

440 MAIN ST - PARKING LEASE AVAILABLE!

440 MAIN ST, HAMILTON, OH 45013



PROPERTY SUMMARY



LOCATION DESCRIPTION

Position your business for success at this prime hard corner site along Main Street in Hamilton. With traffic counts exceeding 18,000 vehicles per day and a signalized intersection ensuring seamless access, this site delivers visibility and convenience. Surrounded by national retailers and a strong consumer base of 69,000+ residents within three miles, the property offers an ideal setting for a build-to-suit, ground lease or parking lease opportunity.

PROPERTY HIGHLIGHTS

- Build-to-suit, ground or parking lease opportunity
- Signalized hard corner for easy ingress/egress
- 18K+ VPD ensuring consistent traffic flow
- 69K+ population within 3 miles
- Major retailers nearby include Meijer, Kroger, and Walmart

OFFERING SUMMARY

Lease Rate:	Contact Broker for Pricing
Available SF:	0.38 Acres
Lot Size:	0.38 Acres

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	27,063	43,399	116,389
Total Population	69,458	112,230	311,398
Average HH Income	\$74,570	\$84,013	\$101,998

TRAFFIC COUNTS

18,756 Vehicles Per Day



Matthew Hill

Regional Director

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209 Powell Place, Brentwood, TN 37027

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ADDITIONAL PHOTOS



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SITE PLAN



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RETAILER MAP



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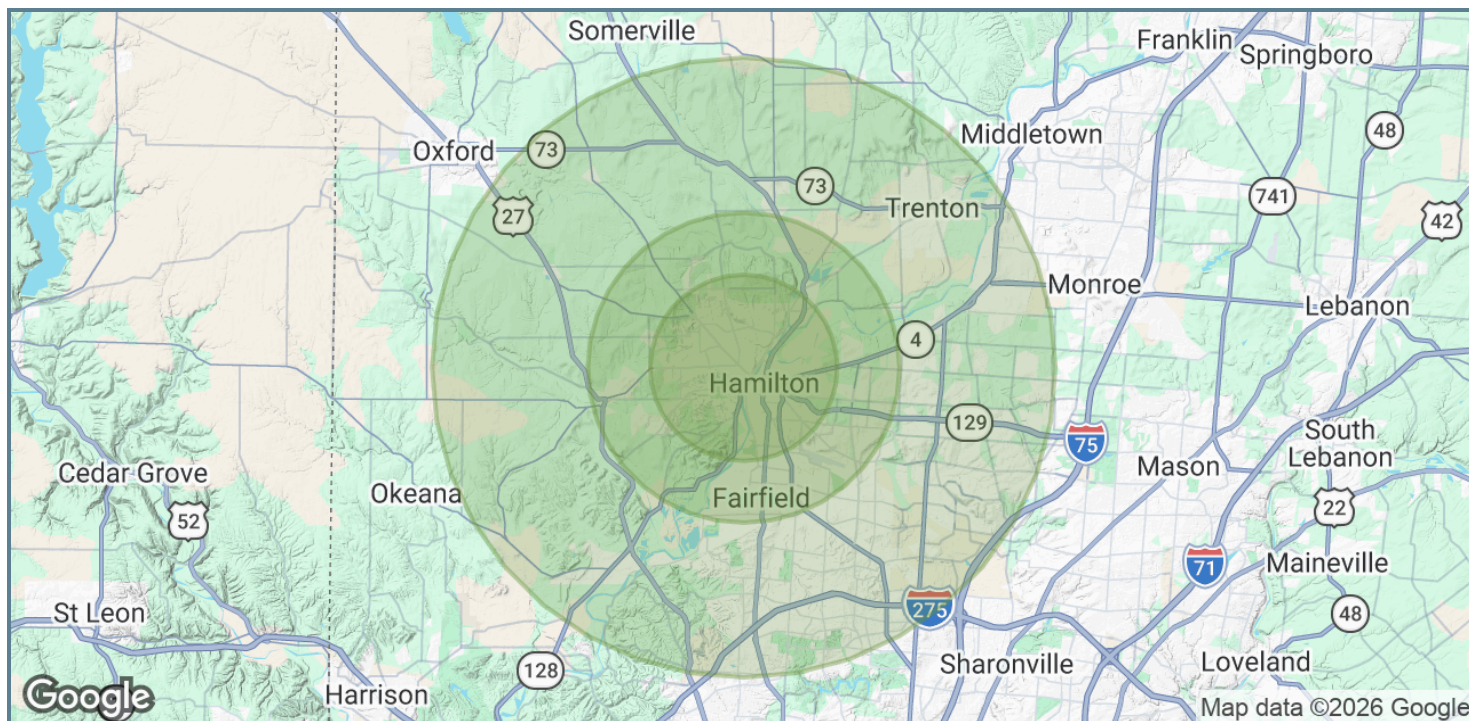
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DEMOGRAPHICS MAP & REPORT



POPULATION	3 MILES	5 MILES	10 MILES
Total Population	69,458	112,230	311,398
Average Age	38	40	40
Average Age (Male)	37	39	39
Average Age (Female)	39	41	42

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	27,063	43,399	116,389
# of Persons per HH	2.4	2.5	2.6
Average HH Income	\$74,570	\$84,013	\$101,998
Average House Value	\$171,822	\$192,269	\$216,482



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SHELL DELIVERY CONDITION

- **Physical Condition:** Space to be dried in with exposed structural columns and roof structure.
- **Ceiling:** Exposed structure and roof deck. Roof to be fully insulated above roof deck. Minimum 12' clear space to be provided from top of ribbon slab to underside of roof structure low point.
- **Floor Condition:** Crushed stone (#57 Stone) infill between exterior shell walls to be attached to concrete ribbon slab. This allows for simple sanitary sewer tie-ins for future restroom and plumbing fixtures. Crushed stone to be filled 4" below top of concrete foundation wall.
- **Wall Condition:** Exposed structural columns. Exterior wall framing to be open for easy electrical and plumbing rough-in. Front elevation to be storefront with minimum 3'-0" storefront door. Exterior service door to be included at rear wall.
- **HVAC:** Duct-less, structure-hung space heater. Minimum single supply and return opening in roof deck to be provided for future roof-mounted HVAC unit.
- **Plumbing:** Minimum 1" water line stubbed into space. 4" sanitary sewer with clean outs stubbed up through crushed stone infill.
- **Electric:** Standard 200 amp, 208Y/120, 3 phase, 4 wire service. 200 amp panel to be located along rear wall.
- **Gas:** Min 1" gas service stubbed into space at structure level. Medium or high-pressure regulator to be included at meter.



LEGACY
COMMERCIAL PROPERTY

Accelerate Your National Growth

Legacy Commercial Property specializes in leasing, acquisitions, development, construction, and property management. We've operated over ten businesses in 800 locations and truly understand what you, as an operator, need. We pride ourselves on moving quickly and have a proven track record of helping you find the best locations in every market.

Your Go-to Expansion Partner

Grow Quickly with Our Portfolio

- Flexible leasing options
- Strong visibility and signage
- Build to suit and ground leases
- Exclusive rights to property

Grow Strategically with New Developments

- Site selection experts
- Ground up development
- Buy-to-hold investments
- Experienced developers
- Creative deals and off-market properties
- Efficient development process

Our National Tenants

DOLLAR GENERAL



Why Legacy



Large Portfolio

Leverage our 700+ properties in 20+ states to quickly expand your national footprint.



One Partner

We help you quickly find locations, finance deals, manage construction, and eliminate inefficiencies.



Prime Locations

Our properties are located on high-traffic corner lots known as "Main and Main."



True Operators

We've operated over ten businesses in 800+ locations and understand your need to move quickly.

