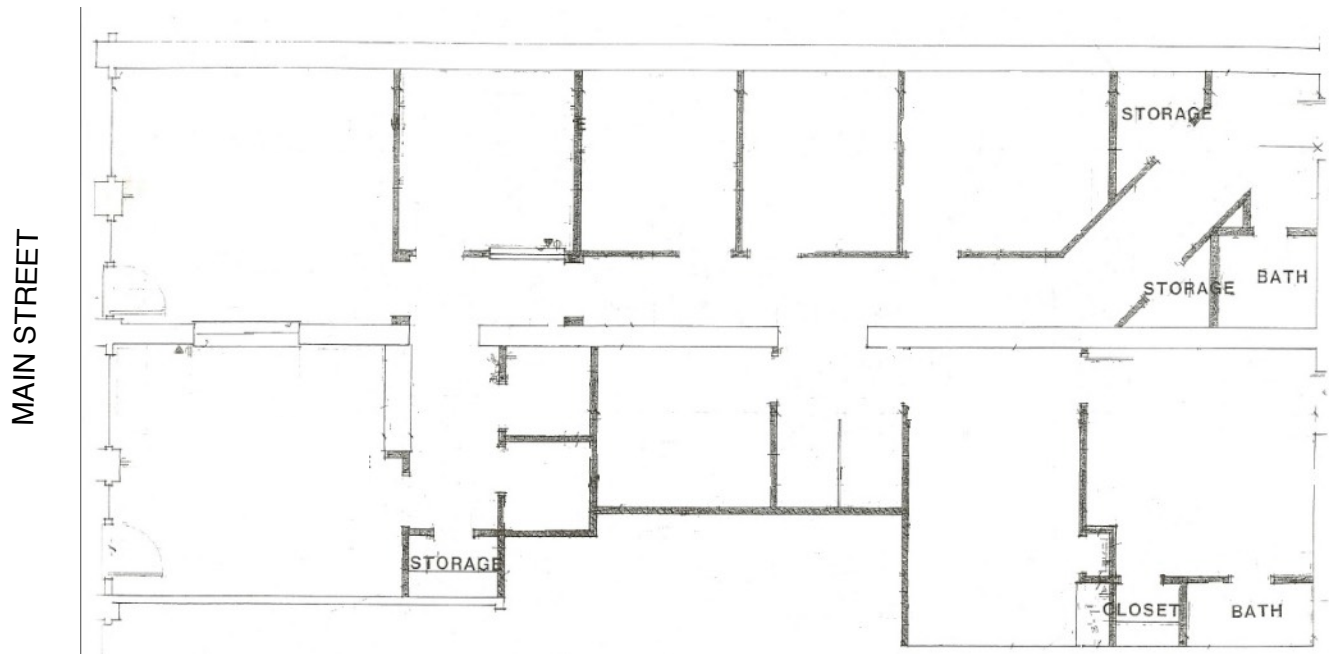
Susan Stretch
Senior Vice-President
513.315.8522 Mobile
513.860.5050 Office
susan@nrrg.com

Marshall Stretch
VP Sales & Leasing
513.504.8232 Mobile
513.860.5050 Office
marshall@nrrg.com

FLOOR PLAN

2,200 SF RETAIL or
OFFICE
SPACE FOR LEASE

108-110 Main Street



North Ridge Realty Group
7182 Liberty Centre Drive, Suite M
West Chester, OH 45069
www.nrrg.com

Susan Stretch
Senior Vice-President
513.315.8522 Mobile
513.860.5050 Office
susan@nrrg.com

Marshall Stretch
VP Sales & Leasing
513.504.8232 Mobile
513.860.5050 Office
marshall@nrrg.com

DEMOGRAPHICS

2,200 SF RETAIL or
OFFICE
SPACE FOR LEASE

108-110 Main Street

Radius	1 Mile		3 Mile		5 Mile	
Population						
2027 Projection	13,181		69,081		113,147	
2022 Estimate	12,917		67,610		110,675	
2010 Census	12,719		66,116		107,887	
Growth 2022 - 2027	2.04%		2.18%		2.23%	
Growth 2010 - 2022	1.56%		2.26%		2.58%	
2022 Population by Hispanic Origin	727		4,699		6,502	
2022 Population	12,917		67,610		110,675	
White	11,373	88.05%	57,245	84.67%	94,797	85.65%
Black	870	6.74%	6,960	10.29%	10,322	9.33%
Am. Indian & Alaskan	41	0.32%	253	0.37%	392	0.35%
Asian	98	0.76%	828	1.22%	1,888	1.71%
Hawaiian & Pacific Island	8	0.06%	81	0.12%	146	0.13%
Other	526	4.07%	2,244	3.32%	3,130	2.83%
U.S. Armed Forces	0		0		25	
Households						
2027 Projection	5,043		26,445		42,848	
2022 Estimate	4,948		25,882		41,898	
2010 Census	4,933		25,385		40,889	
Growth 2022 - 2027	1.92%		2.18%		2.27%	
Growth 2010 - 2022	0.30%		1.96%		2.47%	
Owner Occupied	2,445	49.41%	15,409	59.54%	28,283	67.50%
Renter Occupied	2,504	50.61%	10,473	40.46%	13,615	32.50%
2022 Households by HH Income						
Income: <\$25,000	1,554	31.40%	6,257	24.18%	8,147	19.45%
Income: \$25,000 - \$50,000	1,079	21.80%	5,798	22.40%	8,923	21.30%
Income: \$50,000 - \$75,000	1,050	21.22%	5,271	20.37%	8,494	20.27%
Income: \$75,000 - \$100,000	644	13.01%	3,732	14.42%	6,768	16.15%
Income: \$100,000 - \$125,000	367	7.42%	2,270	8.77%	3,939	9.40%
Income: \$125,000 - \$150,000	172	3.48%	1,067	4.12%	1,990	4.75%
Income: \$150,000 - \$200,000	70	1.41%	991	3.83%	2,415	5.76%
Income: \$200,000+	13	0.26%	496	1.92%	1,220	2.91%
2022 Avg Household Income	\$53,818		\$65,294		\$73,823	
2022 Med Household Income	\$46,057		\$53,973		\$61,068	



© 2023 CoStar Group - Licensed to North Ridge Realty Group - 981993.

4/13/2023

North Ridge Realty Group
7182 Liberty Centre Drive, Suite M
West Chester, OH 45069
www.nrrg.com

Susan Stretch
Senior Vice-President
513.315.8522 Mobile
513.860.5050 Office
susan@nrrg.com

Marshall Stretch
VP Sales & Leasing
513.504.8232 Mobile
513.860.5050 Office
marshall@nrrg.com