

SINGLE-TENANT RETAIL PROPERTY



FOR SALE | \$450,000 | 8021 HAMILTON AVENUE, CINCINNATI, OH 45231



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8021 HAMILTON AVENUE, CINCINNATI, OH 45231

FOR SALE 3CRE

THE OFFERING:

3CRE is pleased to present 8021 Hamilton Avenue, a single-tenant retail property offering an excellent opportunity for an owner-operator, investor, or restaurant user. The 2,924-square-foot property is currently vacant and features a turnkey restaurant buildout, with the existing infrastructure, equipment, and improvements in place to support a food-service operation. The property provides a new owner with the flexibility to immediately occupy the space, continue operating as a restaurant, or lease the building to a future tenant, while significantly reducing the time and cost typically associated with developing a restaurant from a vacant shell. The property is located within an industrial zoning district with an existing conditional use for retail/restaurant operations, subject to buyer verification with the municipality.

Strategically positioned on a 0.641-acre lot along Hamilton Avenue, a high-visibility commercial corridor, the property benefits from excellent exposure, convenient access, dedicated parking, and consistent traffic. Located within the established Mount Healthy market and surrounded by a dense residential population and local commercial activity, 8021 Hamilton Avenue offers a rare opportunity to acquire a standalone, turnkey restaurant establishment with the tools and infrastructure already in place for an owner-operator to open and begin operations.

PROPERTY HIGHLIGHTS:

- **Asking Price:** \$450,000
- **Turnkey Restaurant Buildout**
- **Parcel ID:** 059300010110
- **Building Size:** 2,924 Square Feet
- **Acreage:** 0.641 Acres
- **Location:** Mount Healthy, Ohio
- **High-Visibility Site:** Positioned along Hamilton Ave, a major commercial corridor
- **Use:** Existing conditional use for retail/restaurant operations



8021 Hamilton Avenue









Cincinnati

OHIO



METRO AREA STATISTICS

2.3 MM
POPULATION

75K
HOUSEHOLD
INCOME

3.1 %
UNEMPLOYMENT

FORTUNE
500

NO. 24 - *KROGER*

NO. 51 - *PROCTER & GAMBLE*

NO. 56 - *GENERAL ELECTRIC*

NO. 314 - *WESTERN & SOUTHERN*

NO. 411 - *FIFTH THIRD*

NO. 473 - *CINTAS*

CINCINNATI ACCOLADES

Best City for Young Professionals

Ranked #8 - Forbes (2023)

Top 20 Best Places to Live in the U.S.

Ranked #18 - U.S. News & World Report (2023)

Best Mid-Size City for Job Growth

Ranked #3 - National League of Cities (2023)

Rated (A-) Overall Grade | Niche

- Niche (2024)

Cincinnati Children's ranked #1

Children's Hospital

- US News & World Report

	1 MILE	3 MILE	5 MILE
POPULATION	10,859	90,210	201,104
AVERAGE HOUSEHOLD INCOME	\$61,775	\$71,605	\$77,120
NUMBER OF HOUSEHOLDS	4,478	35,926	80,783
MEDIAN AGE	39.9	39.7	39.5
TOTAL BUSINESSES	352	2,834	7,269
TOTAL EMPLOYEES	2,377	23,249	73,829

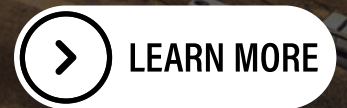


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