



MIXED-USED BUILDING INVESTMENT OPPORTUNITY
2,838 SF | CALL FOR OFFERS

4034 HAMILTON AVENUE
CINCINNATI, OH 45223



THE OFFERING - CALL FOR OFFERS

- Submit offers with buyer's proof of financial capability at <https://foreclosureauctions.com/properties/901>

PROPERTY VIEWING: Contact Kurt at kurt@prodigyprop.com to schedule a tour.

KURT POLTER

Prodigy Properties

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PROPERTY OVERVIEW



- Located at 4034 Hamilton Avenue in Cincinnati's Northside submarket, a well-known retail and entertainment corridor.
- Positioned along a high-visibility arterial road with consistent daily traffic counts and strong street presence.
- Two-story Class B mixed-use building with retail on the ground floor and residential/ancillary space above.
- Traditional urban storefront design with excellent visibility and signage opportunities.

Property Type	Mixed-use Retail & Residential
Address	4034 Hamilton Ave, Cincinnati, Ohio 45223
Year Built	1890
Estimated Building Size (SF)	2,838
Estimated Lot Size (Acres)	0.1
Tenant(s)	1
THE OFFERING	
Call for Offers	
LEASE SUMMARY	
Lease Term	Restaurant Lease Thru 12/31/2027
Annual Rent	\$54,000



INVESTMENT HIGHLIGHTS

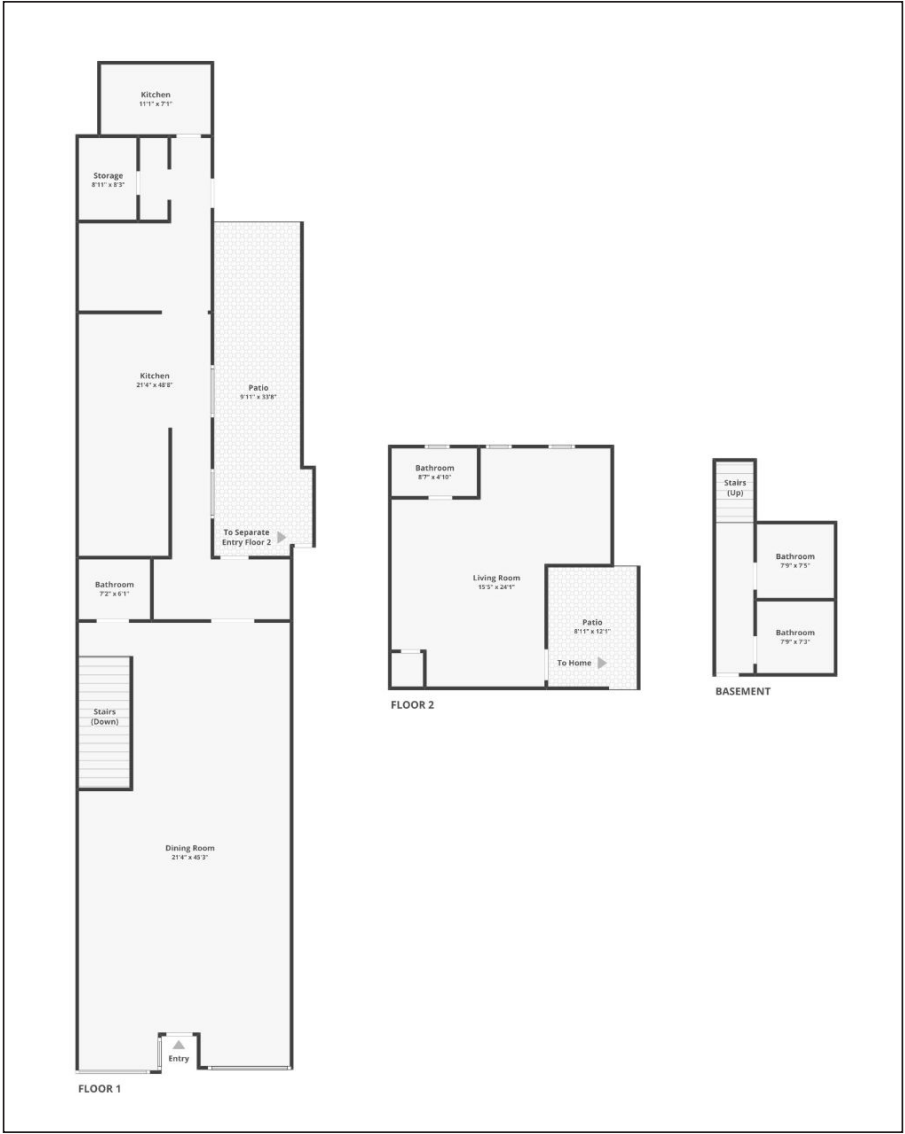


This property is a brick mixed-use investment asset located in the vibrant Northside neighborhood of Cincinnati — a walkable, culturally active area with strong pedestrian traffic and proximity to dining, entertainment, and transit. Ground floor: Fully leased retail space occupied by an established tenant, providing current income. Vacant, rent-ready studio apartment offering immediate upside through residential lease, owner occupancy, or short-term rental use. The retail component benefits from excellent street visibility along Hamilton Avenue, a high-traffic corridor near I-74 access.

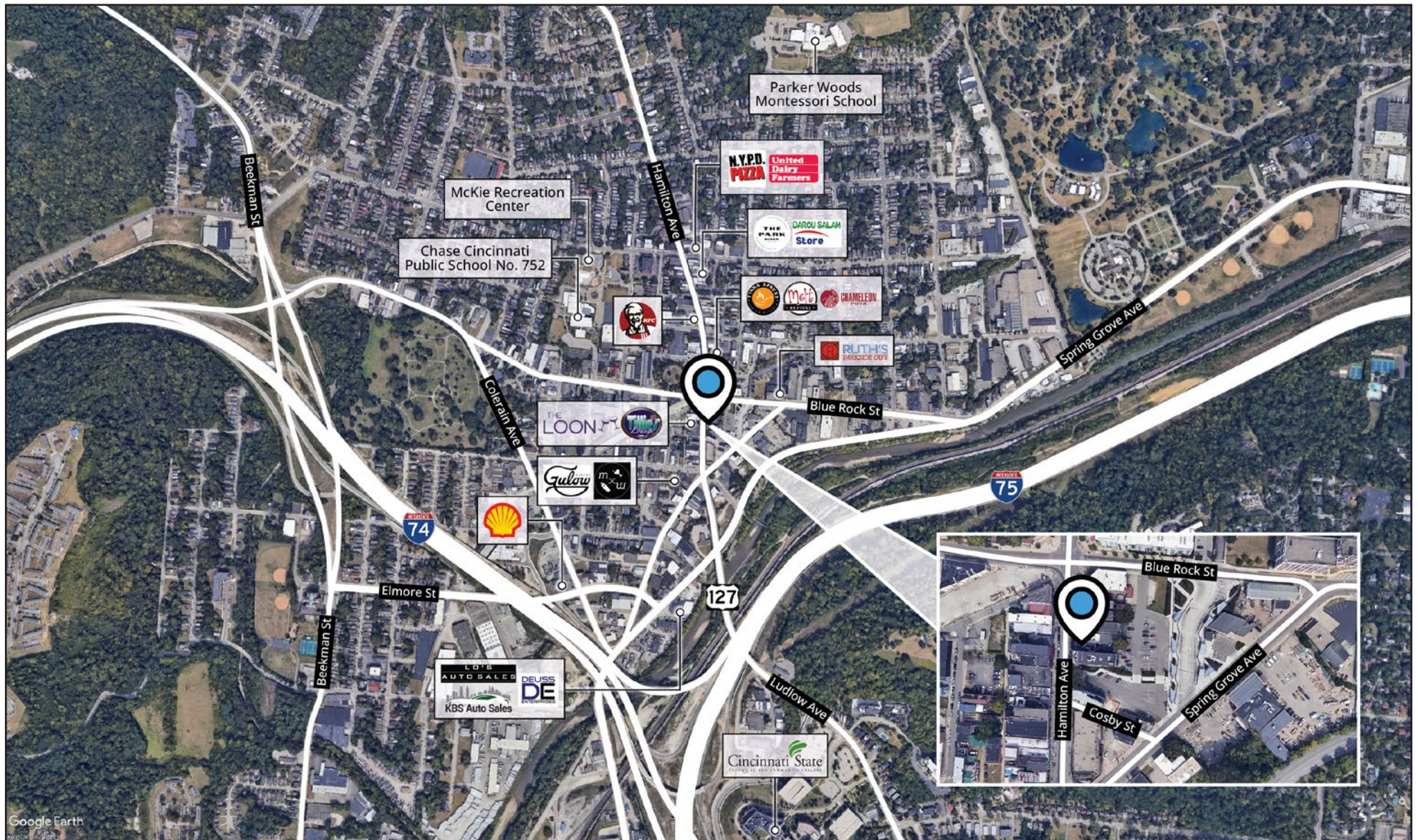
- Stabilized mixed-use investment offering immediate cash flow with upside through leasing and rent optimization
- Existing income in place with a rent-ready vacant unit, allowing a new owner to increase NOI shortly after acquisition
- Turnkey asset with no significant build-out required; property has been well maintained and is operationally ready
- Tenant responsible for base rent with partial expense reimbursements, reducing owner exposure to operating cost increases
- Attractive entry price with a strong in-place cap rate, well above current market averages for comparable assets



FLOOR PLAN



AREA MAP



4034 HAMILTON AVENUE, CINCINNATI, OH | 6

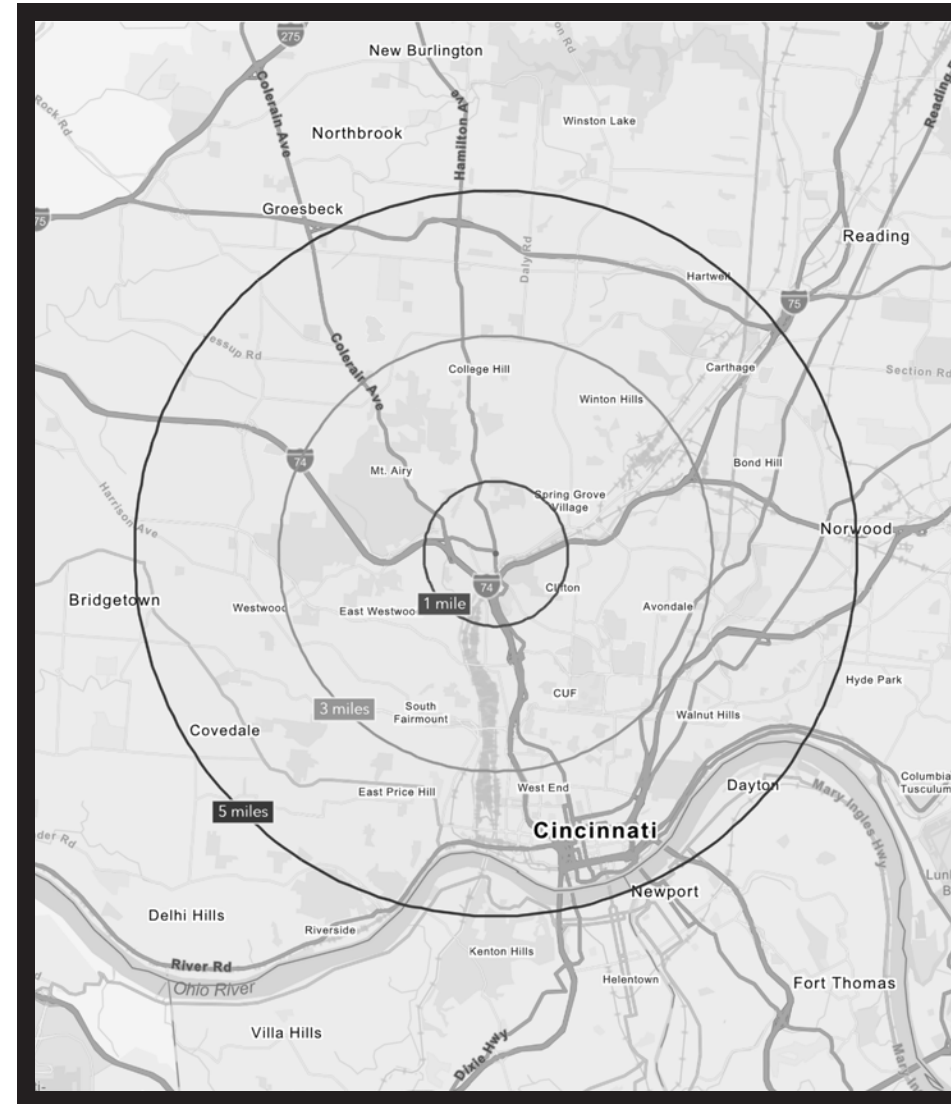
Information is believed to be true and accurate, but not guaranteed or warranted. Seller reserves the right to accept or reject any bid at any time, and the right to amend any term or procedure of the sale prior to its conclusion.

DEMOGRAPHICS & MARKET OVERVIEW



2026 Summary	1 Mile	3 Miles	5 Miles
Population	9,522	111,848	342,629
Households	4,830	46,658	149,388
Families	1,976	19,560	68,815
Average Household Size	1.94	2.18	2.17
Owner Occupied Housing Units	2,483	14,350	62,277
Renter Occupied Housing Units	2,347	32,308	87,111
Median Age	38.9	28.8	34.5
Median Household Income	\$75,390	\$46,630	\$58,727
Average Household Income	\$104,456	\$71,488	\$85,518

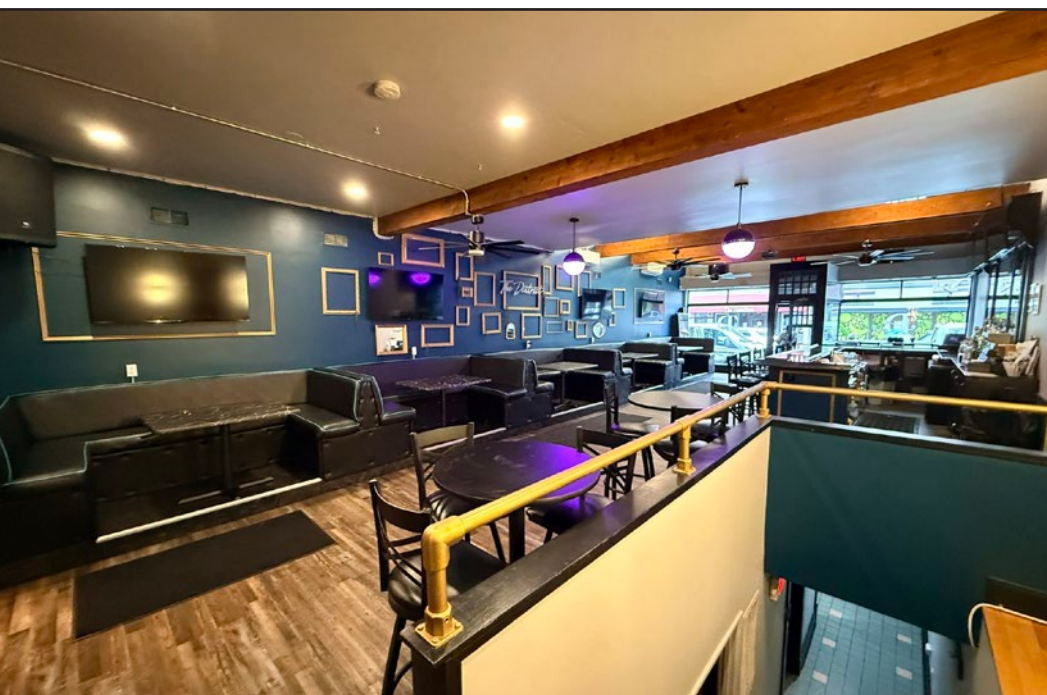
2031 Summary (Projected)	1 Mile	3 Miles	5 Miles
Population	9,515	112,174	344,770
Households	4,850	46,945	151,244
Families	1,965	19,391	68,516
Average Household Size	1.93	2.18	2.16
Owner Occupied Housing Units	2,560	14,765	63,935
Renter Occupied Housing Units	2,290	32,180	87,309
Median Age	40.5	29.0	35.7
Median Household Income	\$92,028	\$53,045	\$68,051
Average Household Income	\$117,720	\$82,082	\$99,691



PROPERTY PHOTOS



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DISCLOSURE



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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.





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