

**1750 S. Erie Highway
Hamilton, OH 45011**

**9,792 SF
Retail/Office For Lease**



AVAILABLE:

9,792 SF with immediate occupancy

USES:

Retail/Office

OFFERED AT:

\$8.50 - \$10.00 PSF NNN (full space)

\$9.00 - \$11.00 PSF NNN (demised)

Estimated OpEx: \$2.74 PSF (2025)

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

LOCATION:

Located on Rt. 4 (aka Erie Highway and Dixie Highway)
20,000+ VPD

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, Dollar Tree, Dill Dinkers Pickleball, Kidworks, La Michoacana Bakery & Sweets, 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
513.315.8522 Mobile

Marshall Stretch

VP Sales & Leasing
513.504.8232 Mobile

Disclaimer: The Realtor involved in marketing the premises is relying on all information provided herein or supplied by owner, owner's sources or other public sources in connection with the Real Estate. While we believe this information to be accurate, we cannot guarantee it.

OVERVIEW

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PROPERTY INFO:

- High visibility at signalized intersection
- Opportunity for large fascia signage
- Ample & convenient parking
- Former VA clinic - office dense with updated finishes
- Some office furniture remains
- Adjacent to Dollar Tree and Dill Dinkers Pickleball

OCCUPANCY:

Immediate



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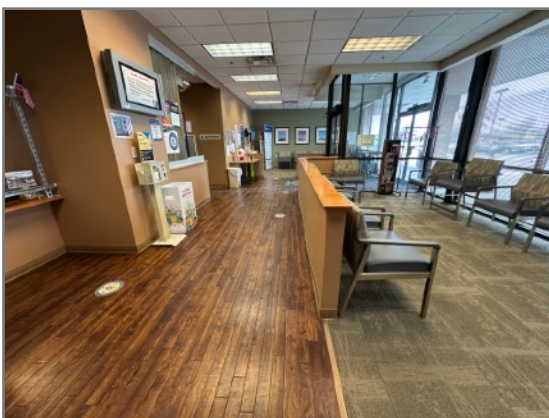
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PHOTOS

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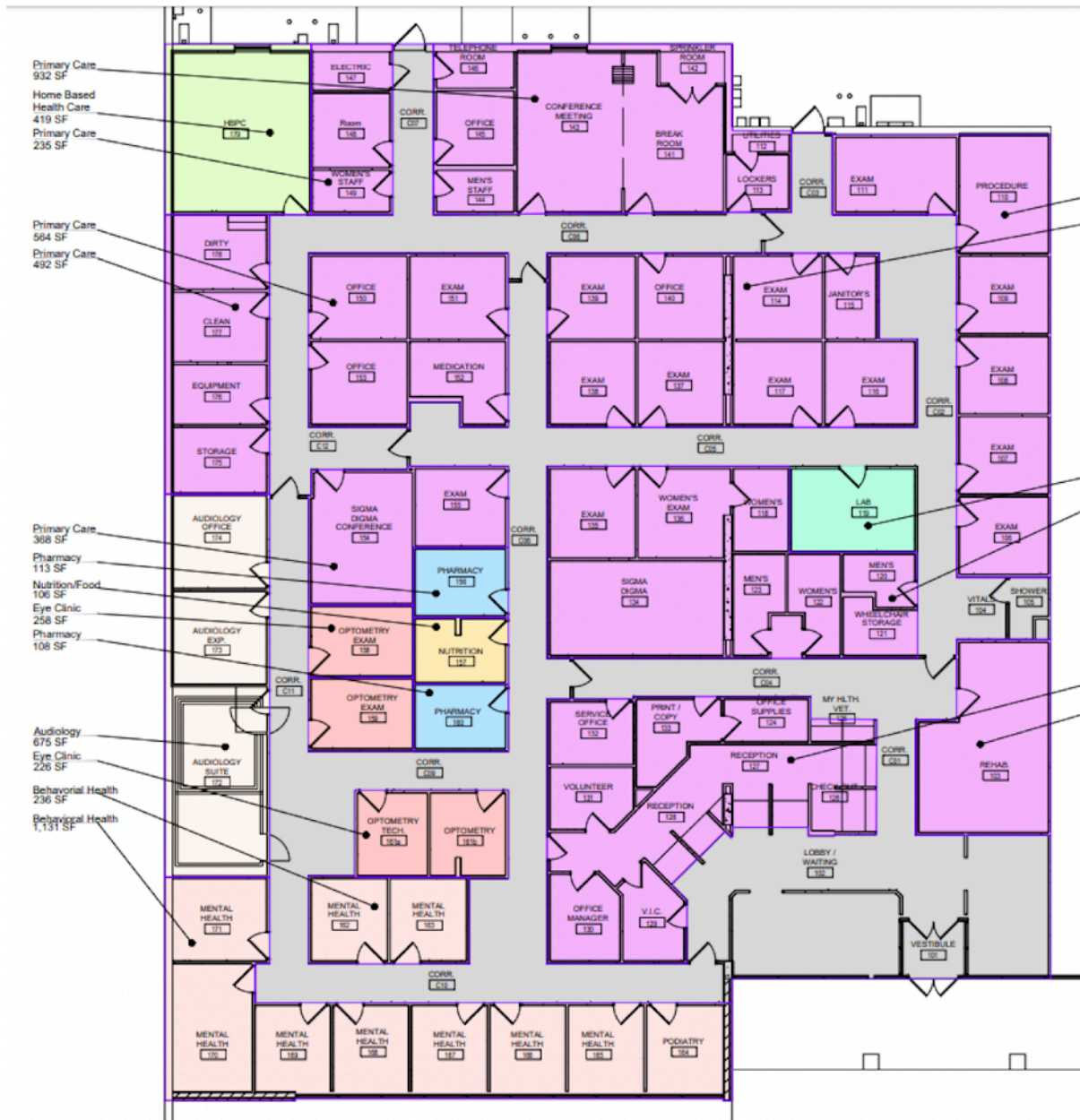
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FLOOR PLAN

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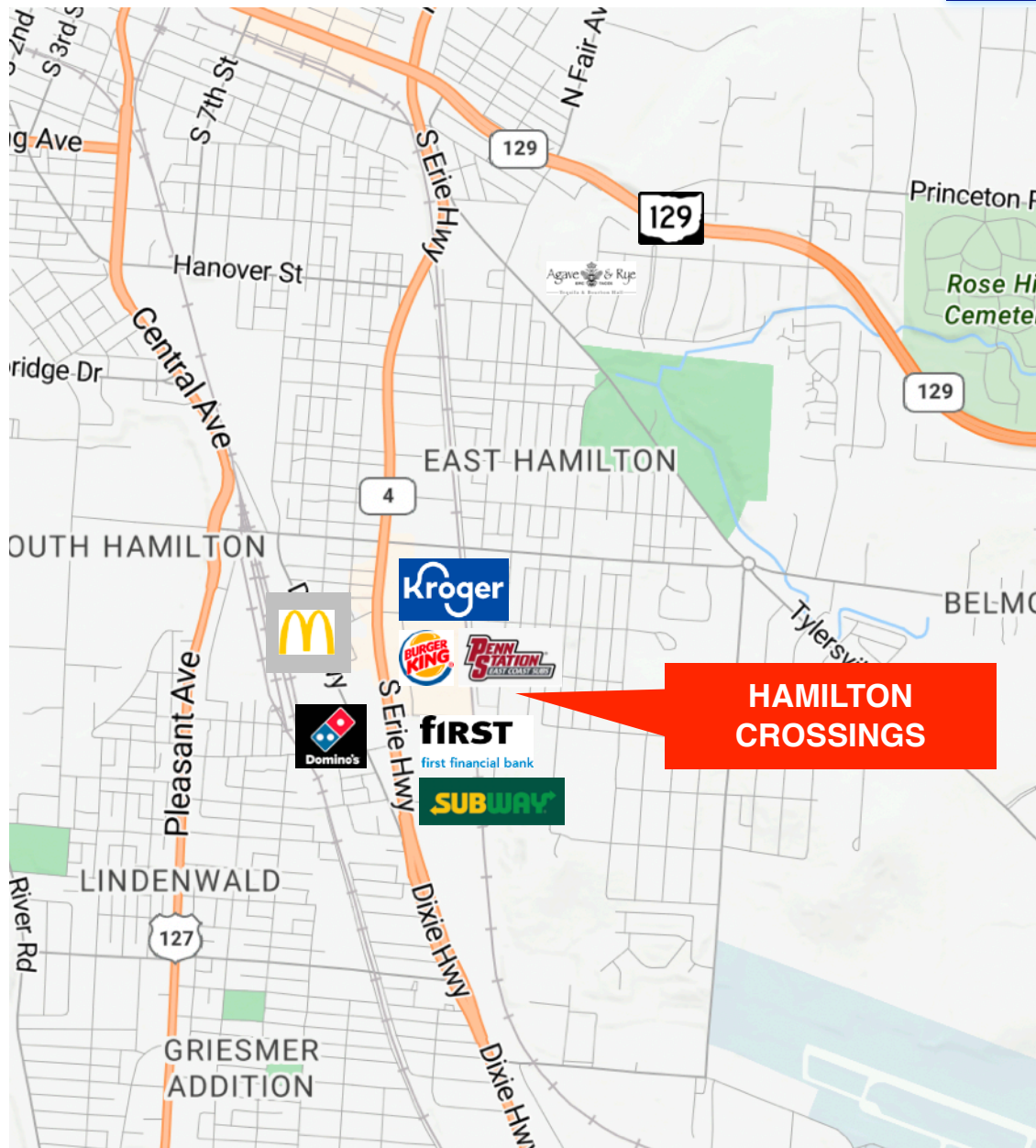
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AERIAL MAP

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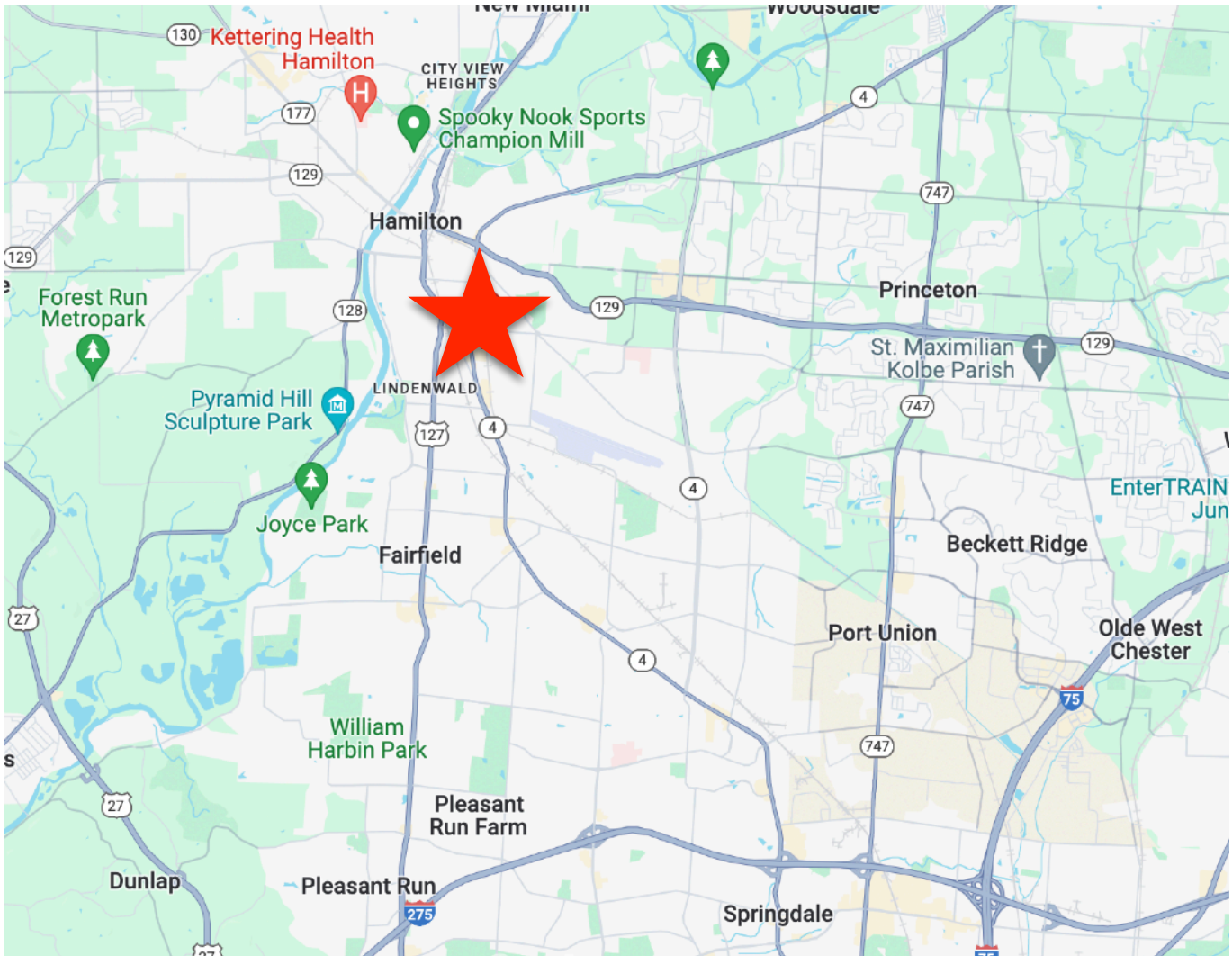
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STREET MAP

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DEMOGRAPHICS

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Demographic Summary Report

Hamilton Crossings						
1780-1790 S Erie Hwy, Hamilton, OH 45011						
Building Type: General Retail		Total Available: 0 SF				
Secondary: Freestanding		% Leased: 100%				
GLA: 81,790 SF		Rent/SF/Yr: -				
Year Built: 1987						
Radius	1 Mile		3 Mile		5 Mile	
Population						
2029 Projection	13,773		70,151		151,782	
2024 Estimate	13,553		68,946		149,572	
2020 Census	13,360		67,547		148,522	
Growth 2024 - 2029	1.62%		1.75%		1.48%	
Growth 2020 - 2024	1.44%		2.07%		0.71%	
2024 Population by Hispanic Origin	2,196		6,775		9,517	
2024 Population	13,553		68,946		149,572	
White	9,102	67.16%	48,548	70.41%	109,083	72.93%
Black	1,403	10.35%	8,830	12.81%	18,184	12.16%
Am. Indian & Alaskan	17	0.13%	55	0.08%	76	0.05%
Asian	136	1.00%	1,555	2.26%	6,411	4.29%
Hawaiian & Pacific Island	157	1.16%	372	0.54%	435	0.29%
Other	2,739	20.21%	9,586	13.90%	15,383	10.28%
U.S. Armed Forces	0		28		69	
Households						
2029 Projection	5,028		27,135		58,344	
2024 Estimate	4,938		26,651		57,475	
2020 Census	4,808		25,985		56,928	
Growth 2024 - 2029	1.82%		1.82%		1.51%	
Growth 2020 - 2024	2.70%		2.56%		0.96%	
Owner Occupied	2,216	44.88%	14,672	55.05%	36,652	63.77%
Renter Occupied	2,722	55.12%	11,979	44.95%	20,823	36.23%
2024 Households by HH Income	4,939		26,650		57,475	
Income: <\$25,000	1,370	27.74%	5,939	22.29%	9,821	17.09%
Income: \$25,000 - \$50,000	1,521	30.80%	6,448	24.20%	12,374	21.53%
Income: \$50,000 - \$75,000	851	17.23%	5,025	18.86%	9,776	17.01%
Income: \$75,000 - \$100,000	596	12.07%	3,550	13.32%	7,771	13.52%
Income: \$100,000 - \$125,000	376	7.61%	2,845	10.68%	6,196	10.78%
Income: \$125,000 - \$150,000	116	2.35%	1,168	4.38%	3,437	5.98%
Income: \$150,000 - \$200,000	54	1.09%	1,063	3.99%	4,474	7.78%
Income: \$200,000+	55	1.11%	612	2.30%	3,626	6.31%
2024 Avg Household Income	\$53,460		\$67,785		\$86,594	
2024 Med Household Income	\$40,161		\$54,573		\$66,770	



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1/12/2026

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