

**Third & Dayton Street  
Hamilton, OH 45013**

**Multi-Tenant Mixed Use  
Buildings for Lease**

**third + dayton**



**North Ridge Realty Group**

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# OVERVIEW

Multi-Tenant Mixed  
Use Building for Lease

## 315 Dayton Street

- Retail & office suites from 1,500 SF
- 6,000+ SF restaurant w/ large patio & equipment included
- Street visibility
- TIA available for qualified tenant & term
- Ranging from \$12-\$16 PSF NNN (OpEx \$2.50 PSF)



## 136 N. Third Street

- Retail & office suites from 1,200 SF
- Street visibility w/ consistent daytime/night population
- Excellent walkability
- TIA available for qualified tenant & term
- Ranging from \$12-\$16 PSF NNN (OpEx \$2.50 PSF)



## 131 N. Third Street

- Creative office/flex space from 2,500 SF
- Open floor plans
- Brand new restrooms & kitchenettes
- Dock, freight & passenger elevators
- TIA available for qualified tenant & term
- Ranging from \$8-\$10 PSF NNN (OpEx \$2.50 PSF)



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# AERIAL

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# About the Area

Multi-Tenant Mixed  
Use Building for Lease

**Spooky Nook Sports Complex** - The largest indoor sports complex owner opened in Q1 2022 on a second facility located blocks away in Hamilton. Redevelopment of the former Champion Paper facility was developed to host sporting events & activities that include rock wall climbing, indoor/outdoor fields, courts, weightlifting, fitness zones, concession areas and more. It also features a hotel, bar and convention space. Officials anticipate the site will draw thousands on a weekly basis.

**RiversEdge Amphitheater at Marcum Park** - Located along Hamilton's beautiful riverfront, the park is nestled between downtown and German Village Historic District. This public park offers a vibrant urban location for outdoor recreation and bike paths, live entertainment and an enhanced view of the river.

**YWCA** - The center's mission is to improve the lives of women, girls and communities of color through advocacy, local programming and services. Located just across the street from the property.

**Downtown Amenities** - Includes: library, creative arts center, central park, bike trail, public transportation network, (10) restaurants, (12) shops, pharmacy, dry cleaner, grocery store, loft apartments and more!

**Hamilton's German Village** - Features a picturesque, historic area to walk and discover landmarks. Neal's Barbecue is also just across the street from Their & Dayton, and offers a laid-back atmosphere with great food.



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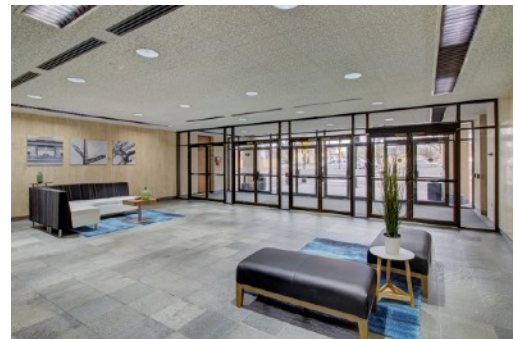
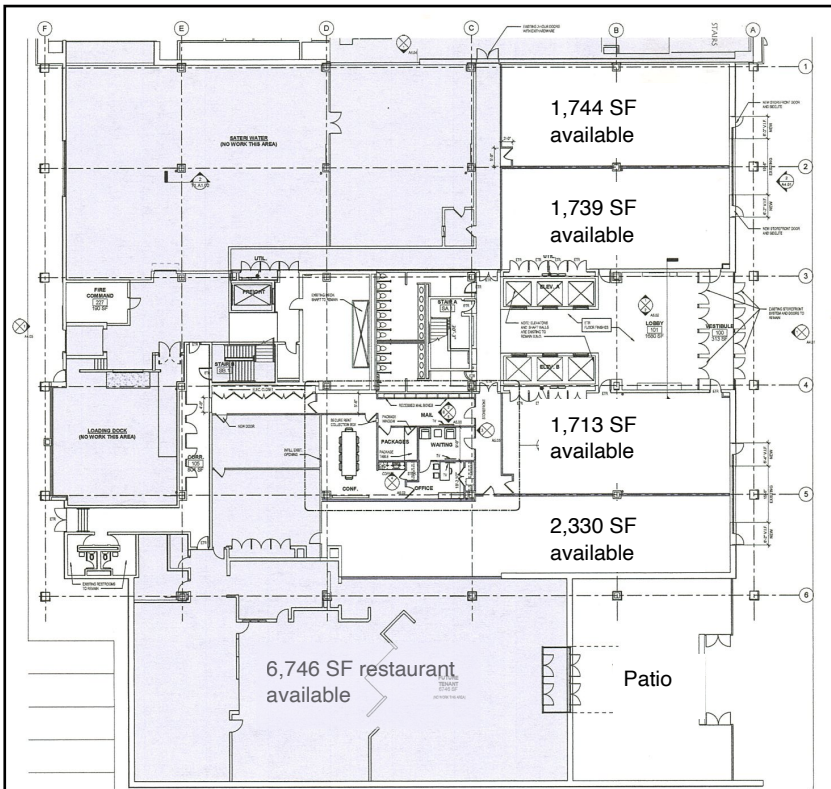
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# 315 DAYTON STREET

Multi-Tenant Mixed  
Use Building for Lease



- First floor retail/office spaces
- 1,713 - 6,000+ SF
- 6,000+ SF restaurant w/ large patio & equipment included
- Street visibility
- TIA available for qualified tenant & term
- Ranging from \$12-\$16 PSF NNN (OpEx \$2.50 PSF)



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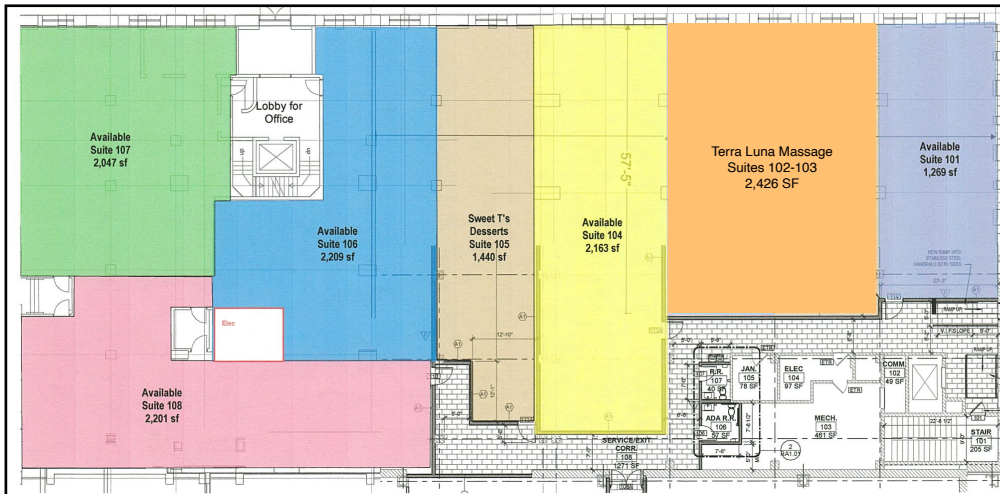
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# 136 N. THIRD STREET

Multi-Tenant Mixed  
Use Building for Lease



- Customizable build-out options from 1,200 SF
- High foot traffic with consistent daytime/night population
- Convenient parking
- Excellent walkability
- CBD location between Main Street and German Village
- TIA available for qualified tenant & term
- Ranging from \$12-\$16 PSF NNN (OpEx \$2.50 PSF)



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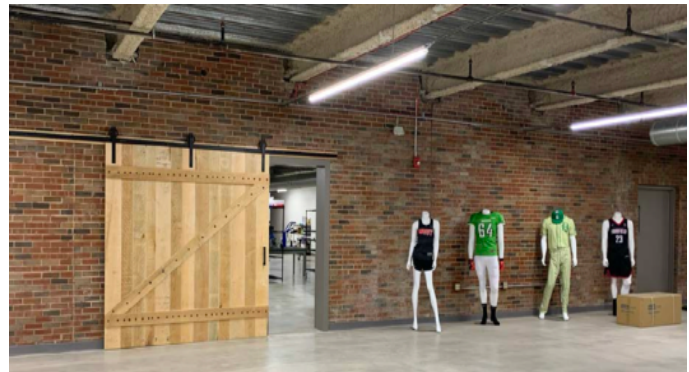
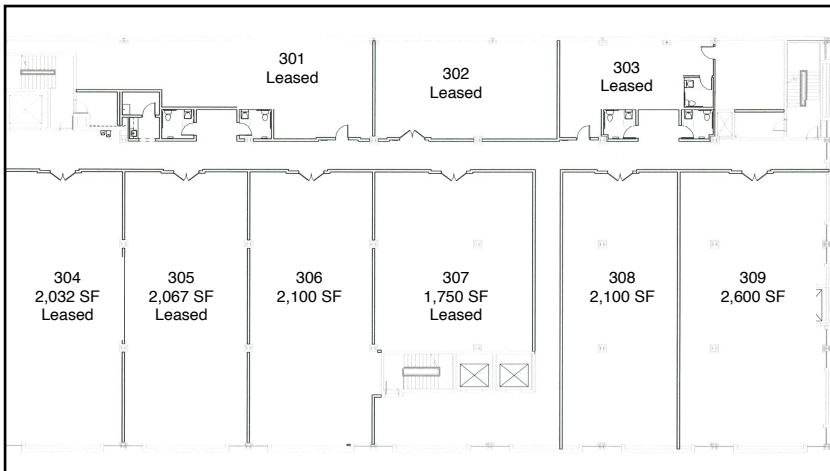
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# 131 N. THIRD STREET

Multi-Tenant Mixed  
Use Building for Lease



- Creative office/flex space from 1,750 SF
- Open floor plans
- Brand new restrooms & kitchenettes
- Unique signage opportunities
- TIA available for qualified tenant & term
- Loading dock, freight & passenger elevators
- Ranging from \$8-\$10 PSF NNN (OpEx \$2.50 PSF)



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# PROPERTY PHOTOS

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# AERIAL MAP

Multi-Tenant Mixed  
Use Building for Lease



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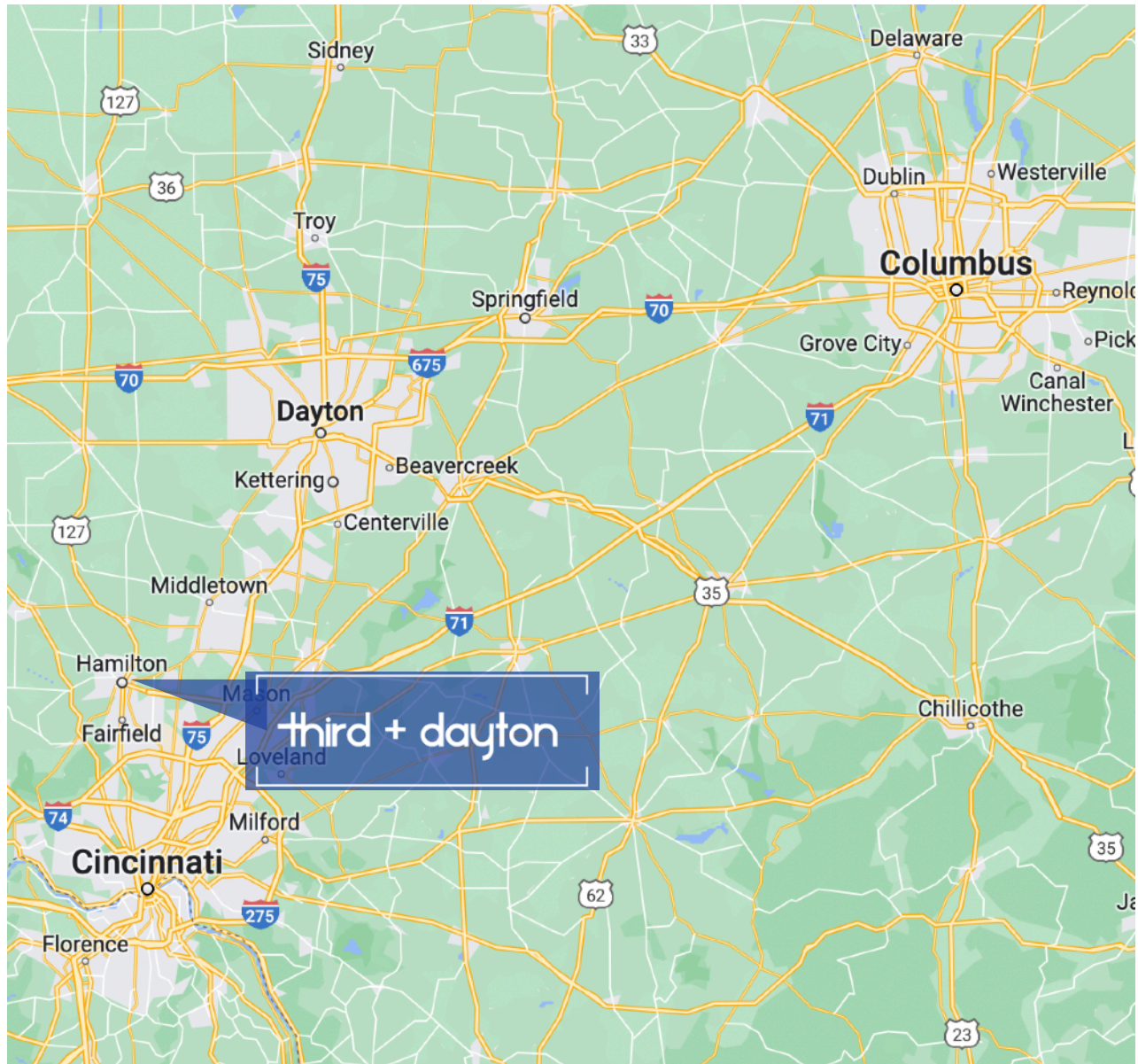
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# STREET MAP

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# DEMOGRAPHICS

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131 - 136 North Third Street 131 N Third St, Hamilton, OH 45011			
			
Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2028 Projection	17,344	71,096	120,021
2023 Estimate	17,127	70,243	118,799
2010 Census	16,627	68,399	116,900
Growth 2023 - 2028	1.27%	1.21%	1.03%
Growth 2010 - 2023	3.01%	2.70%	1.62%
<b>2023 Population by Hispanic Origin</b>	2,379	5,130	7,619
<b>2023 Population</b>	17,127	70,243	118,799
White	12,696 74.13%	59,224 84.31%	100,586 84.67%
Black	3,377 19.72%	7,297 10.39%	11,817 9.95%
Am. Indian & Alaskan	98 0.57%	266 0.38%	430 0.36%
Asian	129 0.75%	950 1.35%	2,308 1.94%
Hawaiian & Pacific Island	42 0.25%	97 0.14%	176 0.15%
Other	785 4.58%	2,411 3.43%	3,482 2.93%
U.S. Armed Forces	0	0	22
<b>Households</b>			
2028 Projection	5,953	27,289	45,366
2023 Estimate	5,891	26,972	44,914
2010 Census	5,792	26,366	44,317
Growth 2023 - 2028	1.05%	1.18%	1.01%
Growth 2010 - 2023	1.71%	2.30%	1.35%
Owner Occupied	2,357 40.01%	16,125 59.78%	29,921 66.62%
Renter Occupied	3,535 60.01%	10,847 40.22%	14,993 33.38%
<b>2023 Households by HH Income</b>	5,890	26,971	44,913
Income: <\$25,000	2,212 37.56%	6,559 24.32%	8,590 19.13%
Income: \$25,000 - \$50,000	1,389 23.58%	6,092 22.59%	9,550 21.26%
Income: \$50,000 - \$75,000	1,165 19.78%	5,830 21.62%	9,484 21.12%
Income: \$75,000 - \$100,000	571 9.69%	3,964 14.70%	6,975 15.53%
Income: \$100,000 - \$125,000	329 5.59%	2,414 8.95%	4,208 9.37%
Income: \$125,000 - \$150,000	148 2.51%	951 3.53%	2,175 4.84%
Income: \$150,000 - \$200,000	61 1.04%	730 2.71%	2,408 5.36%
Income: \$200,000+	15 0.25%	431 1.60%	1,523 3.39%
<b>2023 Avg Household Income</b>	\$46,643	\$62,820	\$74,585
<b>2023 Med Household Income</b>	\$37,203	\$53,201	\$60,704

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