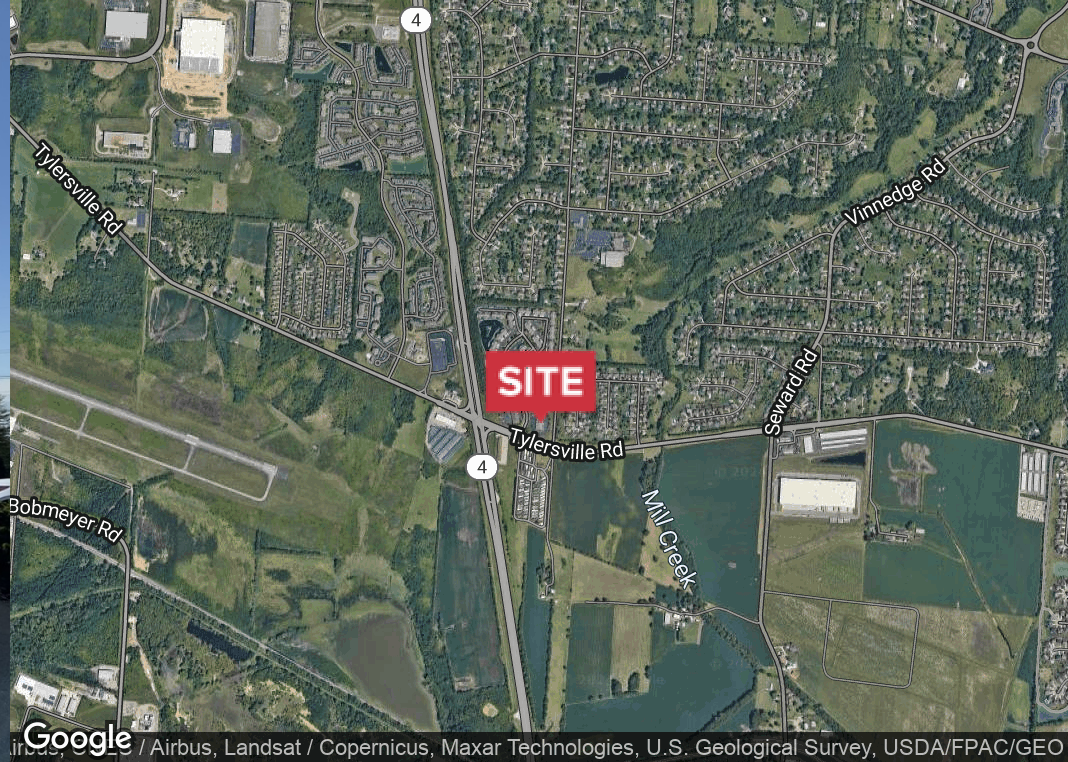


# FOR LEASE

7939 Morris Road Hamilton, OH 45011



## OFFERING SUMMARY

Available SF:	700 +/- SF
Lease Rate:	\$12.00 SF/yr (NNN)
Lot Size:	2.0 Acres
Year Built:	1998
Building Size:	17,376
Zoning:	General Business
Market:	Fairfield
Submarket:	West Chester, Hamilton

## PROPERTY OVERVIEW

This well maintained and recently updated strip center consists of several suite options for retail or office use. Conveniently located off of Tylersville Road and Route 4 this center offers great visibility, abundant parking and pylon signage.

## LOCATION OVERVIEW

Conveniently located at the corner of Route 4 and Tylersville Road in Fairfield

## AVAILABLE SPACES

SPACE	LEASE RATE	APPROX SIZE (SF)
Suite 3	\$12.00 SF/yr	700 SF

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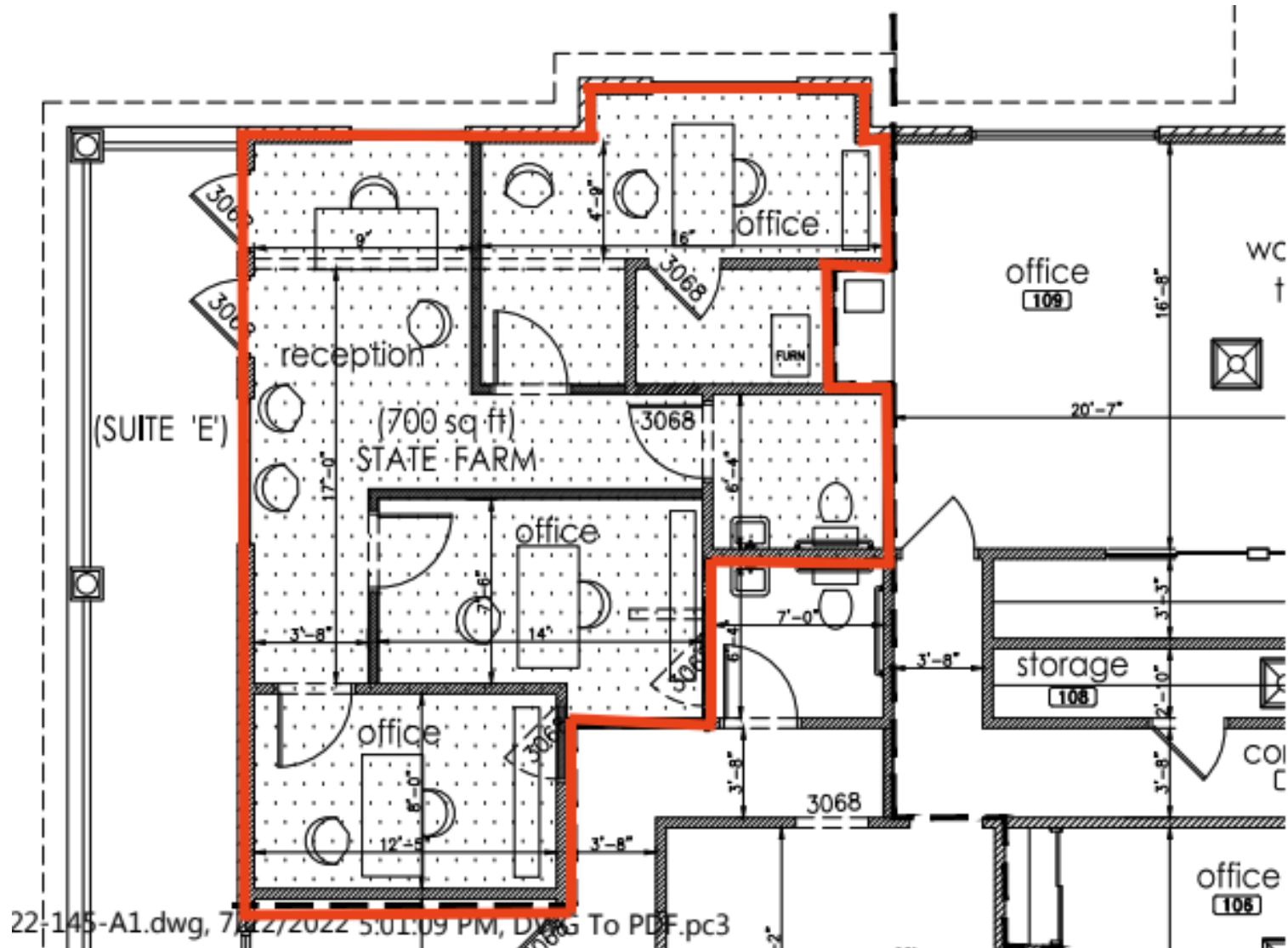
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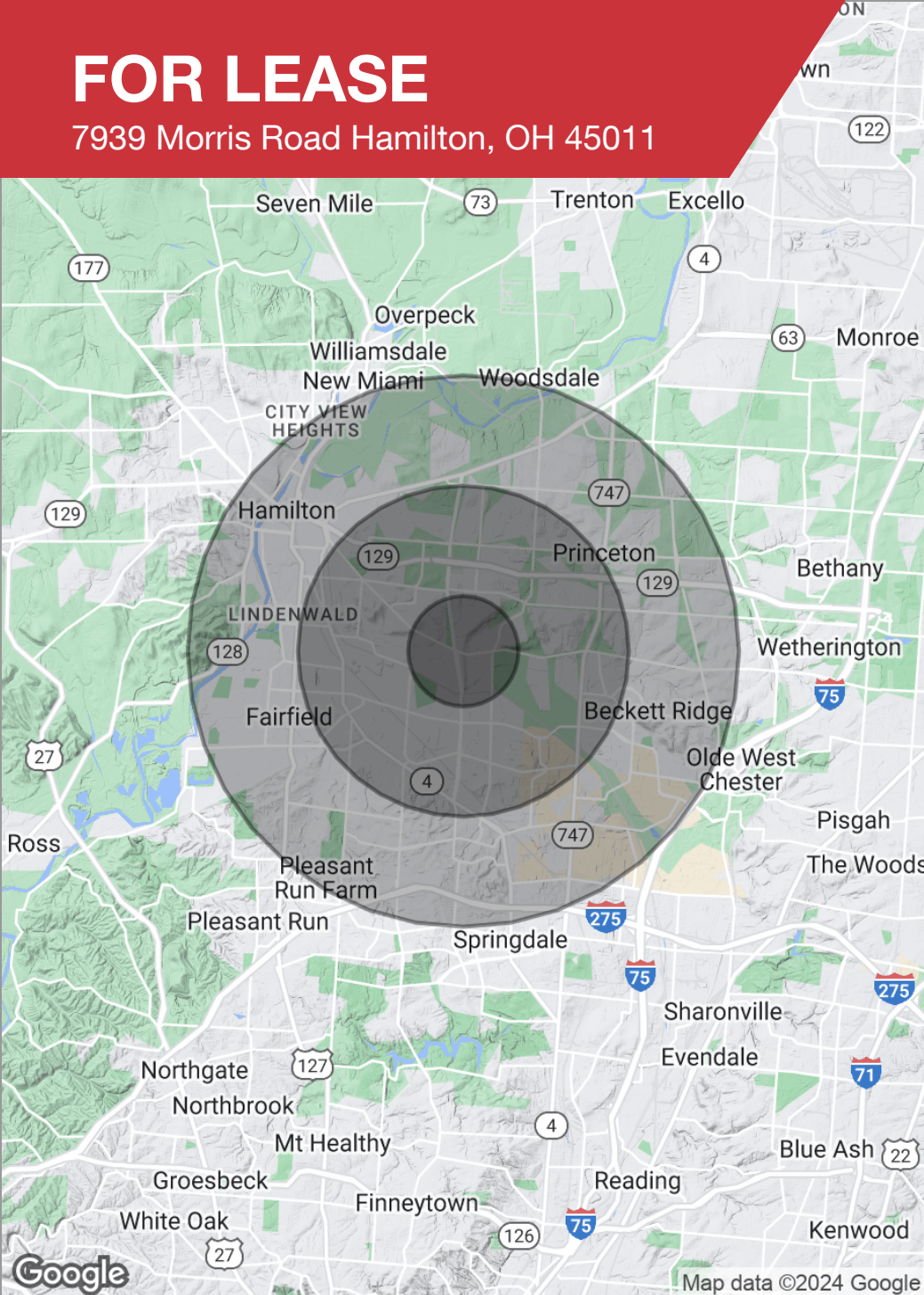
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## POPULATION

	1 MILE	3 MILES	5 MILES
Total population	5,015	47,189	147,691
Median age	34.2	34.2	35.4
Median age (male)	31.4	32.7	34.3
Median age (Female)	36.6	35.7	36.7

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	1,789	17,738	55,002
# of persons per HH	2.8	2.7	2.7
Average HH income	\$69,145	\$70,278	\$68,779
Average house value		\$215,767	\$180,212

\* Demographic data derived from 2020 ACS - US Census

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