

**3015 Dixie Highway
(SR 4)
Hamilton, OH 45015**



**2,312 SF Free-Standing
Restaurant/Retail For Sale
w/ Drive-Thru**



AVAILABLE:
2,312 SF

USES:
Restaurant/Retail

OFFERED AT:
\$425,000.00 (\$184 PSF)

LOCATION:
Located off Dixie Highway (SR 4) at signalized intersection w/
multiple entries. 22,193 VPD on SR 4.



North Ridge Realty Group
7182 Liberty Centre Drive, Suite M
West Chester, OH 45069

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

John Stretch
Broker/Owner
513.623.6505 Mobile
john@nrrg.com

Disclaimer: The Realtor involved in selling the premises is relying on all information provided herein or supplied by owner or owner's sources in connection with the Real Estate. We cannot guarantee this information.

OVERVIEW

FREE-STANDING
RESTAURANT/RETAIL
FOR SALE

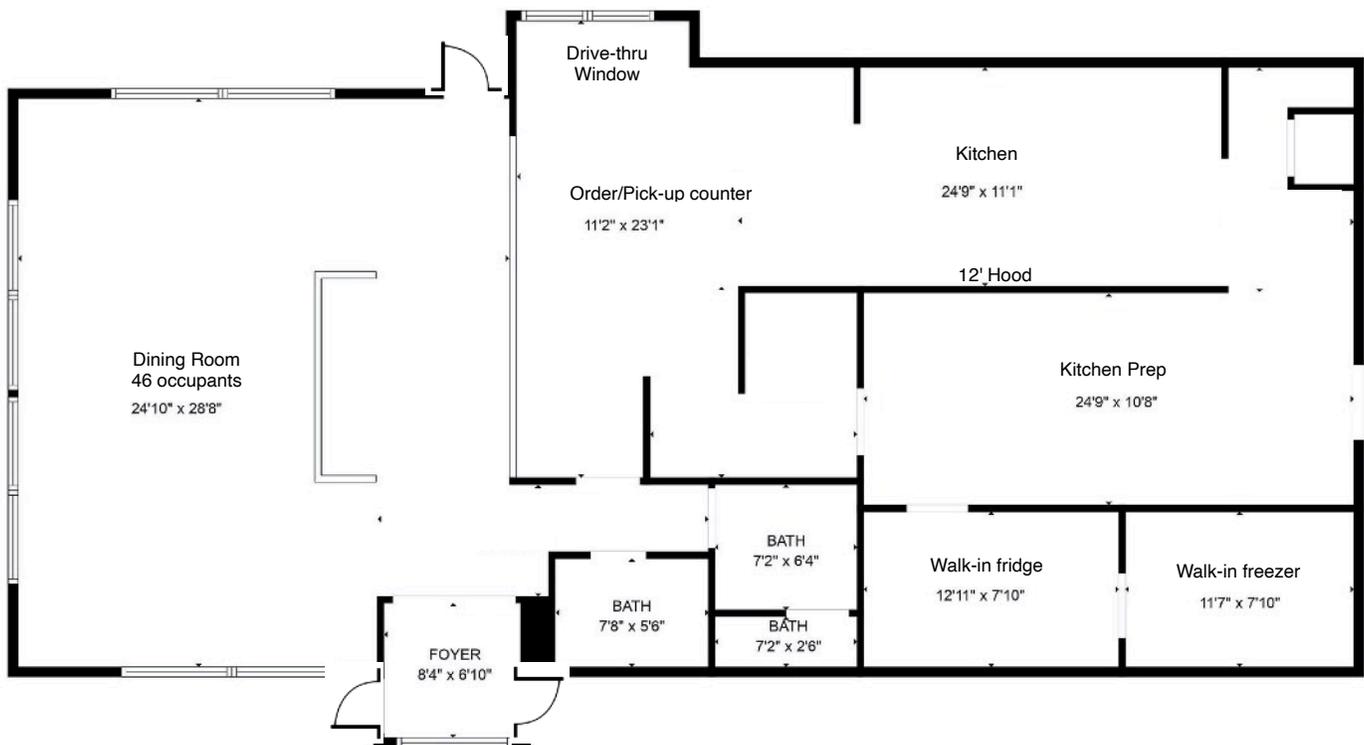
YEAR BUILT:
1988

OCCUPANCY:
At closing

Parcel ID(s):
P6462006000040
P6462006000041
P6462006000042

PROPERTY INFO:

- High visibility at signalized intersection
- Two large walk-ins (refrigerator & freezer)
- Drive-thru window
- 12' hood
- Large pylon sign
- Newer HVAC & roof
- Former Arby's
- Taxes: Annually \$5,889.88



2,312 SF

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PROPERTY PHOTOS

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AERIAL MAP

FREE-STANDING
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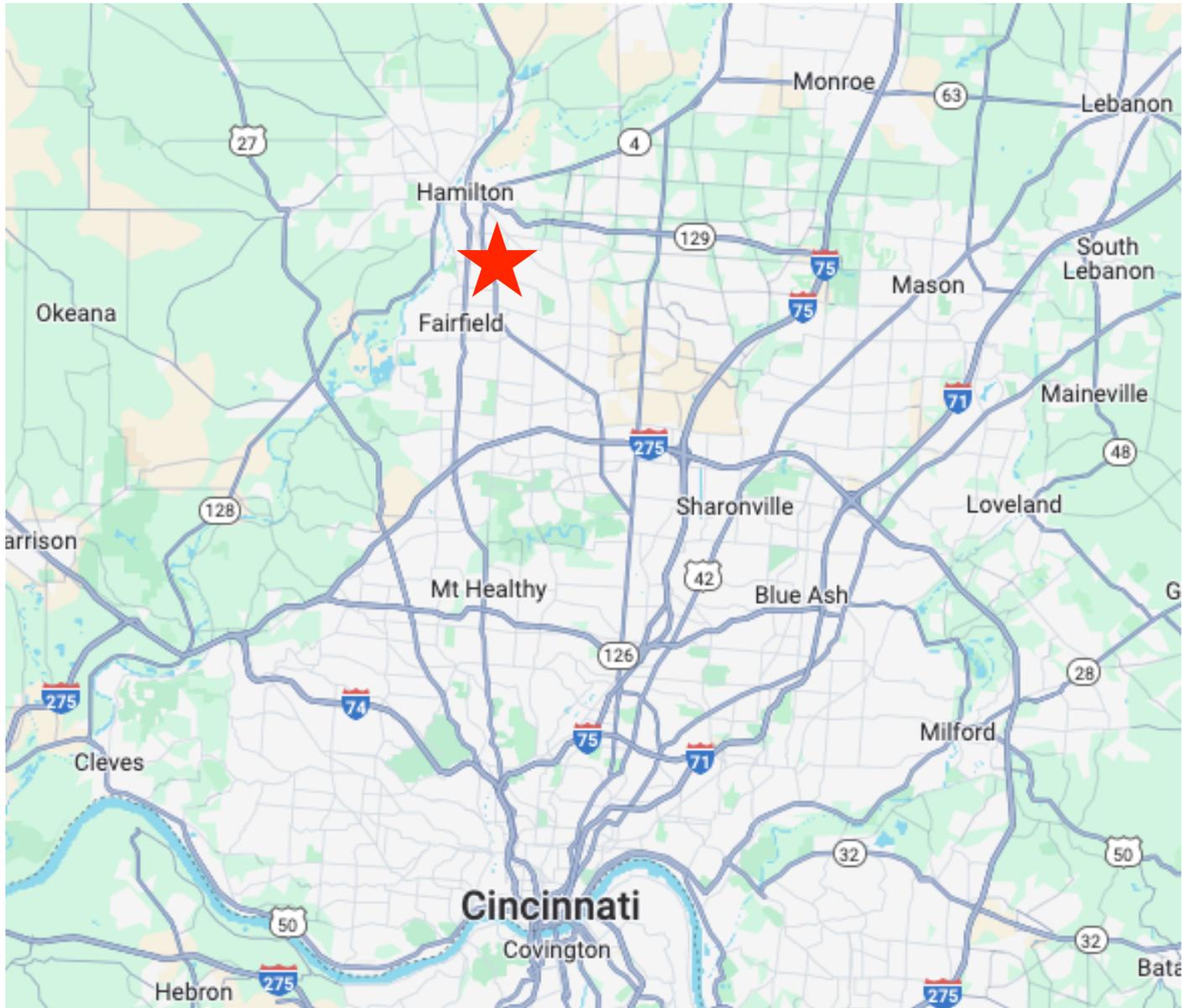
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STREET MAP

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SITE MAP

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DEMOGRAPHICS

FREE-STANDING
RESTAURANT/RETAIL
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3015 Dixie Hwy, Hamilton, OH 45015				
Building Type: General Retail	Total Available: 0 SF			
Secondary: Fast Food	% Leased: 100%			
GLA: 2,312 SF	Rent/SF/Yr: -			
Year Built: 1988				
Radius	1 Mile	3 Mile	5 Mile	
Population				
2029 Projection	11,118	69,530	164,191	
2024 Estimate	10,971	68,357	161,575	
2020 Census	10,983	67,074	158,368	
Growth 2024 - 2029	1.34%	1.72%	1.62%	
Growth 2020 - 2024	-0.11%	1.91%	2.03%	
2024 Population by Hispanic Origin	1,030	6,907	11,127	
2024 Population	10,971	68,357	161,575	
White	8,486 77.35%	45,980 67.26%	112,296 69.50%	
Black	731 6.66%	10,304 15.07%	23,818 14.74%	
Am. Indian & Alaskan	6 0.05%	56 0.08%	94 0.06%	
Asian	124 1.13%	2,088 3.05%	7,402 4.58%	
Hawaiian & Pacific Island	70 0.64%	374 0.55%	457 0.28%	
Other	1,553 14.16%	9,555 13.98%	17,509 10.84%	
U.S. Armed Forces	0	38	79	
Households				
2029 Projection	4,411	27,112	63,647	
2024 Estimate	4,362	26,637	62,548	
2020 Census	4,401	26,018	60,821	
Growth 2024 - 2029	1.12%	1.78%	1.76%	
Growth 2020 - 2024	-0.89%	2.38%	2.84%	
Owner Occupied	2,526 57.91%	14,344 53.85%	38,789 62.01%	
Renter Occupied	1,836 42.09%	12,292 46.15%	23,759 37.99%	
2024 Households by HH Income	4,363	26,636	62,547	
Income: <\$25,000	851 19.50%	6,115 22.96%	10,934 17.48%	
Income: \$25,000 - \$50,000	1,343 30.78%	6,417 24.09%	13,534 21.64%	
Income: \$50,000 - \$75,000	970 22.23%	4,646 17.44%	10,848 17.34%	
Income: \$75,000 - \$100,000	623 14.28%	3,583 13.45%	8,476 13.55%	
Income: \$100,000 - \$125,000	412 9.44%	2,601 9.76%	6,757 10.80%	
Income: \$125,000 - \$150,000	83 1.90%	1,264 4.75%	3,550 5.68%	
Income: \$150,000 - \$200,000	37 0.85%	1,103 4.14%	4,736 7.57%	
Income: \$200,000+	44 1.01%	907 3.41%	3,712 5.93%	
2024 Avg Household Income	\$58,466	\$70,248	\$84,931	
2024 Med Household Income	\$49,634	\$53,941	\$65,721	

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