

**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

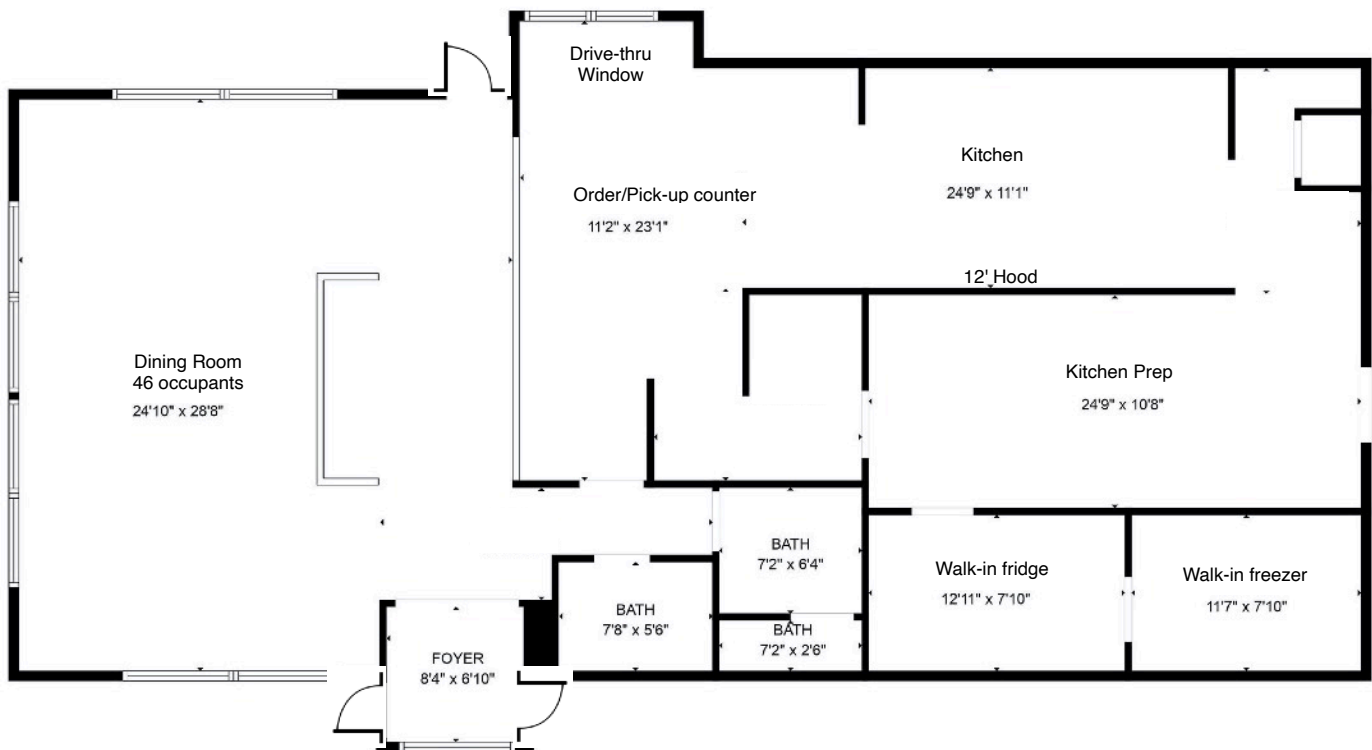
YEAR BUILT:
1988

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



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PROPERTY PHOTOS

FREE-STANDING
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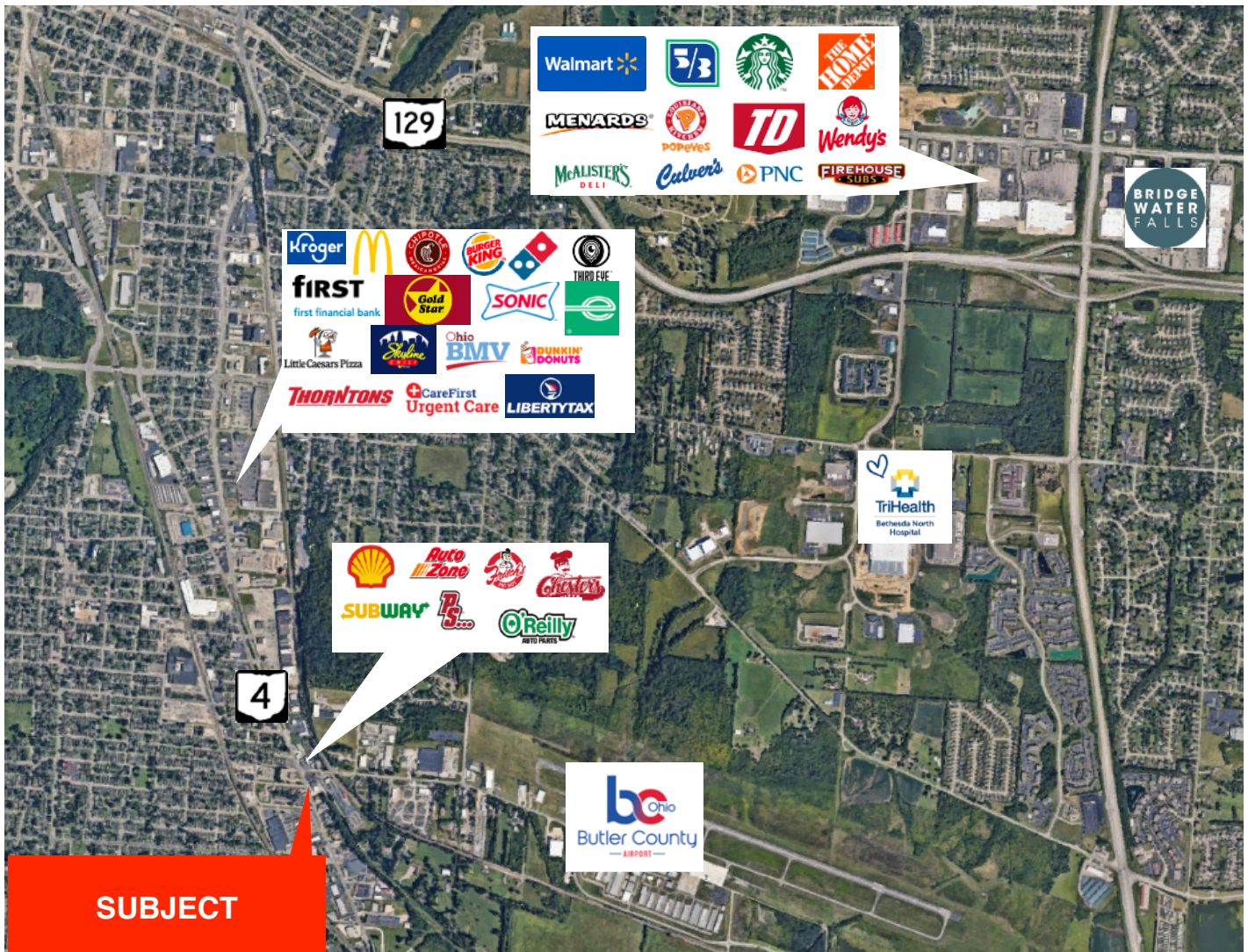
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AERIAL MAP

FREE-STANDING
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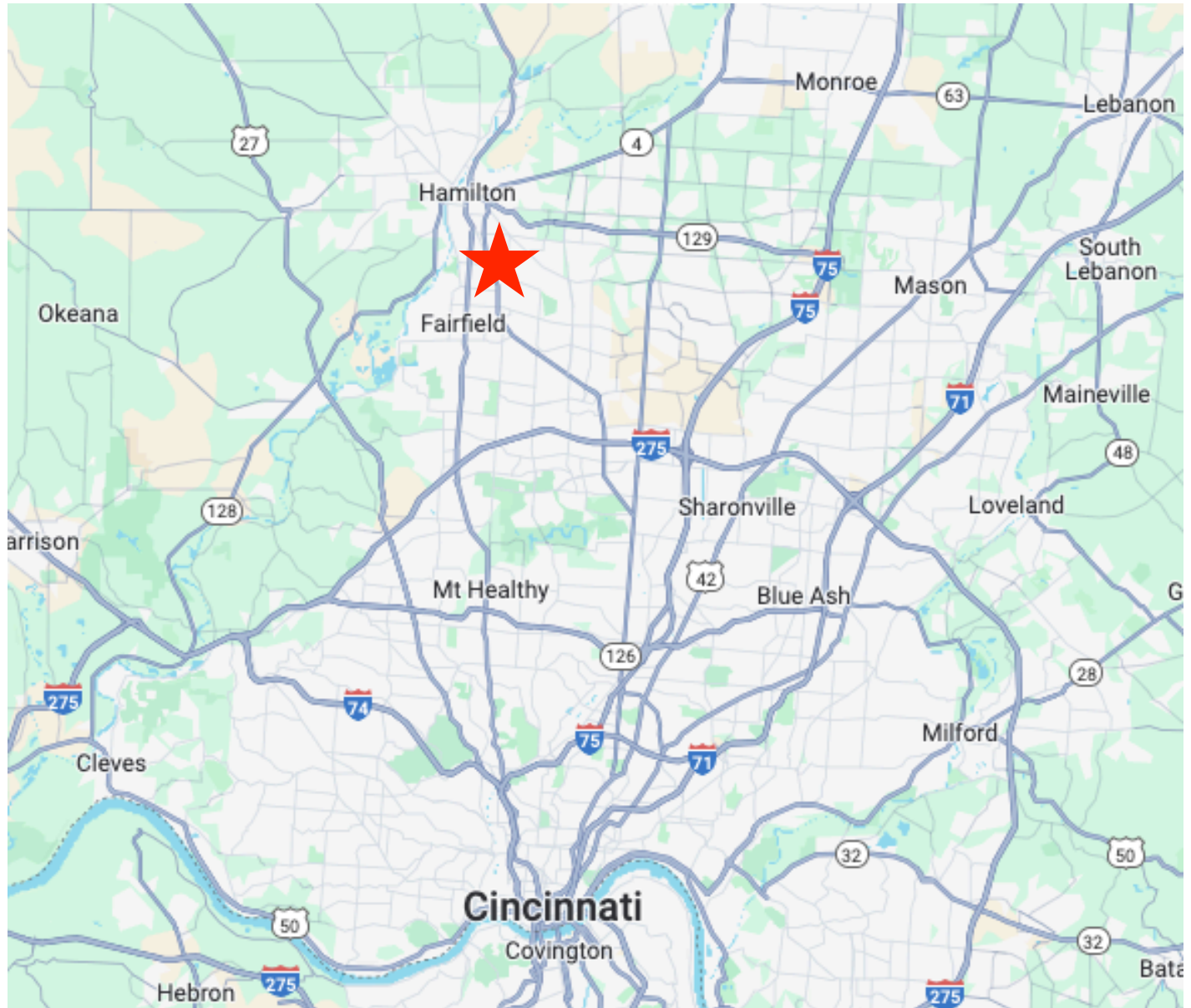
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STREET MAP

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SITE MAP

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DEMOGRAPHICS

FREE-STANDING
RESTAURANT/RETAIL
FOR SALE

| 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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