

**1750 S. Erie Highway  
Hamilton, OH 45011**

**9,792 SF  
Retail/Office For Lease**



**AVAILABLE:**

9,792 SF with immediate occupancy

**USES:**

Retail/Office

**OFFERED AT:**

\$8.50 - \$10.00 PSF NNN (full space)

\$9.00 - \$11.00 PSF NNN (demised)

Estimated OpEx: \$2.74 PSF (2025)

(\$2.44 PSF CAM, \$0.09 PSF insurance, \$0.21 PSF property taxes)

**LOCATION:**

Located on Rt. 4 (aka Erie Highway and Dixie Highway)  
20,000+ VPD

**SUMMARY:**

For more than 20 years, Hamilton Crossings has been the convenient choice for customers to visit for a variety of consumer-related services and goods at a signalized light across from McDonald's on State Rt. 4. Located in Hamilton but with easy access to I-275 as well as the markets of Fairfield, Fairfield Township and beyond! Co-tenants include the Ohio BMV, Dollar Tree, Dill Dinkers Pickleball, Kidworks, La Michoacana Bakery & Sweets, Penn Station, Landmark Financial and more!

**North Ridge Realty Group**

7182 Liberty Centre Drive, Suite M  
West Chester, OH 45069

**Susan Stretch**

Senior Vice President  
513.315.8522 Mobile

**Marshall Stretch**

VP Sales & Leasing  
513.504.8232 Mobile

# OVERVIEW

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## PROPERTY INFO:

- High visibility at signalized intersection
- Opportunity for large fascia signage
- Ample & convenient parking
- Former VA clinic - office dense with updated finishes
- Some office furniture remains
- Adjacent to Dollar Tree and Dill Dinkers Pickleball

## OCCUPANCY:

Immediate



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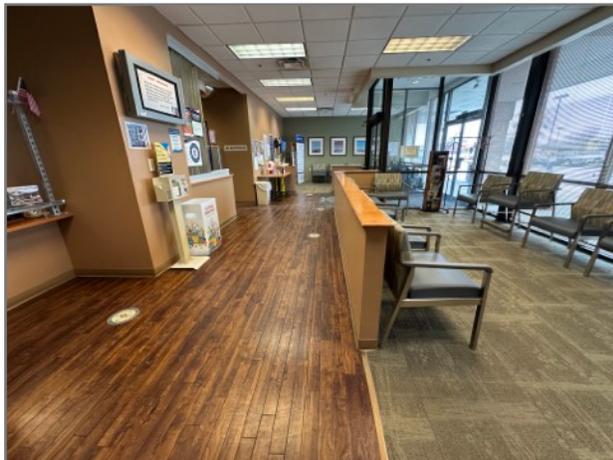
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# PHOTOS

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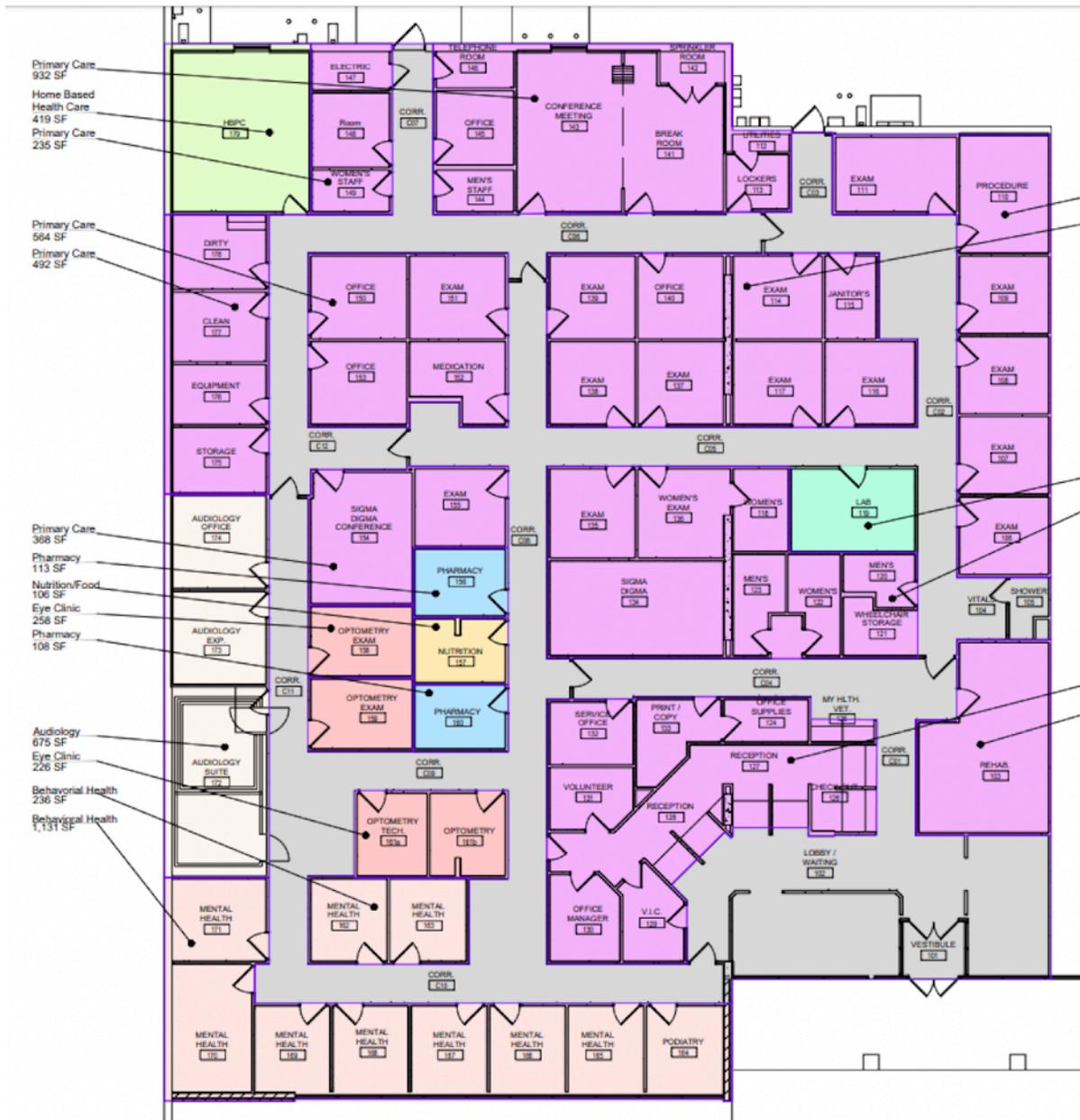
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# FLOOR PLAN

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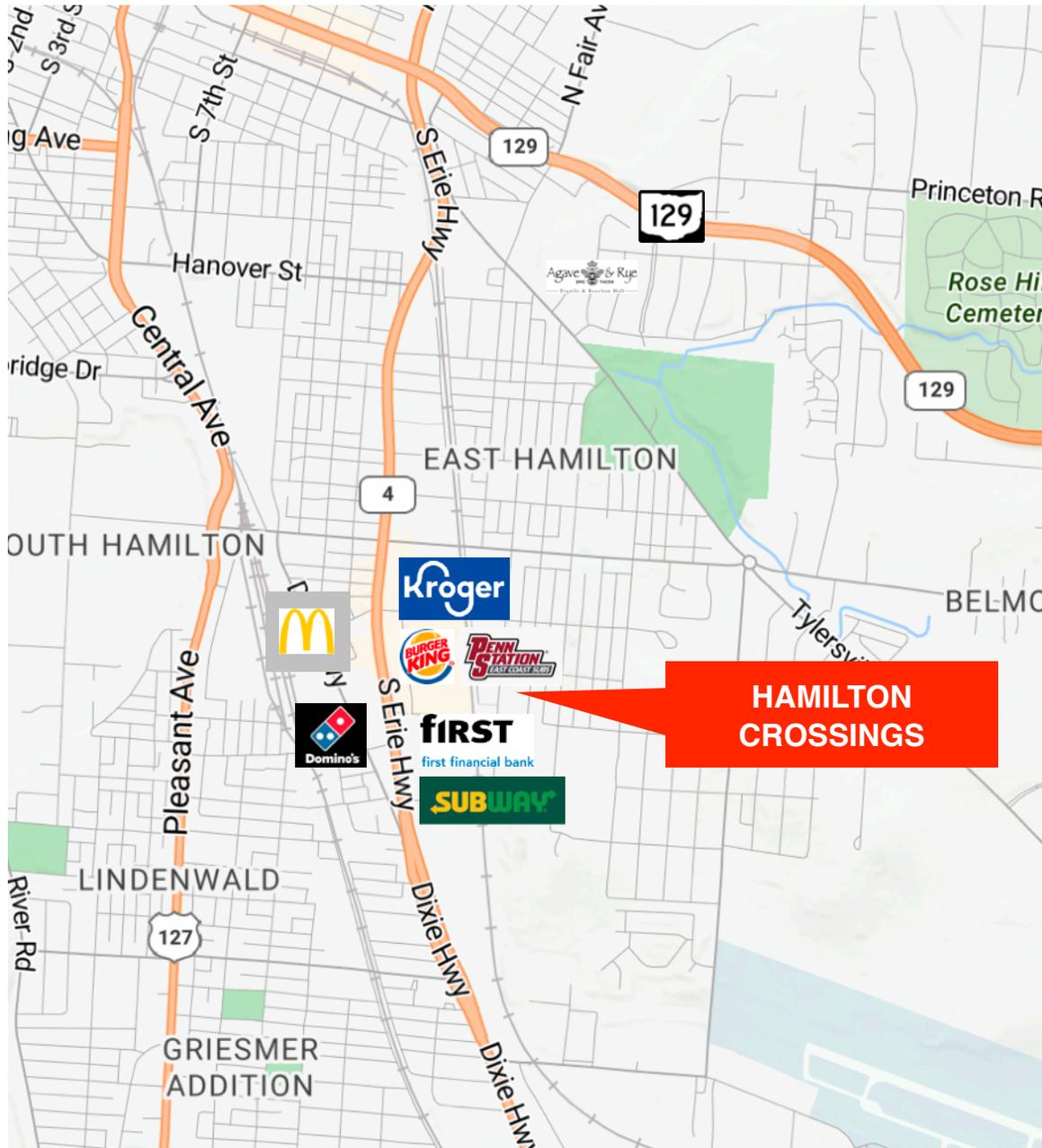
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# AERIAL MAP

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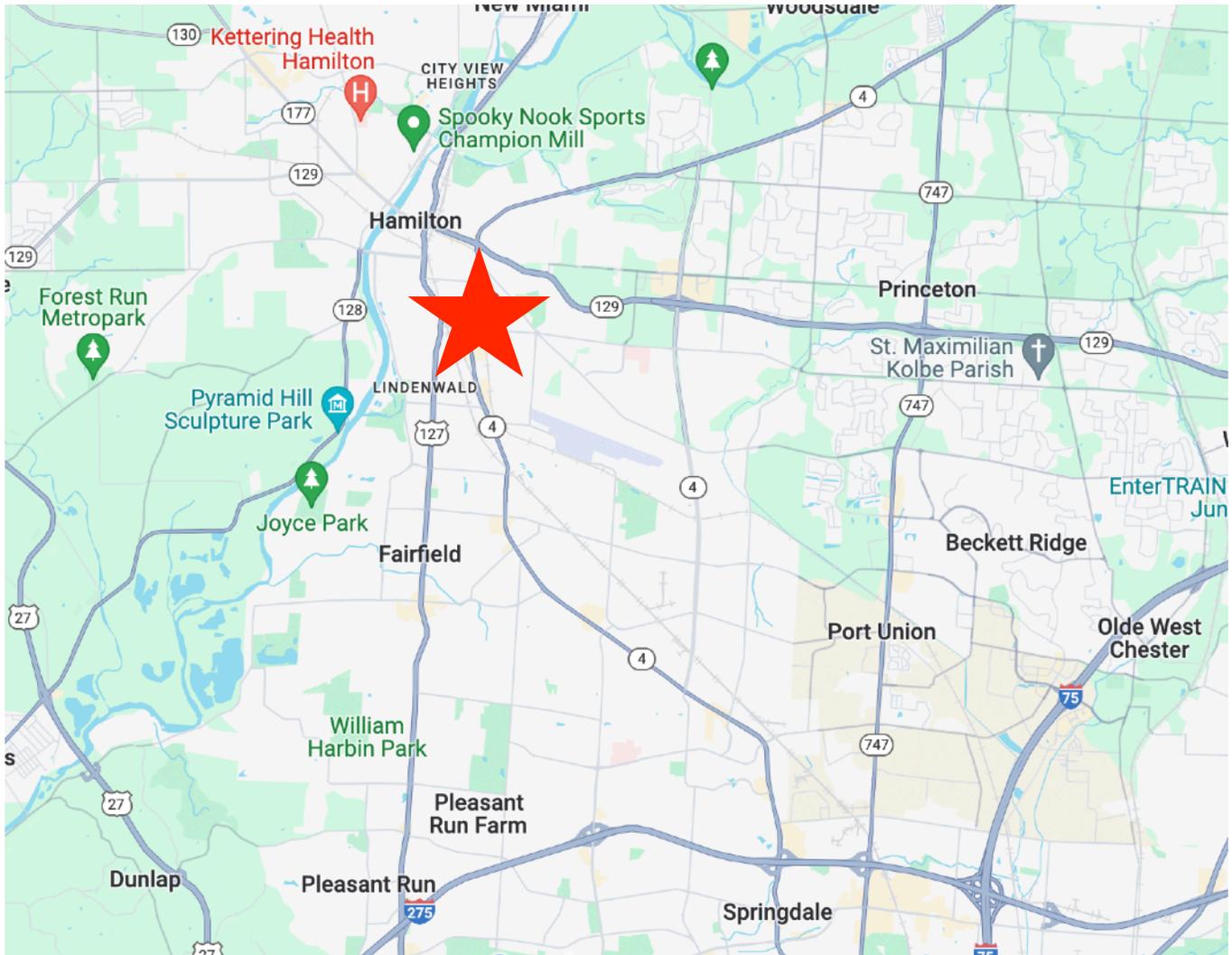
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# STREET MAP

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# DEMOGRAPHICS

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Hamilton Crossings			
1780-1790 S Erie Hwy, Hamilton, OH 45011			
Building Type: <b>General Retail</b>	Total Available: <b>0 SF</b>		
Secondary: <b>Freestanding</b>	% Leased: <b>100%</b>		
GLA: <b>81,790 SF</b>	Rent/SF/Yr: -		
Year Built: <b>1987</b>			
			
Radius	1 Mile	3 Mile	5 Mile
Population			
2029 Projection	13,773	70,151	151,782
2024 Estimate	13,553	68,946	149,572
2020 Census	13,360	67,547	148,522
Growth 2024 - 2029	1.62%	1.75%	1.48%
Growth 2020 - 2024	1.44%	2.07%	0.71%
2024 Population by Hispanic Origin	2,196	6,775	9,517
2024 Population	13,553	68,946	149,572
White	9,102 67.16%	48,548 70.41%	109,083 72.93%
Black	1,403 10.35%	8,830 12.81%	18,184 12.16%
Am. Indian & Alaskan	17 0.13%	55 0.08%	76 0.05%
Asian	136 1.00%	1,555 2.26%	6,411 4.29%
Hawaiian & Pacific Island	157 1.16%	372 0.54%	435 0.29%
Other	2,739 20.21%	9,586 13.90%	15,383 10.28%
U.S. Armed Forces	0	28	69
Households			
2029 Projection	5,028	27,135	58,344
2024 Estimate	4,938	26,651	57,475
2020 Census	4,808	25,985	56,928
Growth 2024 - 2029	1.82%	1.82%	1.51%
Growth 2020 - 2024	2.70%	2.56%	0.96%
Owner Occupied	2,216 44.88%	14,672 55.05%	36,652 63.77%
Renter Occupied	2,722 55.12%	11,979 44.95%	20,823 36.23%
2024 Households by HH Income	4,939	26,650	57,475
Income: <\$25,000	1,370 27.74%	5,939 22.29%	9,821 17.09%
Income: \$25,000 - \$50,000	1,521 30.80%	6,448 24.20%	12,374 21.53%
Income: \$50,000 - \$75,000	851 17.23%	5,025 18.86%	9,776 17.01%
Income: \$75,000 - \$100,000	596 12.07%	3,550 13.32%	7,771 13.52%
Income: \$100,000 - \$125,000	376 7.61%	2,845 10.68%	6,196 10.78%
Income: \$125,000 - \$150,000	116 2.35%	1,168 4.38%	3,437 5.98%
Income: \$150,000 - \$200,000	54 1.09%	1,063 3.99%	4,474 7.78%
Income: \$200,000+	55 1.11%	612 2.30%	3,626 6.31%
2024 Avg Household Income	\$53,460	\$67,785	\$86,594
2024 Med Household Income	\$40,161	\$54,573	\$66,770

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