

RETAIL SPACE FOR LEASE

TWINBROOK PLAZA

1510 Plaza Drive, Hamilton, OH 45031

AVAILABLE
2,280 SF



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 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

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FOR LEASE: 2,280 – 3,000 SF Available

LEASE RATE: \$14.50 NNN – Shop Space +\$2.00

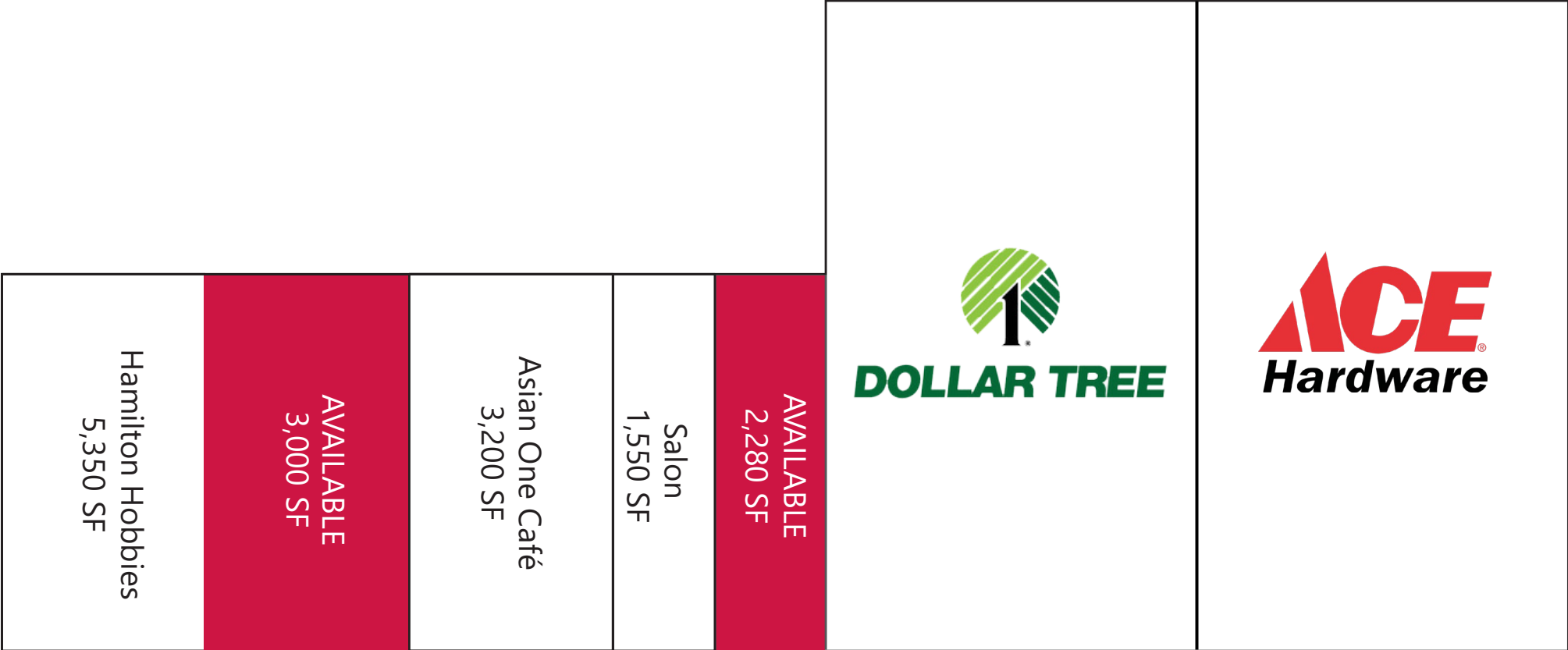
- Join the Now Open Ace Hardware & Dollar Tree
- Zoned B-2
- Pylon signage available

TRAFFIC COUNT:

- Millville Avenue - 11,557 VPD

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FLOOR PLAN
TWINBROOK PLAZA





SITE

**CALIBER
COLLISION**

Millville Avenue

11,557 VPD



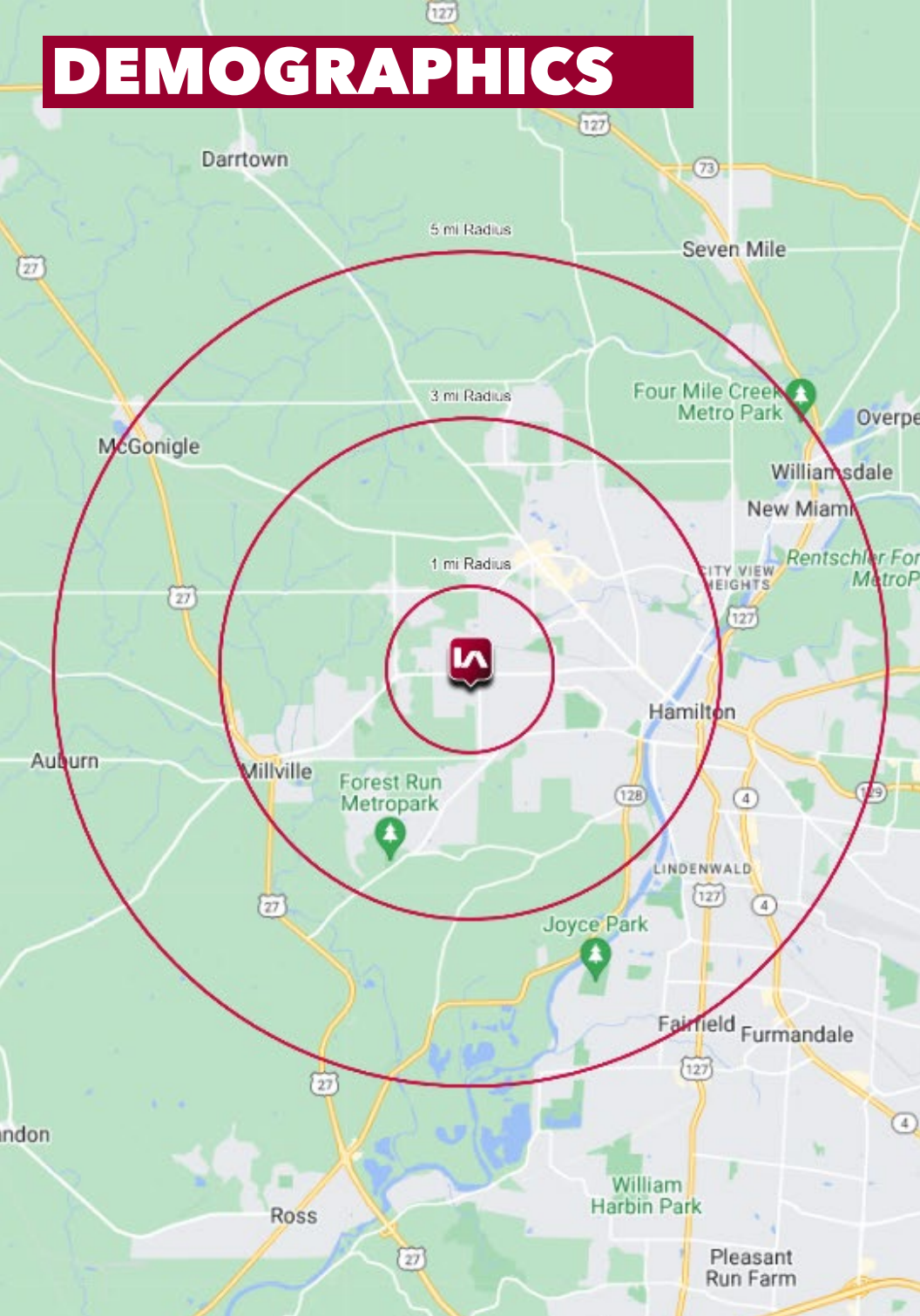
Precisite Hair
GROOMING

SUBWAY

**DOLLAR
GENERAL**

Wasserman Road

DEMOGRAPHICS



	1 MI RADIUS	3 MI RADIUS	5 MI RADIUS
POPULATION			
2024 Estimated Population	7,834	45,042	86,859
2029 Projected Population	7,969	46,022	88,468
2020 Census Population	7,773	44,233	85,019
2010 Census Population	7,569	42,801	83,602
Projected Annual Growth 2024 to 2029	0.3%	0.4%	0.4%
Historical Annual Growth 2010 to 2024	0.3%	0.4%	0.3%
HOUSEHOLDS			
2024 Estimated Households	3,127	18,510	34,429
2029 Projected Households	3,234	19,275	35,723
2020 Census Households	3,147	17,834	33,101
2010 Census Households	3,041	17,069	32,166
Projected Annual Growth 2024 to 2029	0.7%	0.8%	0.8%
Historical Annual Growth 2010 to 2024	0.2%	0.6%	0.5%
AGE			
2024 Est. Population Under 10 Years	12.2%	12.0%	12.0%
2024 Est. Population 10 to 19 Years	12.6%	12.6%	13.0%
2024 Est. Population 20 to 29 Years	11.8%	12.6%	13.1%
2024 Est. Population 30 to 44 Years	18.0%	18.7%	19.7%
2024 Est. Population 45 to 59 Years	16.4%	17.4%	17.8%
2024 Est. Population 60 to 74 Years	19.4%	18.2%	17.2%
2024 Est. Population 75 Years or Over	9.6%	8.5%	7.3%
2024 Est. Median Age	40.5	40.2	38.9
MARITAL STATUS & GENDER			
2024 Est. Male Population	48.5%	48.8%	49.9%
2024 Est. Female Population	51.5%	51.2%	50.1%
2024 Est. Never Married	37.2%	34.8%	34.8%
2024 Est. Now Married	39.5%	40.2%	39.8%
2024 Est. Separated or Divorced	14.5%	16.3%	17.7%
2024 Est. Widowed	8.8%	8.6%	7.7%
INCOME			
2024 Est. HH Income \$200,000 or More	3.9%	4.9%	4.1%
2024 Est. HH Income \$150,000 to \$199,999	6.2%	7.0%	5.9%
2024 Est. HH Income \$100,000 to \$149,999	12.2%	14.1%	14.5%
2024 Est. HH Income \$75,000 to \$99,999	13.5%	15.3%	14.7%
2024 Est. HH Income \$50,000 to \$74,999	32.4%	23.6%	21.0%
2024 Est. HH Income \$35,000 to \$49,999	10.1%	11.3%	13.5%
2024 Est. HH Income \$25,000 to \$34,999	6.8%	9.1%	10.0%
2024 Est. HH Income \$15,000 to \$24,999	7.2%	6.5%	7.0%
2024 Est. HH Income Under \$15,000	7.6%	8.3%	9.4%
2024 Est. Average Household Income	\$83,550	\$83,979	\$80,166
2024 Est. Median Household Income	\$65,332	\$68,323	\$64,935
2024 Est. Per Capita Income	\$33,464	\$34,669	\$31,899
2024 Est. Total Businesses	73	1,012	1,842
2024 Est. Total Employees	374	12,051	19,511