

FORMER FRISCH'S
2949 DIXIE HIGHWAY
HAMILTON, OH 45015

AVAILABLE FOR LEASE OR SALE

HIGHLIGHTS

- Former Frisch's restaurant in Hamilton, Ohio
- 6,437 SF on 1.85 acres
- Conveniently located along Dixie Highway (Route 4), with over 21,000 VPD
- Excellent visibility with access to a traffic signal
- Pylon sign
- Ideal for a restaurant or re-development
- Located 4 miles from Spooky Nook Sports Complex (691,000 SF indoor sports facility), with over 1 million visitors annually

TRAFFIC COUNTS

- 21,605 VPD on Dixie Hwy north of location
- 19,665 VPD on Dixie Hwy (Route 4) south of location

DEMOGRAPHICS

2023 Estimates	1 miles	3 miles	5 miles
Population	12,406	65,721	157,374
Households	5,038	25,663	61,181
Average HH Income	\$69,894	\$82,221	\$98,433
Daytime Employees	2,369	27,479	54,600

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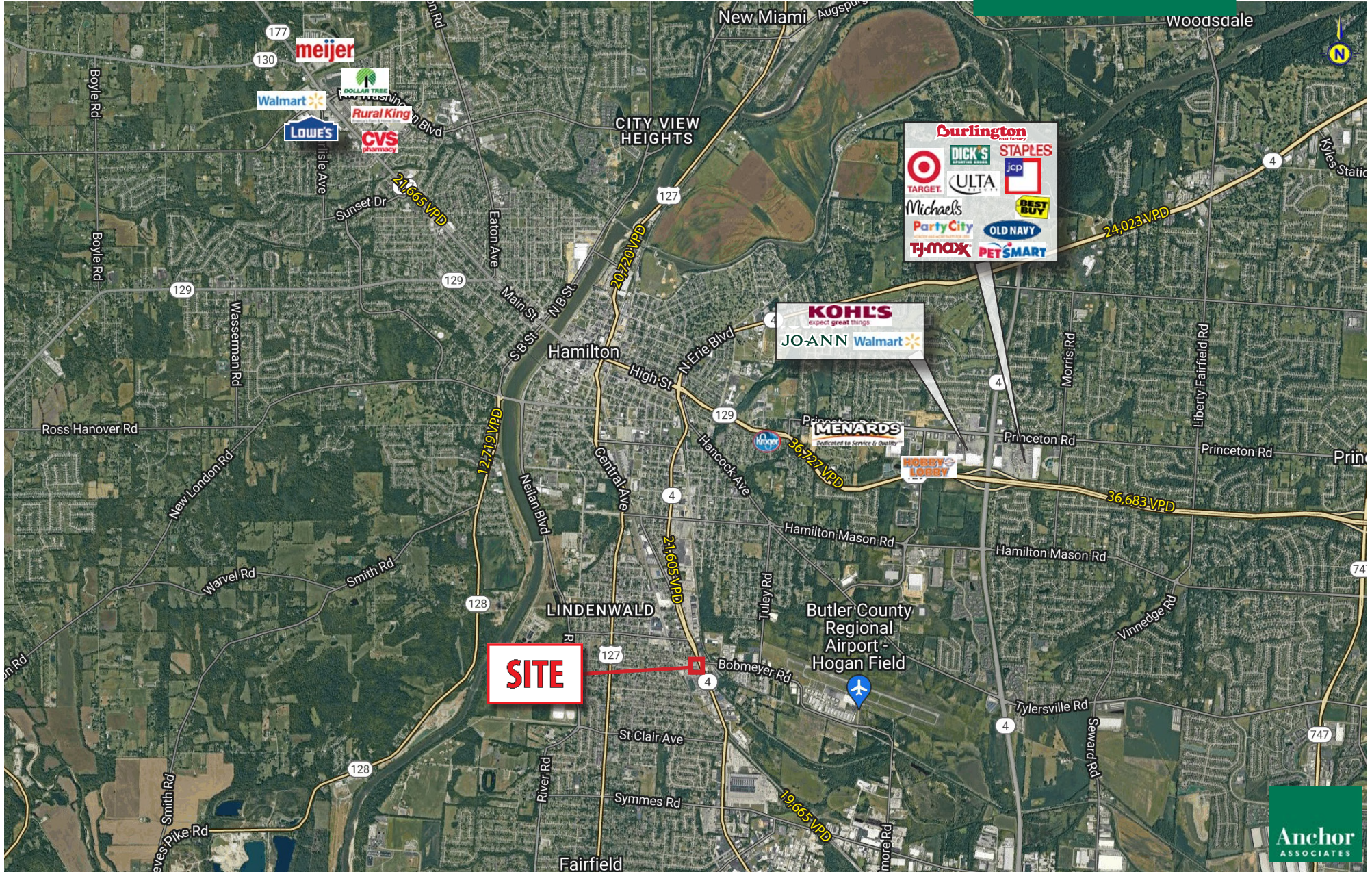
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www.anchor-associates.com

A MEMBER OF
CHAINLINKS
RETAIL ADVISORS

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