

1740 S. Erie Highway  
Hamilton, OH 45011

43,435 SF  
Retail For Lease



**AVAILABLE:**

43,435 SF with negotiable occupancy

**USES:**

Retail/Office

**OFFERED AT:**

Call agent for base pricing

Estimated OpEx: \$2.74 PSF (2023)

(\$2.44 PSF CAM, \$0.09 PSF insurance, \$0.21 PSF property taxes)

**LOCATION:**

Located on Dixie Highway (Rt 4)

20,000+ VPD on Rt 4

**SUMMARY:**

For more than 20 years, Hamilton Crossings has been the convenient choice for customers to visit for a variety of consumer-related services and goods at a signalized light across from McDonald's on State Rt. 4. Located in Hamilton but with easy access to I-275 as well as the markets of Fairfield, Fairfield Township and beyond! Co-tenants include the Ohio BMV, First Financial, Dollar Tree, Kidworks, Penn Station, Landmark Financial and more!

**North Ridge Realty Group**

7182 Liberty Centre Drive, Suite M  
West Chester, OH 45069

**Susan Stretch**

Senior Vice President  
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**Marshall Stretch**

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# OVERVIEW

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**YEAR BUILT:**  
1990

**OCCUPANCY:**  
August 2024 or possibly sooner

**PROPERTY INFO:**

- High visibility at signalized intersection
- Ample & convenient parking
- Former grocery store and now operating as a furniture store
- Updated lighting and flooring
- 17' ceiling height (truss) and 14' ceiling height (bottom of HVAC ducts)
- Dock doors (2)



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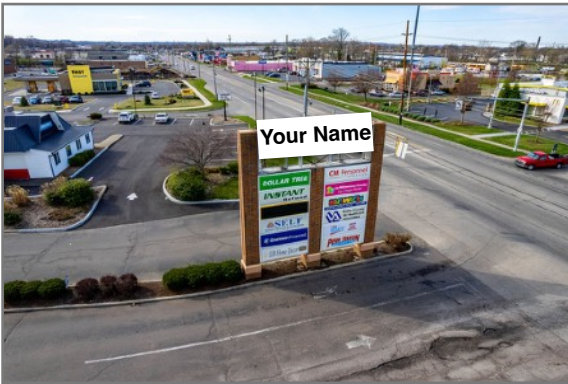
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# PHOTOS

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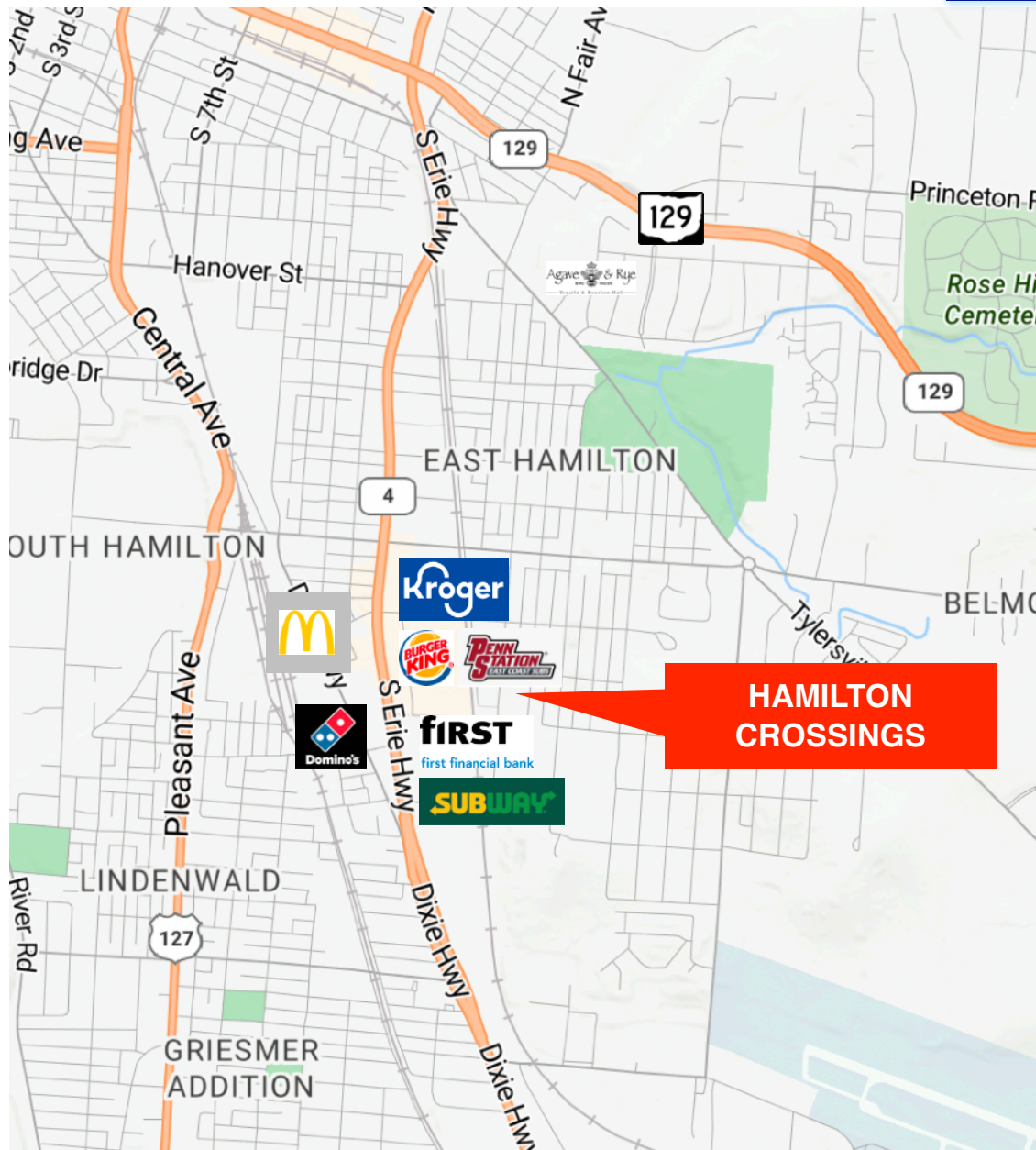
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# AERIAL MAP

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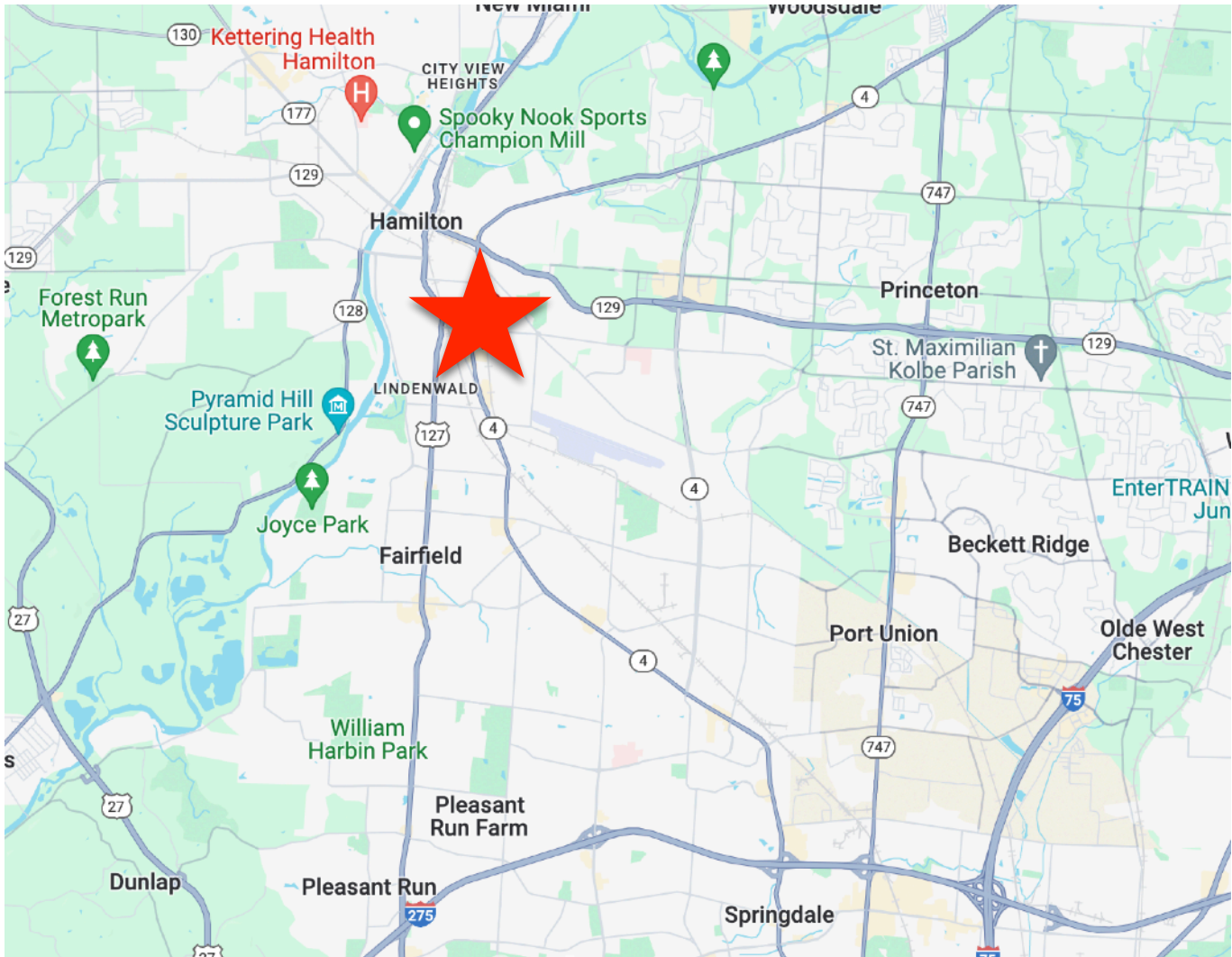
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# STREET MAP

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# DEMOGRAPHICS

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Hamilton Crossings			
1720-1770 S Erie Blvd, Hamilton, OH 45011			
Building Type: <b>General Retail</b>	Total Available: <b>0 SF</b>		
Secondary: <b>Storefront Retail/Office</b>	% Leased: <b>100%</b>		
GLA: <b>95,310 SF</b>	Rent/SF/Yr: -		
Year Built: <b>1987</b>			
			
Radius	1 Mile	5 Mile	10 Mile
<b>Population</b>			
2028 Projection	14,617	147,451	374,655
2023 Estimate	14,479	145,690	368,130
2010 Census	14,301	141,917	345,873
Growth 2023 - 2028	0.95%	1.21%	1.77%
Growth 2010 - 2023	1.24%	2.66%	6.44%
<b>2023 Population by Hispanic Origin</b>	<b>2,297</b>	<b>9,072</b>	<b>23,461</b>
<b>2023 Population</b>	<b>14,479</b>	<b>145,690</b>	<b>368,130</b>
White	11,680 80.67%	118,708 81.48%	276,736 75.17%
Black	2,016 13.92%	17,201 11.81%	63,434 17.23%
Am. Indian & Alaskan	99 0.68%	498 0.34%	1,305 0.35%
Asian	141 0.97%	4,736 3.25%	15,055 4.09%
Hawaiian & Pacific Island	44 0.30%	199 0.14%	712 0.19%
Other	499 3.45%	4,348 2.98%	10,887 2.96%
U.S. Armed Forces	0	38	121
<b>Households</b>			
2028 Projection	5,195	56,033	140,813
2023 Estimate	5,144	55,379	138,268
2010 Census	5,090	54,131	129,761
Growth 2023 - 2028	0.99%	1.18%	1.84%
Growth 2010 - 2023	1.06%	2.31%	6.56%
Owner Occupied	2,318 45.06%	36,514 65.93%	97,186 70.29%
Renter Occupied	2,826 54.94%	18,866 34.07%	41,082 29.71%
<b>2023 Households by HH Income</b>	<b>5,145</b>	<b>55,379</b>	<b>138,269</b>
Income: <\$25,000	1,510 29.35%	9,888 17.86%	20,937 15.14%
Income: \$25,000 - \$50,000	1,458 28.34%	11,050 19.95%	25,090 18.15%
Income: \$50,000 - \$75,000	872 16.95%	11,260 20.33%	26,574 19.22%
Income: \$75,000 - \$100,000	710 13.80%	8,318 15.02%	19,745 14.28%
Income: \$100,000 - \$125,000	330 6.41%	5,658 10.22%	15,582 11.27%
Income: \$125,000 - \$150,000	112 2.18%	2,993 5.40%	8,752 6.33%
Income: \$150,000 - \$200,000	111 2.16%	3,421 6.18%	12,068 8.73%
Income: \$200,000+	42 0.82%	2,791 5.04%	9,521 6.89%
<b>2023 Avg Household Income</b>	<b>\$53,679</b>	<b>\$81,183</b>	<b>\$91,383</b>
<b>2023 Med Household Income</b>	<b>\$42,414</b>	<b>\$64,469</b>	<b>\$71,426</b>



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3/27/2024

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