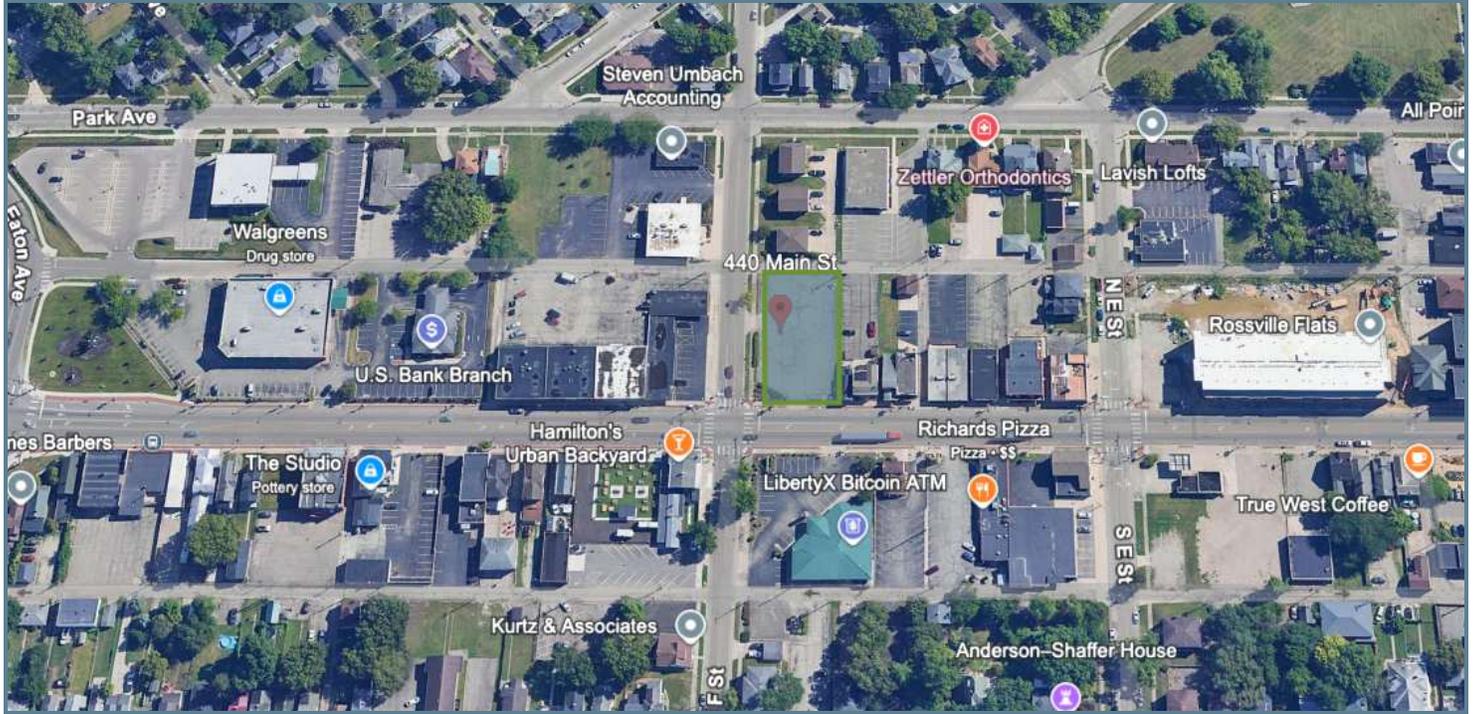


440 MAIN ST

440 MAIN ST, HAMILTON, OH 45013

PROPERTY SUMMARY



LOCATION DESCRIPTION

In the heart of Hamilton, the area around 440 Main St, OH, 45013 offers a mix of amenities and attractions for professionals. Just steps away, you can explore the charming Historic Main Street with its local shops and dining options. Nature enthusiasts will enjoy nearby Marcum Park, an urban oasis for relaxation and outdoor activities. Plus, the Fitton Center for Creative Arts is close by, showcasing the thriving arts and culture scene. With convenient access to dining, shopping, and entertainment, this location provides a dynamic and engaging environment for office tenants.

PROPERTY HIGHLIGHTS

- Prime build-to-suit or ground lease opportunity
- Customizable lot for tailored business needs
- High visibility in a strategic location
- Versatile land ready for development

OFFERING SUMMARY

Lease Rate:	Contact Broker for Pricing
Available SF:	0.38 Acres
Lot Size:	0.38 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	6,058	25,929	44,521
Total Population	14,769	65,701	113,936
Average HH Income	\$68,188	\$72,040	\$83,850

Presented By:

Legacy Commercial Property

847-904-9200

info@legacypro.com



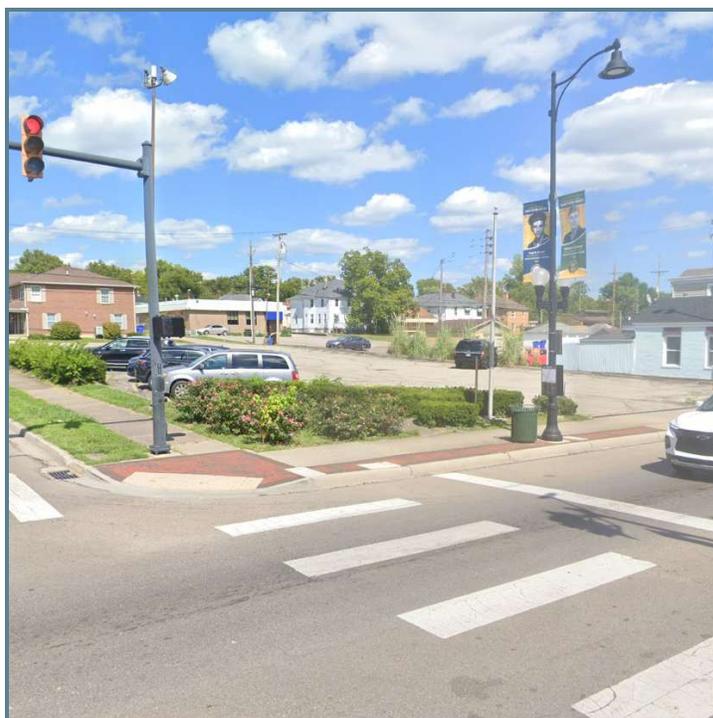
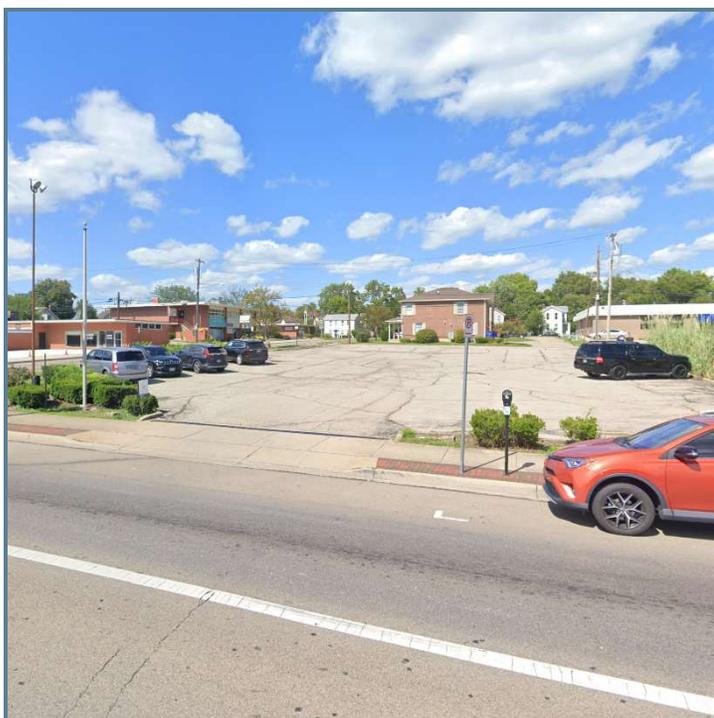
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440 MAIN ST

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ADDITIONAL PHOTOS



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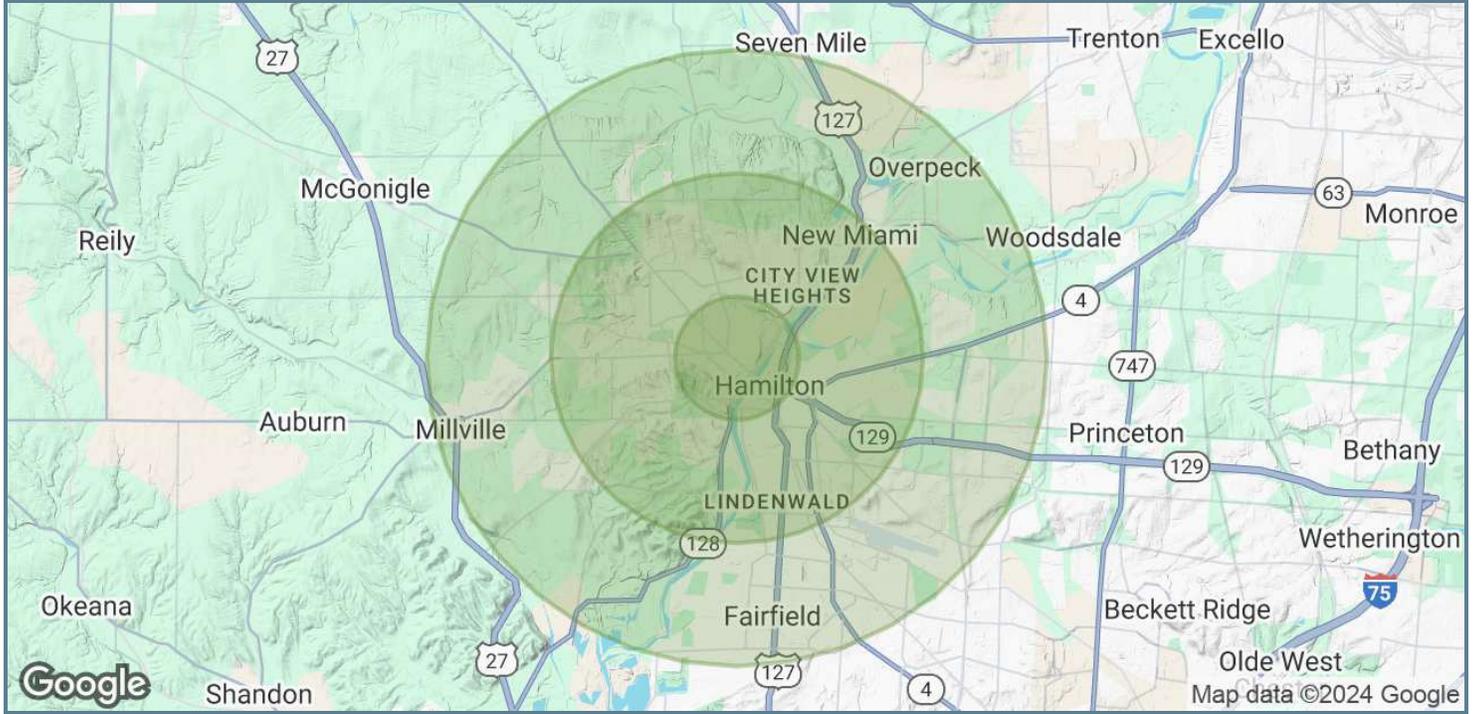
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440 MAIN ST

440 MAIN ST, HAMILTON, OH 45013

DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	14,769	65,701	113,936
Average Age	38	40	40
Average Age (Male)	37	39	39
Average Age (Female)	39	41	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,058	25,929	44,521
# of Persons per HH	2.4	2.5	2.6
Average HH Income	\$68,188	\$72,040	\$83,850
Average House Value	\$171,822	\$192,269	\$216,482

Demographics data derived from AlphaMap

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