

# AVAILABLE FOR SALE OR LEASE **EXISTING KROGER BOX**

1474 Main Street, Hamilton, OH 45013



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**LEE & ASSOCIATES**  
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# AVAILABLE FOR SALE OR LEASE

## EXISTING KROGER BOX

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### PROPERTY DETAILS

- **For Sale: \$5,500,000**
- **For Rent: \$13.00/SF NNN**
- **67,216 SF Kroger**
- **7.3 Acres**
- **Total NOI (with fuel station) \$470,779**
- Outparcel Opportunity at existing fuel station site.
- Proven history as a retail location with strong traffic.
- B-2: Zoning supports a wide variety of uses including retail, grocery, fitness, healthcare, and more.
- Strategically situated in a high-traffic area with strong visibility and accessibility.
- Generous on-site parking with multiple access points.
- Dense surrounding population with favorable income levels and consistent retail demand.
- Co-located near national retailers and community hubs — potential for high synergy.
- Brand Legacy: The Kroger name lends credibility and familiarity for future tenants and customers.
- Tenant has a one time right of first refusal

### THE OPPORTUNITY

- Kroger has announced its intent to build a Marketplace store 0.3 miles from this location.
- Kroger has an existing lease though July 31, 2026
- Kroger must provide notice by February 28, 2026, or its lease will renew for 5 years.
- UNKNOWN- Will Kroger be able to build the new store and relocate prior to the existing lease termination?
- OPPORTUNITY – Negotiate an extension or lease termination/buyout with Kroger



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\*\*Measurements are approximate





meijer

Starline

9  
goodwill

TD  
TireDiscounters

Flying Saucer  
Car Wash

planet  
fitness

Applebee's

FIRST  
Bank Financial Bank

Michelin  
TIRE PLUS

laRosa's  
PIZZERIA

DOLLAR  
TREE

LCNB  
National Bank

SITE

Walmart

LOWE'S

AMC

Canoe's  
CHICKEN FINGERES

Bob Evans  
RESTAURANT

CHIPOTLE  
MEXICAN GRILL

ALDI

KeyBank

21-684(24)VPD

Main St

BURGER  
KING

HARBOR FREIGHT TOOLS

PET SUPPLIES PLUS  
Minus the handle

Jersey  
Mikes  
SUBS

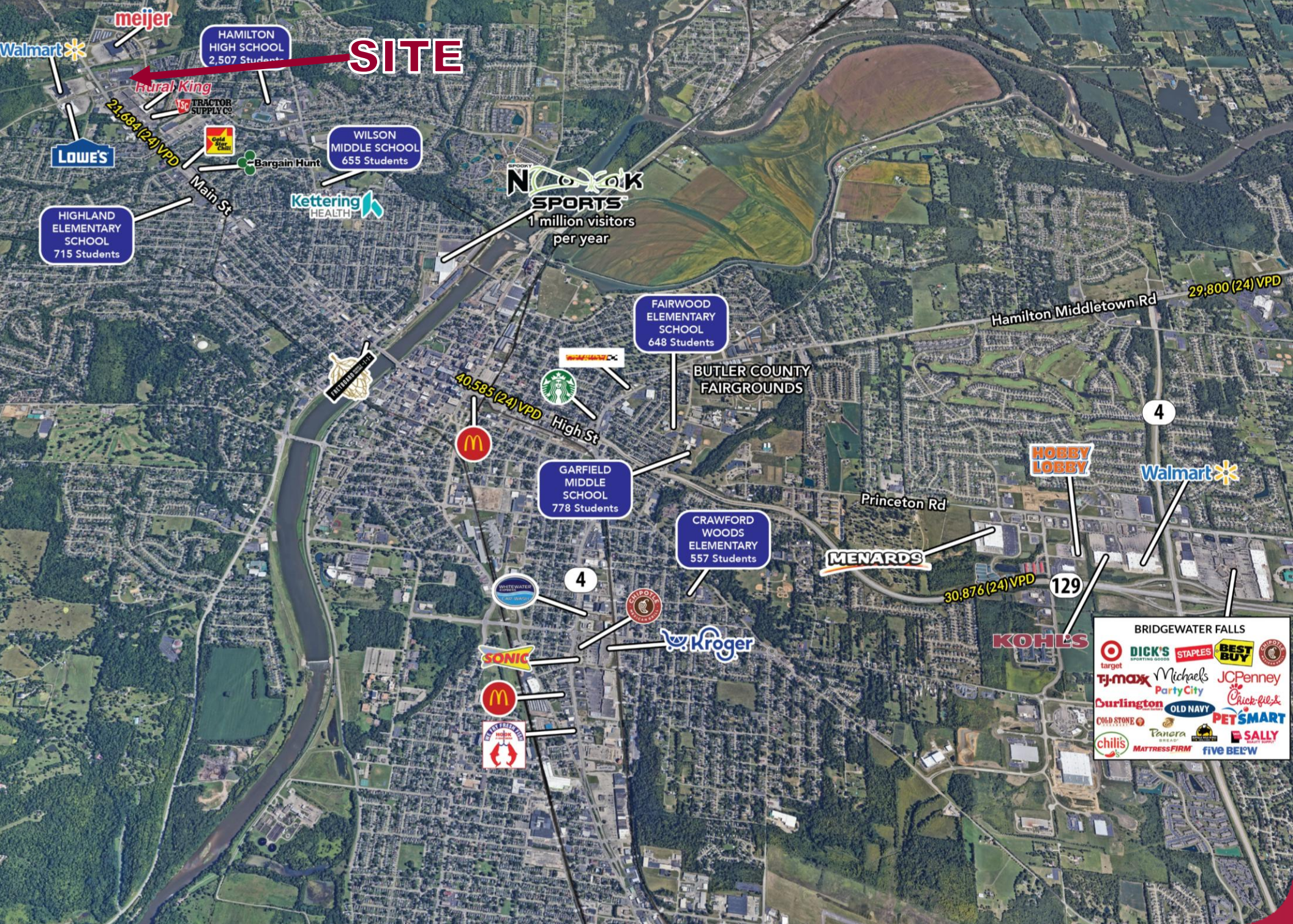
Shooters  
Sports Grill

Rural King

TACO  
BELL

TSC TRACTOR  
SUPPLY CO





**SITE**

**LOWE'S**

HIGHLAND  
ELEMENTARY  
SCHOOL  
715 Students

HAMILTON  
HIGH SCHOOL  
2,507 Students

WILSON  
MIDDLE SCHOOL  
655 Students

**NOOK**  
SPORTS  
1 million visitors  
per year

FAIRWOOD  
ELEMENTARY  
SCHOOL  
648 Students

BUTLER COUNTY  
FAIRGROUNDS

GARFIELD  
MIDDLE SCHOOL  
778 Students

CRAWFORD  
WOODS  
ELEMENTARY  
557 Students

**Kroger**

**SONIX**

**McDonald's**

**McDonald's**

**MENARDS**

**HOBBY LOBBY**

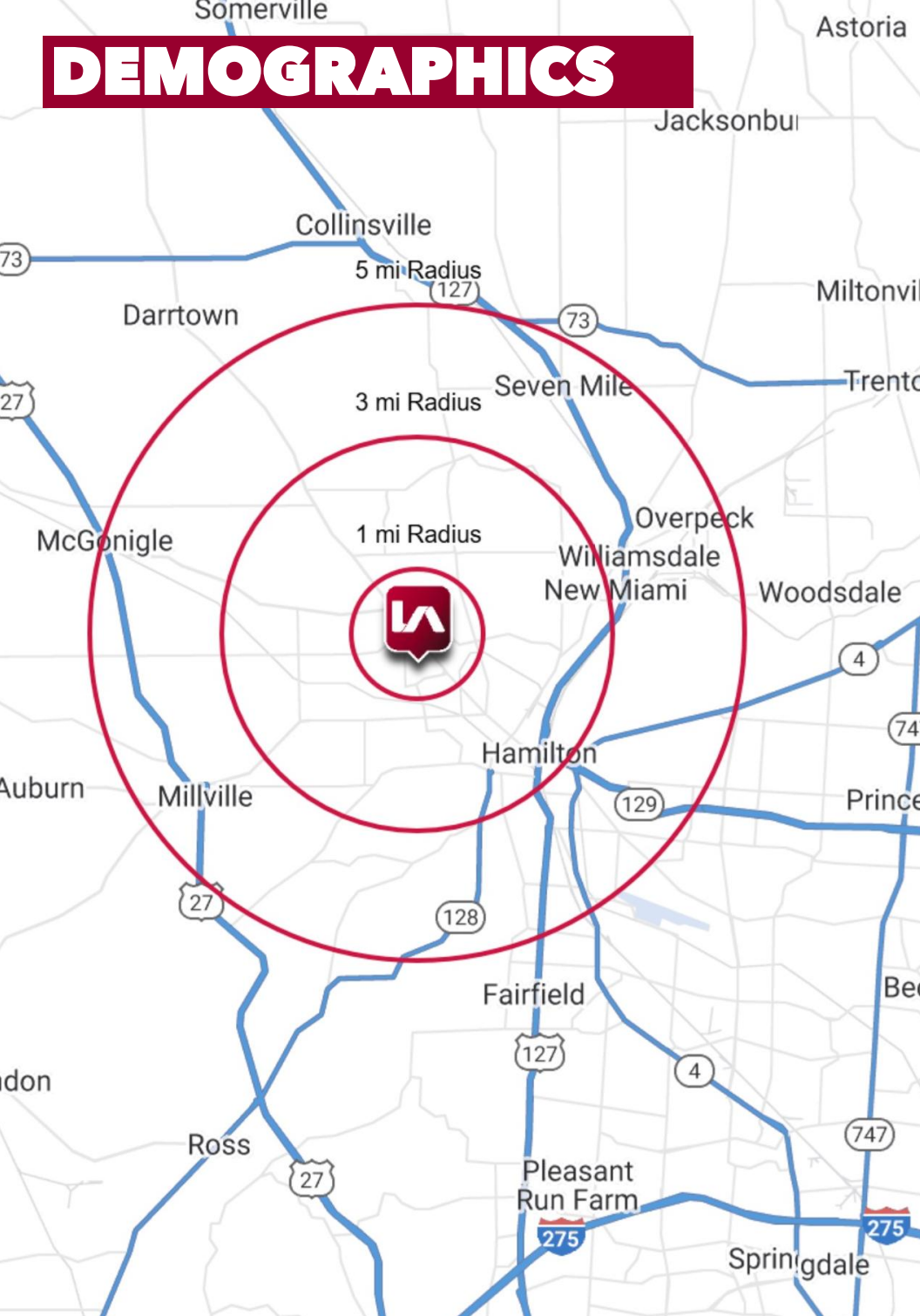
**Walmart**

**KOHL'S**

- BRIDGEWATER FALLS
- target
  - DICK'S SPORTING GOODS
  - STAPLES
  - BEST BUY
  - TJ-max
  - Michael's
  - JCPenney
  - Party City
  - Chick-fil-A
  - Ourlington
  - OLD NAVY
  - PETSMART
  - COLD STONE
  - chili's
  - Panera BREAD
  - SALLY HAWKINS
  - MATTRESS FIRM
  - FIVE BELOW



# DEMOGRAPHICS



	1 MI RADIUS	3 MI RADIUS	5 MI RADIUS
<b>POPULATION</b>			
2024 Estimated Population	7,677	47,156	87,334
2029 Projected Population	7,802	48,482	89,435
2020 Census Population	7,666	45,678	85,306
2010 Census Population	7,136	44,781	83,803
Projected Annual Growth 2024 to 2029	0.3%	0.6%	0.5%
Historical Annual Growth 2010 to 2024	0.5%	0.4%	0.3%
<b>HOUSEHOLDS</b>			
2024 Estimated Households	3,415	19,391	34,295
2029 Projected Households	3,533	20,338	35,734
2020 Census Households	3,410	18,462	32,979
2010 Census Households	3,197	17,871	31,978
Projected Annual Growth 2024 to 2029	0.7%	1.0%	0.8%
Historical Annual Growth 2010 to 2024	0.5%	0.6%	0.5%
<b>AGE</b>			
2024 Est. Population Under 10 Years	10.7%	12.0%	11.8%
2024 Est. Population 10 to 19 Years	11.9%	12.9%	13.5%
2024 Est. Population 20 to 29 Years	12.6%	13.3%	13.2%
2024 Est. Population 30 to 44 Years	17.9%	18.8%	19.4%
2024 Est. Population 45 to 59 Years	17.6%	17.1%	17.7%
2024 Est. Population 60 to 74 Years	18.7%	17.7%	17.1%
2024 Est. Population 75 Years or Over	10.6%	8.2%	7.3%
2024 Est. Median Age	41.8	39.3	38.7
<b>MARITAL STATUS &amp; GENDER</b>			
2024 Est. Male Population	48.0%	49.0%	50.1%
2024 Est. Female Population	52.0%	51.0%	49.9%
2024 Est. Never Married	35.9%	35.8%	34.5%
2024 Est. Now Married	33.3%	38.1%	40.3%
2024 Est. Separated or Divorced	20.0%	17.4%	17.6%
2024 Est. Widowed	10.9%	8.6%	7.5%
<b>INCOME</b>			
2024 Est. HH Income \$200,000 or More	6.1%	5.4%	5.6%
2024 Est. HH Income \$150,000 to \$199,999	5.5%	6.0%	7.0%
2024 Est. HH Income \$100,000 to \$149,999	12.2%	13.9%	15.6%
2024 Est. HH Income \$75,000 to \$99,999	14.8%	13.6%	12.7%
2024 Est. HH Income \$50,000 to \$74,999	21.7%	22.3%	19.9%
2024 Est. HH Income \$35,000 to \$49,999	12.4%	12.6%	13.4%
2024 Est. HH Income \$25,000 to \$34,999	9.5%	8.4%	9.1%
2024 Est. HH Income \$15,000 to \$24,999	9.5%	7.7%	7.1%
2024 Est. HH Income Under \$15,000	8.2%	10.2%	9.5%
2024 Est. Average Household Income	\$81,462	\$82,221	\$85,780
2024 Est. Median Household Income	\$62,661	\$63,232	\$67,415
2024 Est. Per Capita Income	\$36,589	\$33,974	\$33,816
2024 Est. Total Businesses	233	1,037	1,812
2024 Est. Total Employees	2,256	12,266	19,519