

FOR SALE

4034 Hamilton Ave
CINCINNATI, OH 45223

CURŌ • BRKG



2,838 SF
MIXED-USE
INVESTMENT | **\$425,000**

CURŌ • BRKG
CUROBRKG.COM

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4034
HAMILTON AVE

PROPERTY INFO



CONSTRUCTED 1890 / REN 2012



VAULTED CEILINGS



OPERATING BUSINESS



INCOME IN PLACE



MINIMAL LANDLORD RESPONSIBILITY



SHOWINGS: BY APPOINTMENT



Thriving
Northside Market



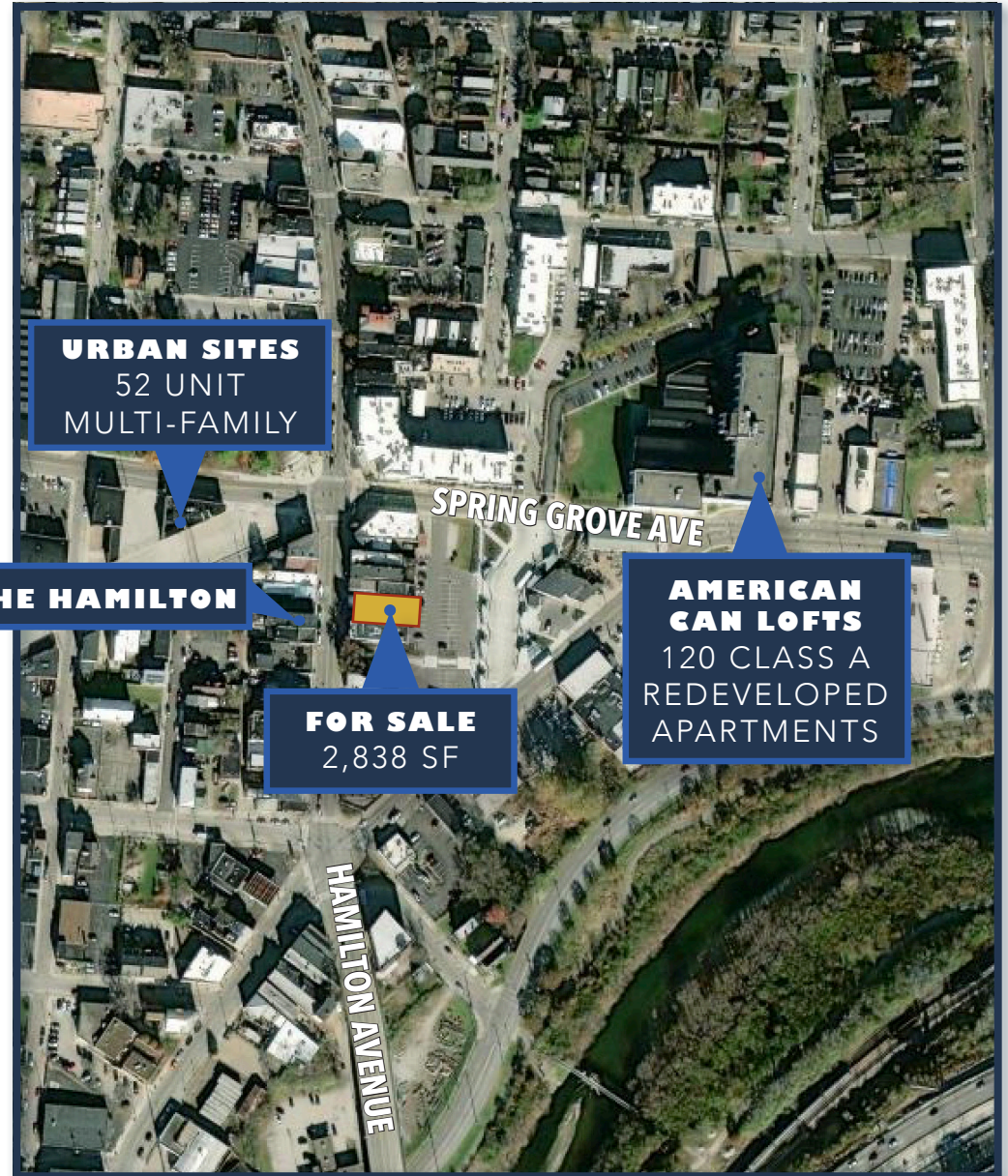
Highly Accessible
Location



Strong
Labor Pool



Ample Public And
On Street Parking



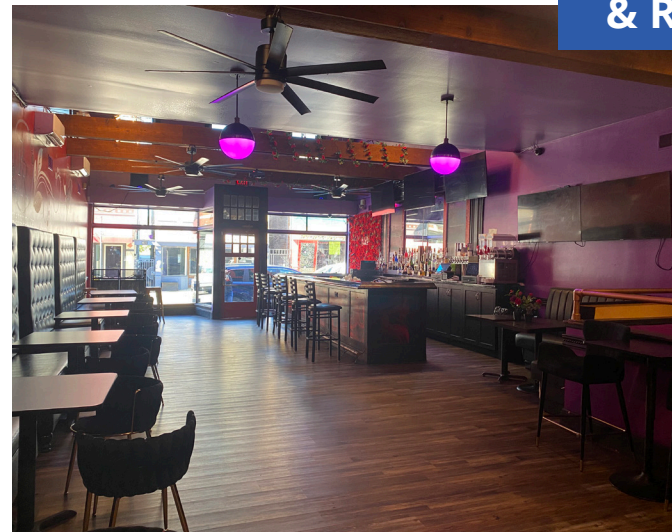
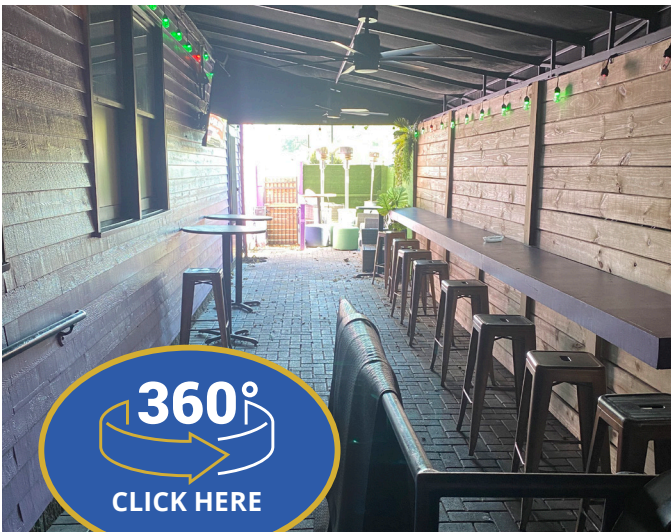
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**FULL KITCHEN
OPERATING BAR
& RESTAURANT**

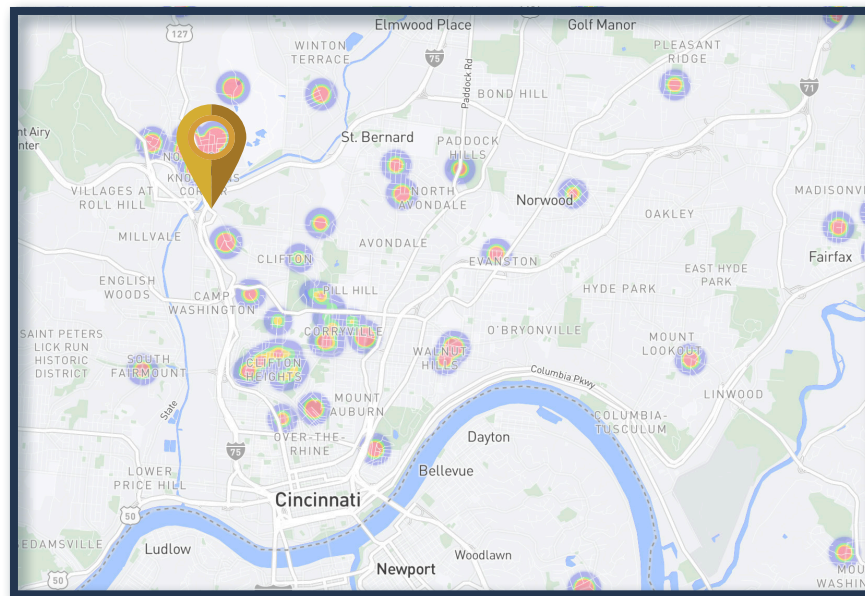
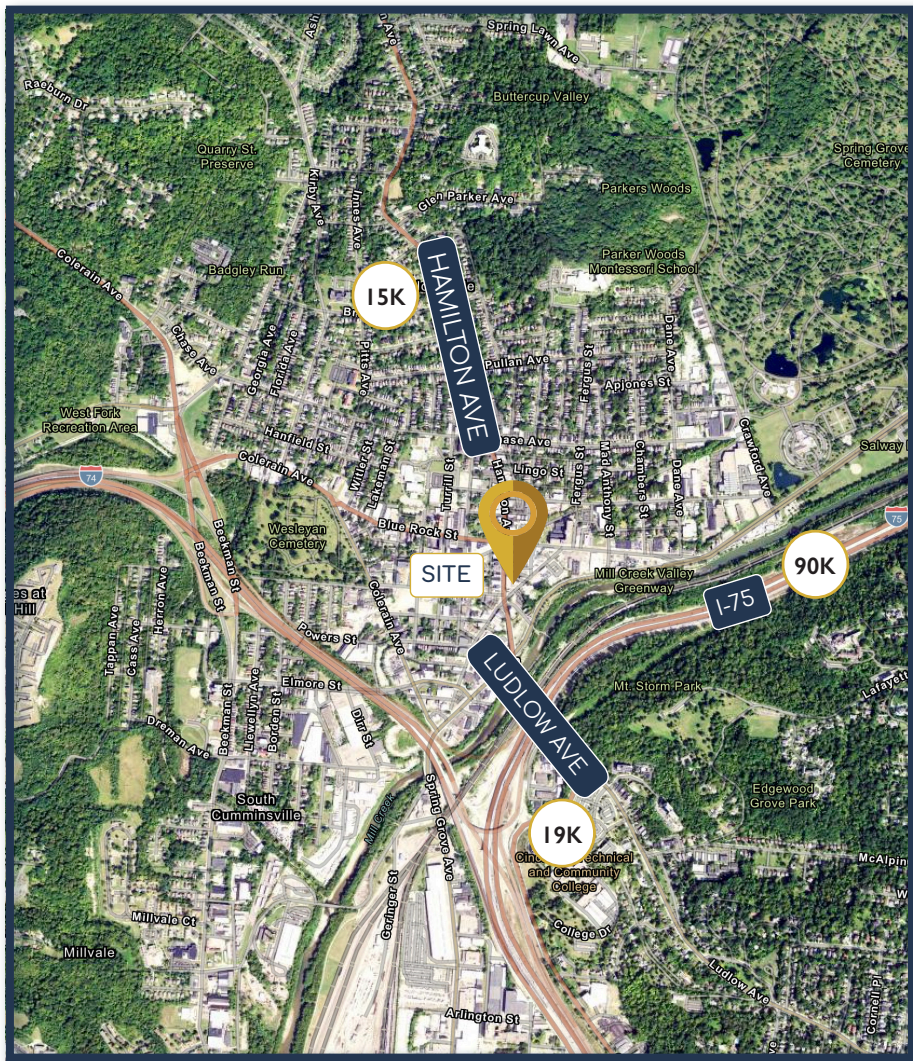
RED ROSE



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VISITOR HEAT MAP

LOCATION

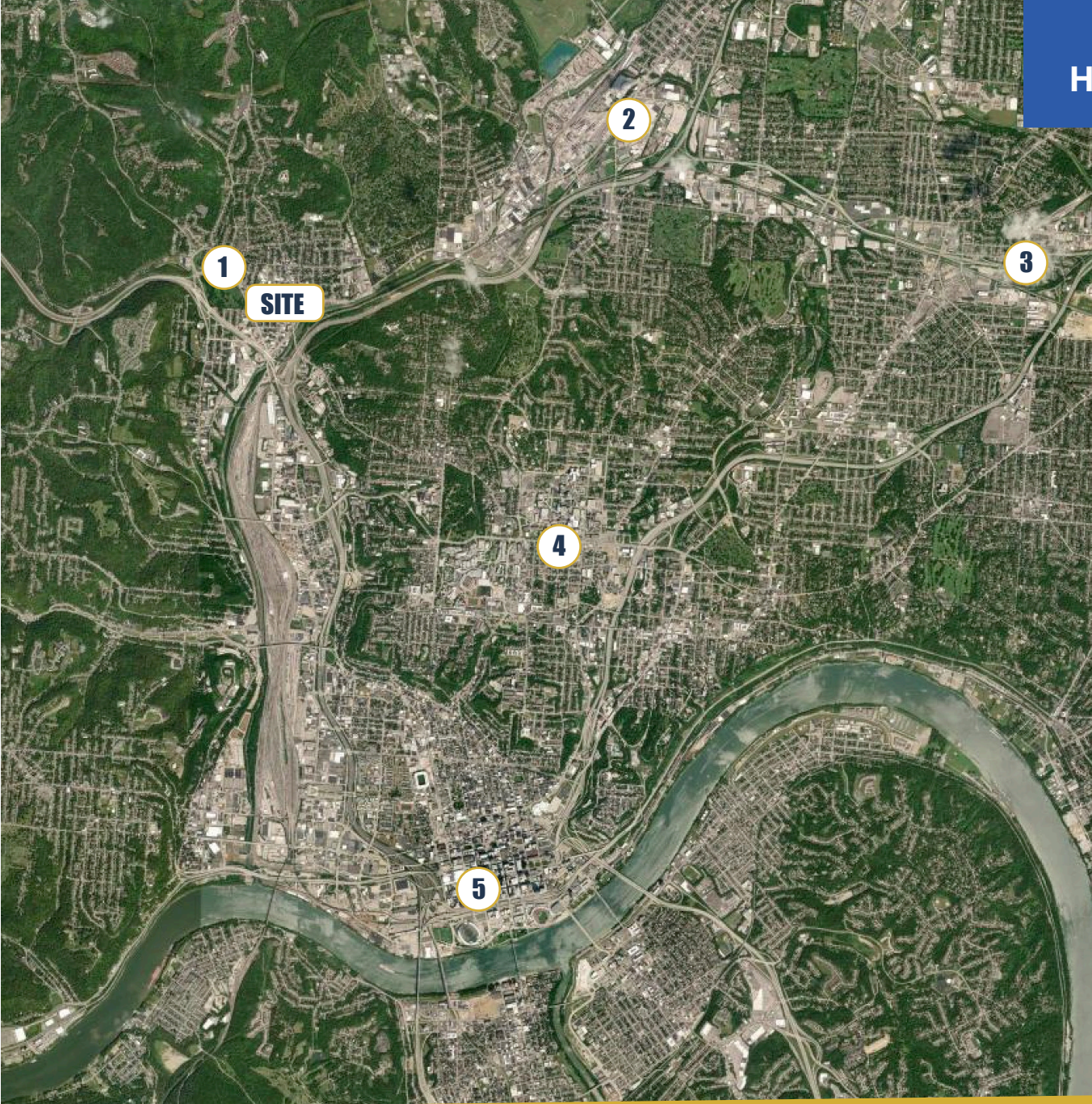
DAILY TRAFFIC COUNT

2054 HAMILTON AVENUE	15K
I-75 EXIT TO LUDLOW AVE	19K
HIGHWAY TRAFFIC I-75	70K



INFO PROVIDED BY US CENSUS 2022

	1 MILE	3 MILES	5 MILES
POPULATION	8,907	101,674	334,402
HOUSEHOLDS	4,245	43,052	145,549
HOUSEHOLD MEDIAN INCOME	\$91,912	\$58,956	\$71,627
TOTAL EMPLOYEES	4,974	47,895	162,901



- 1** SITE
MELT REVIVAL
BOSWELLS
CLIMB CINCY
URBAN ARTIFACT
SHAKE IT RECORDS

- 2** DHL
PROSPIANT, INC
JEFF WYLER
KROGER
SUNBELT RENTALS
DOLLAR TREE
GREATER CINCINNATI
WATER WORKS
QUEEN CITY FORD
COMFORT INN
ENVIRONMENTAL
ENTERPRISES

- 3** KROGER
MEIJER
MCDONALDS
WALGREENS
HOME DEPOT
TARGET
QUEEN CITY CLAY
CROSSROADS
MADTREE BREWERY
OAKLEY GREEN & GATHER

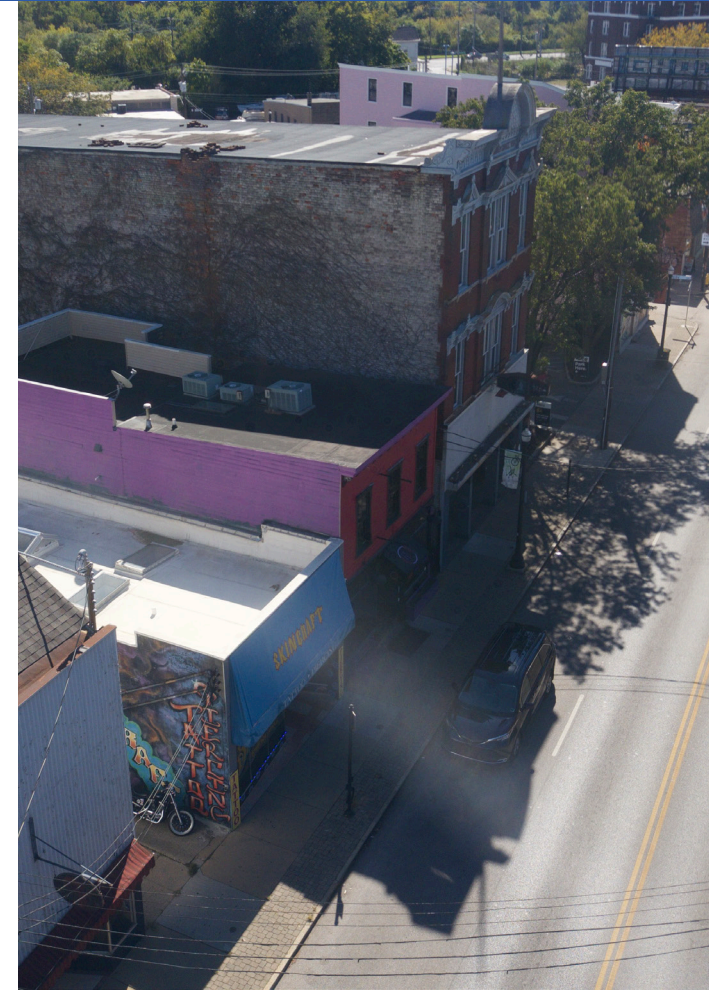
- 4** UNI. OF CINCINNATI
CINCINNATI ZOO
KROGER
BOGARTS
CVS
WALGREENS
TARGET
PENN STATION
FUSIAN
CANE'S CHICKEN

- 5** BENGALS STADIUM
TQL STADIUM
P&G
REDS STADIUM
FINDLAY MARKET
DUKE CONVENTION
CONTEMPORARY ARTS
MUSIC HALL
FREEDOM CENTER
THE BANKS - CINCY
THE YARDHOUSE
OTR RESTAURANTS
FRISCH'S
RHINEGEIST BREWERY
GRATERS
PLANET FITNESS
GREAT CLIPS
WALGREENS
CHIPOTLE



THRIVING
NORTHSIDE
SUBMARKET

4 LEASE YEARS
REMAIN



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