

**102 Main Street
Hamilton, OH 45013**

**3,190 SF Restaurant
For Lease**

NORTH RIDGE
REALTY GROUP
COMMERCIAL REAL ESTATE

Make Hamilton's BEST Corner YOUR Restaurant!



North Ridge Realty Group

7182 Liberty Centre Drive, Suite M
West Chester, OH 45069
www.nrrg.com

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John Stretch

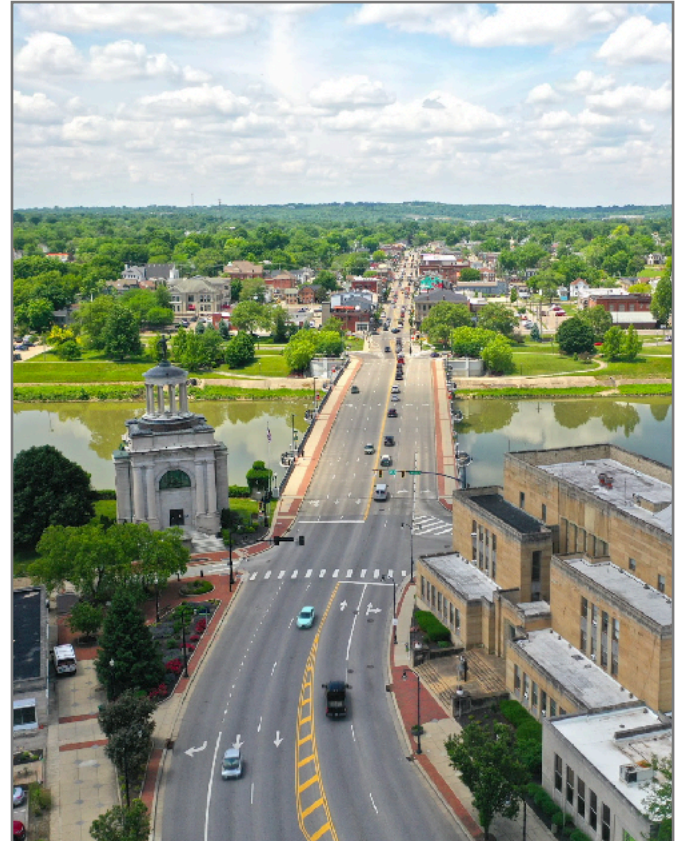
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OVERVIEW

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- **Prime Location:** 3,190 SF end-cap restaurant at a prominent signalized corner with river views
- **Existing Equipment:** Includes walk-in cooler/freezer, 15' hood, deep fryer, prep tables, and more
- **Seating for 90 Customers:** Spacious interior with 14'+ ceilings for a unique feel and ability to open up the space even further
- **DORA Location:** Situated in Hamilton's popular Downtown Outdoor Refreshment Area with a liquor license available
- **High Visibility:** Over **23,000 vehicles/day** and premium signage opportunities on two exterior walls and corner extension
- **Private Parking:** Rare, dedicated lot—convenient for customers which sets you apart from other restaurants
- **Exciting Growth:** Nine luxury apartments opening above in early 2025 plus another \$140 million development going in across the river and 3 new hotels!
- **Immediate Occupancy:** Be part of Hamilton's revitalization and open the doors to success today!
- **Flexible Terms:** Negotiable rates and TIA available for qualified tenants. Call agents for more details.



Don't miss this opportunity to create
the next **destination dining experience**
in the heart of Hamilton's growth and development area!

"Hamilton is booming with new businesses and developments newly opened or in planning, and in a few years, close to 1,000 hotel rooms will be available in the city's urban core, and hundreds of new apartments will open in various neighborhoods of the city, and more places to eat and drink will be available for Hamiltonians and visitors."
Former City Manager, Joshua Smith, as quoted in The Journal News on 10/6/2023



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Why This Location is Perfect for Your Restaurant

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- **Spooky Nook Sports Complex:** Just blocks away, this Midwest destination attracts **thousands of visitors weekly** for tournaments, fitness events, and conventions. Being within walking distance positions your restaurant as the ideal stop for families, teams, and event-goers seeking great food and drinks.
- **RiversEdge Amphitheater at Marcum Park:** With its proximity to live entertainment, outdoor recreation, and riverfront activities, this park draws consistent foot traffic, providing a built-in audience for your restaurant. Families, concert-goers, and park visitors are all potential patrons.
- **Downtown Amenities:** A thriving downtown brings a steady flow of locals and visitors to the area. From nearby loft apartments and retail shops to the DORA district and cultural attractions like the Fitton Center, your restaurant will benefit from constant activity and diverse customer demographics.



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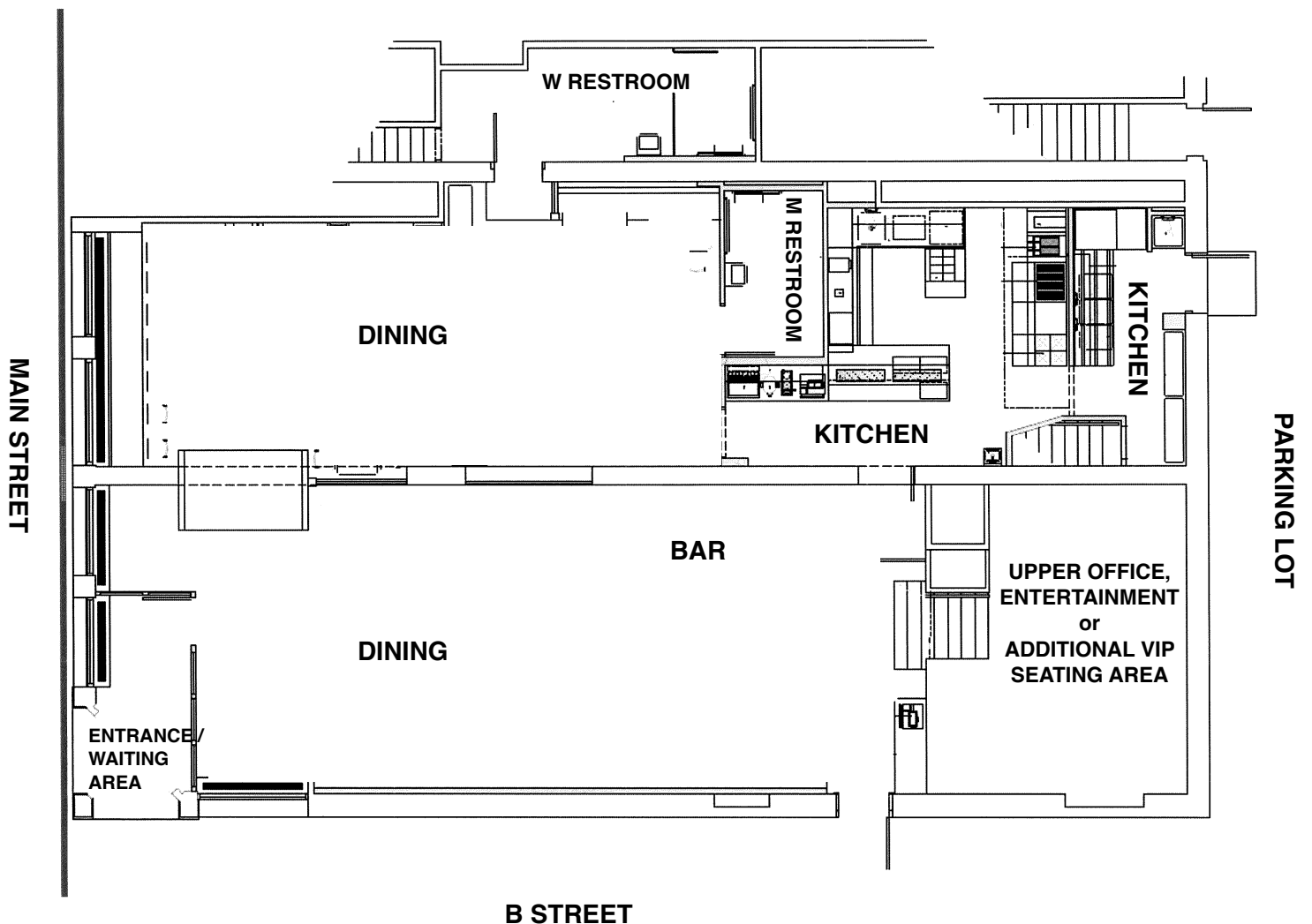
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FLOOR PLAN

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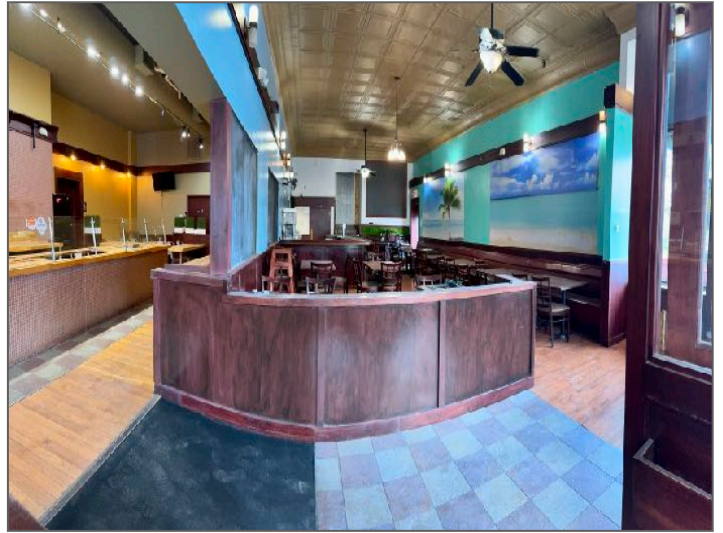
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INTERIOR PHOTOS

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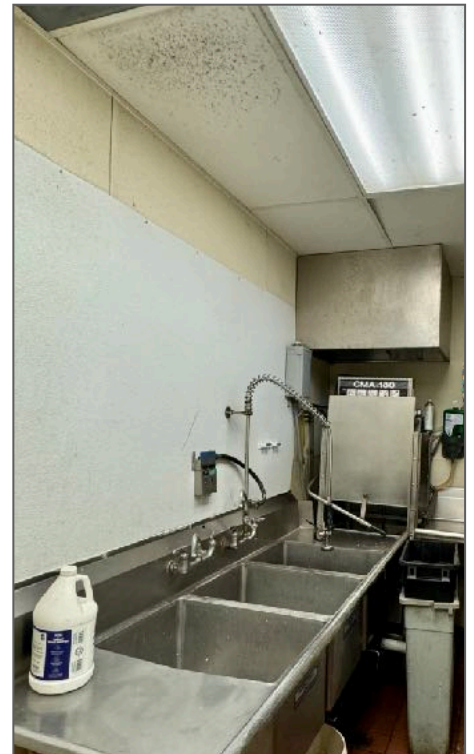
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KITCHEN PHOTOS

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STREET MAP

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DEMOGRAPHICS

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102 MAIN STREET

Radius	1 Mile		3 Mile		5 Mile	
Population						
2029 Projection	16,351		70,834		116,652	
2024 Estimate	16,047		69,651		115,083	
2020 Census	15,605		68,425		115,033	
Growth 2024 - 2029	1.89%		1.70%		1.36%	
Growth 2020 - 2024	2.83%		1.79%		0.04%	
2024 Population by Hispanic Origin	1,584		5,464		7,770	
2024 Population	16,047		69,651		115,083	
White	11,256	70.14%	53,372	76.63%	88,561	76.95%
Black	2,264	14.11%	6,629	9.52%	11,290	9.81%
Am. Indian & Alaskan	11	0.07%	36	0.05%	63	0.05%
Asian	99	0.62%	902	1.30%	2,470	2.15%
Hawaiian & Pacific Island	105	0.65%	337	0.48%	401	0.35%
Other	2,312	14.41%	8,374	12.02%	12,299	10.69%
U.S. Armed Forces	1		16		44	
Households						
2029 Projection	6,419		27,757		45,086	
2024 Estimate	6,295		27,270		44,463	
2020 Census	6,083		26,631		44,320	
Growth 2024 - 2029	1.97%		1.79%		1.40%	
Growth 2020 - 2024	3.49%		2.40%		0.32%	
Owner Occupied	2,592	41.18%	15,250	55.92%	28,113	63.23%
Renter Occupied	3,702	58.81%	12,019	44.07%	16,351	36.77%
2024 Households by HH Income						
Income: <\$25,000	1,936	30.75%	6,128	22.47%	8,356	18.79%
Income: \$25,000 - \$50,000	1,537	24.41%	6,949	25.48%	10,203	22.95%
Income: \$50,000 - \$75,000	1,171	18.60%	5,051	18.52%	8,306	18.68%
Income: \$75,000 - \$100,000	815	12.94%	3,533	12.96%	5,978	13.44%
Income: \$100,000 - \$125,000	426	6.77%	2,732	10.02%	4,782	10.75%
Income: \$125,000 - \$150,000	239	3.80%	1,169	4.29%	2,356	5.30%
Income: \$150,000 - \$200,000	149	2.37%	1,028	3.77%	2,705	6.08%
Income: \$200,000+	23	0.37%	679	2.49%	1,778	4.00%
2024 Avg Household Income	\$54,391		\$67,293		\$77,357	
2024 Med Household Income	\$45,548		\$52,935		\$61,707	

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