



# 11020 Hamilton Ave.

11020 Hamilton Avenue  
Cincinnati, Ohio 45231

## Offering Summary

Sale Price:	\$545,000
Building Size:	3,816 SF
Lot Size:	0.94 Acres

## Property Highlights

- Former Taco Bell for Sale
- 3,816 SF on .94 Acre
- Easy Access to I-275

## Demographics

	1 Mile	3 Miles	5 Miles
Total Households	3,198	23,215	69,128
Total Population	8,671	61,020	172,433
Average HH Income	\$70,486	\$86,608	\$86,325

## For More Information

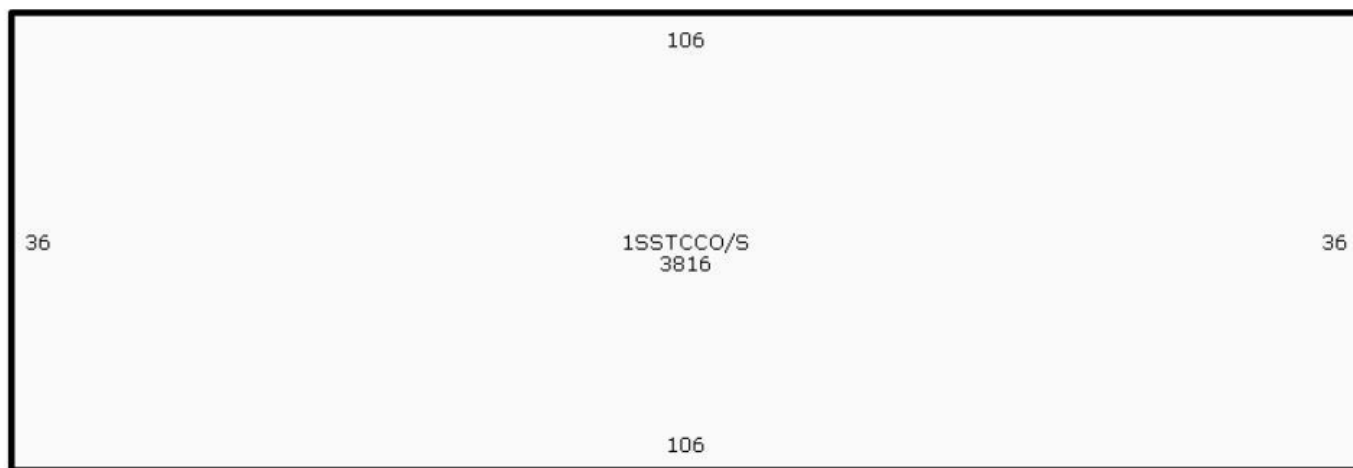
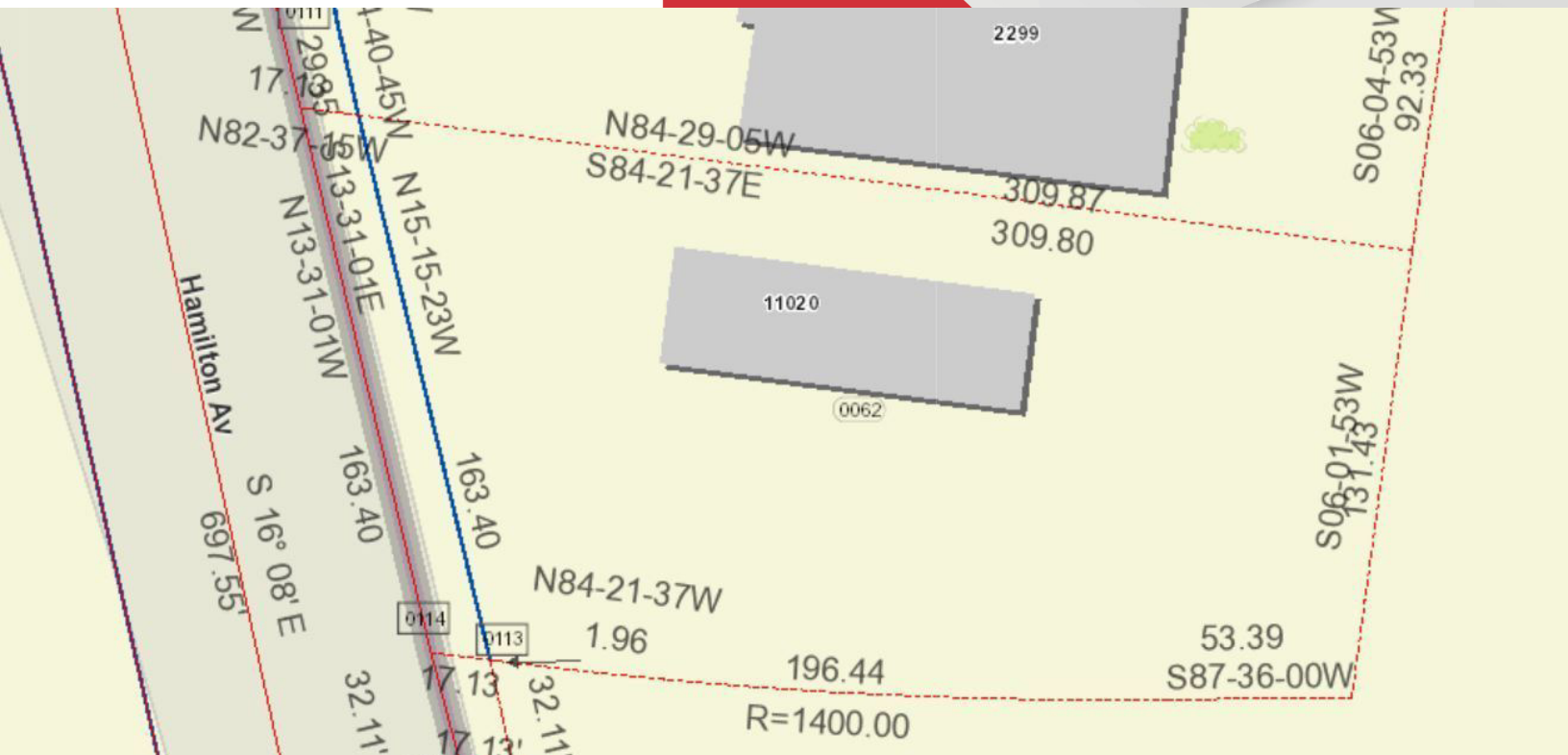
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**BROCHURE** | 11020 Hamilton Ave. 11020 Hamilton Avenue Cincinnati, OH 45231



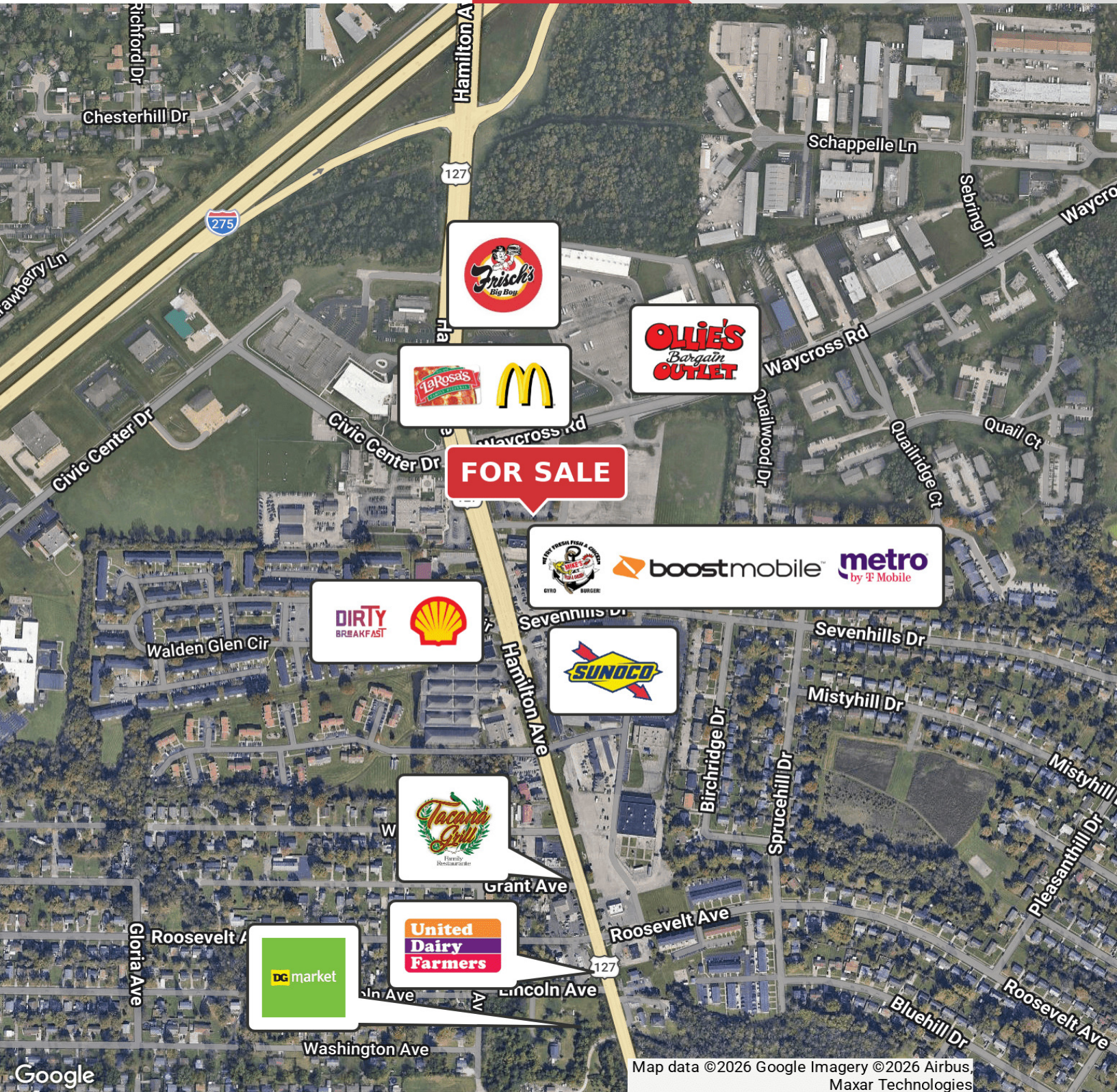
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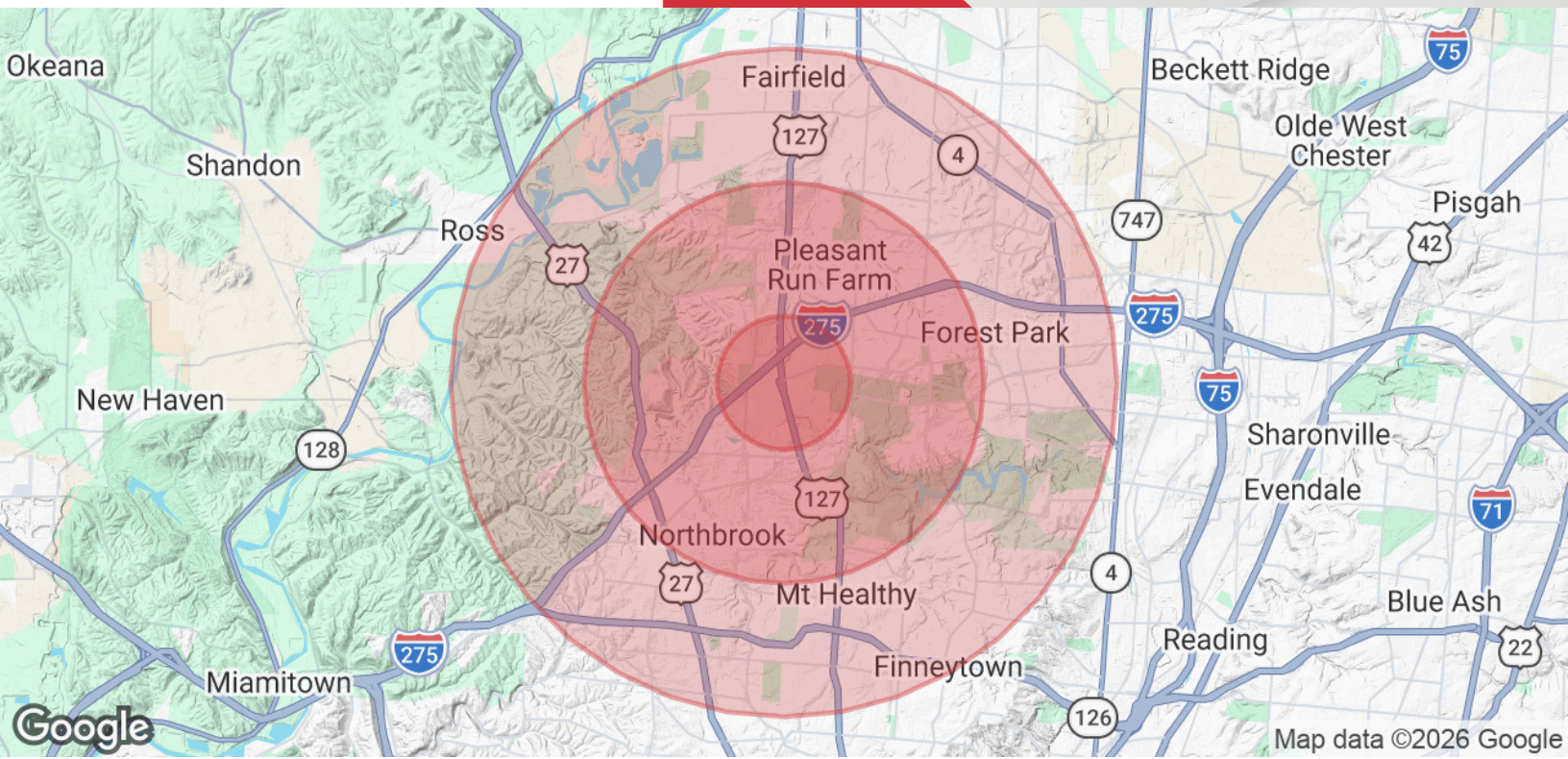
<b>Building Data</b>	<b>Taco Bell</b>
	<b>11020 Hamilton Ave (Code 8226)</b>
Total Square Footage	3,816
Acreage / Lot Size	.94
Zoning	Retail
<b>Space Type</b>	
Warehouse Lighting	
Office - SF	
HVAC – Age & Size – 4 Units	4 Units (10 ton) – Taylor & Moore maintains (George)
Roof –Type	Original – Durolast Roof (20-30 year)
Year Built / Year Renovated	2002
Construction Type	
Ceiling Clear Height	12'
Dimensions of Building	106' x 36'
Available Power (Amps/Voltage/3-Phase)	
<b>Building Layout / Amenities</b>	
# of Private Offices	1
Number of Restrooms	2

<b>Site Data</b>	
Paved Parking Spaces	50
Signage Available (Pylon/Monument/Building)	Large Pylon Sign

<b>Real Estate Taxes</b>	
County Parcel ID	59-0026-0062-00
<b>Utility Info - Provider</b>	
Public Utilities Available	Duke
<b>Security</b>	
Alarm/Building Monitoring System	ADT
Key Card Access System	



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Population	1 Mile	3 Miles	5 Miles
Total Population	8,671	61,020	172,433
Average Age	39	41	41
Average Age (Male)	36	39	39
Average Age (Female)	40	42	43

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	3,198	23,215	69,128
# of Persons per HH	2.7	2.6	2.5
Average HH Income	\$70,486	\$86,608	\$86,325
Average House Value	\$187,854	\$209,540	\$209,070

Demographics data derived from AlphaMap