

# RETAIL SPACE FOR LEASE **TWINBROOK PLAZA**

1510 Plaza Drive, Hamilton, OH 45013



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# RETAIL SPACE FOR LEASE

## TWINBROOK PLAZA

1510 Plaza Drive, Hamilton, OH 45031

**FOR LEASE:** 2,280 & 1,550 - 3,100 SF Available

**LEASE RATE:** \$14.50 NNN +\$2.00

- Recently Renovated
- Ample Parking: Convenient on-site parking
- Visibility: Located on a highly trafficked road with excellent visibility
- Proximity to Key Retailers: Positioned next to Ace Hardware, Dollar Tree, and other well-established businesses
- Pylon Signage Available
- Convenient Access: Easy ingress and egress
- Zoning Flexibility: Zoned B-2
- Strong Local Demographics: Steady population growth

### TRAFFIC COUNT:

- Millville Avenue - 11,557 VPD



FLOOR PLAN

# TWINBROOK PLAZA

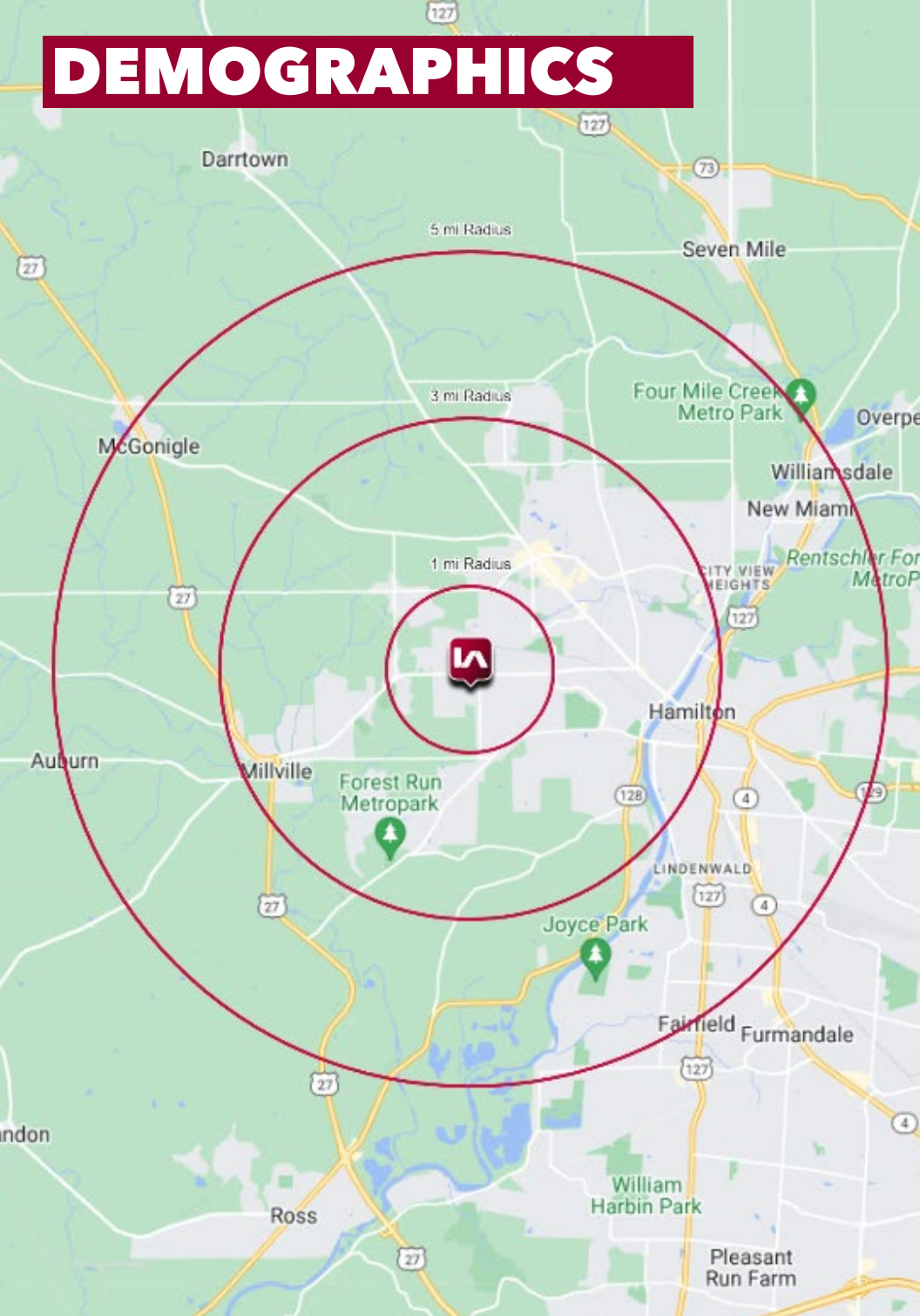
OR DIVISIBLE INTO  
TWO 1,550 SF  
SPACES

Hamilton Hobbies 5,350 SF	AVAILABLE 3,100 SF	Wow Kitchen 3,200 SF	Salon 1,550 SF	AVAILABLE 2,280 SF	 DOLLAR TREE	 ACE Hardware
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# DEMOGRAPHICS



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<b>POPULATION</b>			
2025 Estimated Population	7,814	45,896	88,039
2030 Projected Population	7,718	45,851	87,652
2020 Census Population	7,773	44,233	85,019
2010 Census Population	7,569	42,801	83,602
Projected Annual Growth 2025 to 2030	-0.2%	-	-
Historical Annual Growth 2010 to 2025	0.2%	0.5%	0.4%
<b>HOUSEHOLDS</b>			
2025 Estimated Households	3,103	18,731	34,607
2030 Projected Households	3,148	19,341	35,556
2020 Census Households	3,147	17,834	33,101
2010 Census Households	3,041	17,069	32,166
Projected Annual Growth 2025 to 2030	0.3%	0.7%	0.5%
Historical Annual Growth 2010 to 2025	0.1%	0.6%	0.5%
<b>AGE</b>			
2025 Est. Population Under 10 Years	11.7%	11.7%	11.7%
2025 Est. Population 10 to 19 Years	13.0%	13.0%	13.3%
2025 Est. Population 20 to 29 Years	12.3%	13.1%	13.7%
2025 Est. Population 30 to 44 Years	17.8%	18.6%	19.6%
2025 Est. Population 45 to 59 Years	16.0%	17.1%	17.4%
2025 Est. Population 60 to 74 Years	19.4%	17.9%	16.9%
2025 Est. Population 75 Years or Over	9.9%	8.7%	7.5%
2025 Est. Median Age	40.2	39.7	38.4
<b>MARITAL STATUS &amp; GENDER</b>			
2025 Est. Male Population	48.7%	48.9%	50.0%
2025 Est. Female Population	51.3%	51.1%	50.0%
2025 Est. Never Married	27.8%	32.8%	33.6%
2025 Est. Now Married	51.2%	44.6%	43.4%
2025 Est. Separated or Divorced	15.7%	16.3%	16.9%
2025 Est. Widowed	5.3%	6.3%	6.1%
<b>INCOME</b>			
2025 Est. HH Income \$200,000 or More	5.0%	6.3%	5.5%
2025 Est. HH Income \$150,000 to \$199,999	6.8%	7.3%	6.5%
2025 Est. HH Income \$100,000 to \$149,999	12.2%	15.7%	15.8%
2025 Est. HH Income \$75,000 to \$99,999	15.3%	15.8%	14.7%
2025 Est. HH Income \$50,000 to \$74,999	31.8%	21.0%	18.5%
2025 Est. HH Income \$35,000 to \$49,999	9.7%	11.2%	13.4%
2025 Est. HH Income \$25,000 to \$34,999	5.0%	7.9%	8.5%
2025 Est. HH Income \$15,000 to \$24,999	6.3%	6.0%	7.1%
2025 Est. HH Income Under \$15,000	7.9%	8.8%	10.0%
2025 Est. Average Household Income	\$92,384	\$89,814	\$85,831
2025 Est. Median Household Income	\$68,029	\$71,556	\$67,980
2025 Est. Per Capita Income	\$36,795	\$36,803	\$33,853
2025 Est. Total Businesses	77	1,050	1,894
2025 Est. Total Employees	397	12,274	19,720