



# HAMILTON SHOPS

1476-1496 South Erie Boulevard - Hamilton, OH 45011

In Cooperation With ParaSell, Inc. , A Licensed Ohio Broker - Lic. #REC.2020005946  
BoR: Scott Reid - Lic. OH #BRKP.2020001224

[www.SandsIG.com](http://www.SandsIG.com)

HAMILTON SHOPS - HAMILTON, OH

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### CONFIDENTIALITY & DISCLAIMER

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SECTION 1

# INVESTMENT OVERVIEW

# EXECUTIVE SUMMARY

## PROPERTY OVERVIEW

Sands Investment Group is Pleased to Exclusively Offer For Sale the Hamilton Shops Strip Center Located at 1476-1496 South Erie Boulevard in Hamilton, OH. The Property Includes a 100% Leased 6 Tenant Strip Center on a Long Term Ground Lease (Ground Lease Runs For 66 Years Including Options) Providing a New Investor Long Term Security, Strong Cash Flow & Full Depreciation Benefits. Shadow Anchored By a Top Producing Kroger Grocery Store (Placer.ai.) With 1.3M Visits Per Year, the Subject Property Benefits From a Strong Destination Location and Customer Draw. With a Long Term Operating History and Low Historical Vacancy, This Property Provides an Investor Security, High Yield, Low Cost Per Square Foot and Favorable Depreciation Benefits.

Sale Price

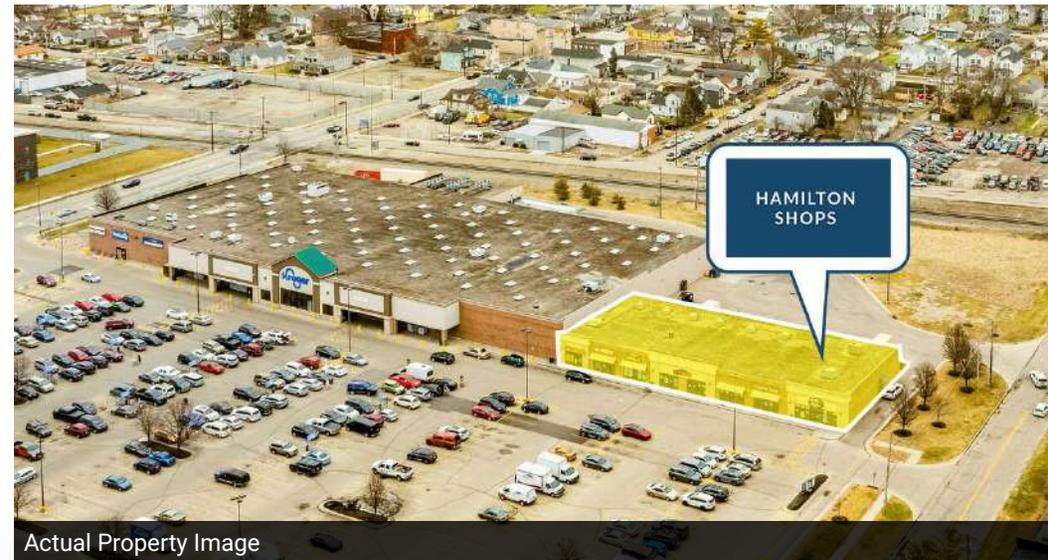
**\$2,350,000**

## OFFERING SUMMARY

Cap Rate:	8.55%
NOI:	\$200,841
Price Per SF:	\$170

## BUILDING INFORMATION

Street Address:	1476-1496 S Erie Blvd
City, State, Zip:	Hamilton, OH 45011
County:	Butler



# INVESTMENT HIGHLIGHTS



Actual Property Image



Actual Property Image

## PROPERTY HIGHLIGHTS

- Shadow Anchored By Top Performing Kroger Location (NAP): This Kroger Performs in the Top 4% of All Grocery Stores Nationwide (Placer.ai) With 1.3M Visits Per Year Creating a Strong Destination Location and Customer Draw
- 100% Leased Shopping Center Featuring 6 Tenants, Including Casual Dining, Healthcare, and Other Essential Services; The Variety of Business Types Ensures a Steady Income Stream and Broad Customer Appeal, Making this a Strong and Stable Investment
- High Yield (8.55% Cap Rate) and Low Cost Per Square Foot Opportunity (\$170 PSF)
- Below Market Rents (Average \$16.08) Providing Future Security / Potential Upside to a New Investor
- Long-Term Operating History / Low Historical Vacancy - 4 of the 6 Tenants Have Operated at the Property For Over 15 Years
- Long Term Leasehold (66 Years Remaining With Options) Provides New Investors with Full Depreciation
- Affluent Trade Area - Over \$95,014 Average Household Income Within a 5-Mile Radius
- Densely Populated Area - Over 147,000 Residents Residing Within a 5-Mile Radius Contributing to the Shopping Center's Sustained Success
- Strong Retail Corridor With Neighboring Tenants Including - Kroger, Chipotle, McDonald's, Sonic Drive-In, Secure EZ Storage, Domino's Pizza, and More



SECTION 2

# FINANCIAL OVERVIEW

# RENT ROLL

RENT ROLL										
Suite No.	Tenant	Start	Expiration	NRA	Pro Rata	Options Schedule		Rent/SF/YR	Rent/SF/MO	Annual Base Rent
<b>Leased Space</b>										
1476	Little Caesars	1/5/2008	1/31/2030	1,630	12%	None	None	\$18.00	\$1.50	\$29,340
1480	Leftys Tobacco Plus	10/4/2016	4/30/2028	1,600	12%	None	None	\$18.54	\$1.55	\$29,664
1484	Hi-Tek Nails	9/12/2007	2/28/2028	800	6%	None	None	\$17.60	\$1.47	\$14,080
1486	RentMart*	12/4/2007	4/30/2032	5,600	40%	None	None	\$13.93	\$1.16	\$78,000
1492	CareFirst Urgent Care	10/22/2018	6/30/2028	1,534	11%	1 x 5 Year	\$2,416	\$18.90	\$1.58	\$28,993
1496	Skyline Chili	6/15/2007	6/30/2026	2,679	19%	None	None	\$15.90	\$1.32	\$42,583
Total				13,843	100%			\$16.08	\$1.34	\$222,660

\*Note: This rent roll reflects the RentMart base rent which increases to \$6,500/Month in April 2025

# INCOME & EXPENSES

INCOME & EXPENSE SUMMARY		
Year of Operation	2025	
Basis	In-Place	
	Total	PSF
<b>INCOME</b>		
Base Rental Income	\$222,660	\$16.08
Expense Recovery	\$106,540	\$7.70
<b>Total</b>	<b>\$329,202</b>	<b>\$23.78</b>
<b>EFFECTIVE GROSS INCOME</b>	<b>\$329,203</b>	<b>\$23.78</b>
<b>OPERATING EXPENSES</b>		
Real Estate Taxes	\$20,411	\$1.47
Insurance	\$11,905	\$0.86
CAM/R&M	\$95,946	\$6.93
Non-Reimbursables	\$100	\$0.01
<b>TOTAL EXPENSES</b>	<b>\$128,362</b>	<b>\$9.27</b>
<b>NET OPERATING INCOME:</b>	<b>\$200,841</b>	<b>\$14.51</b>

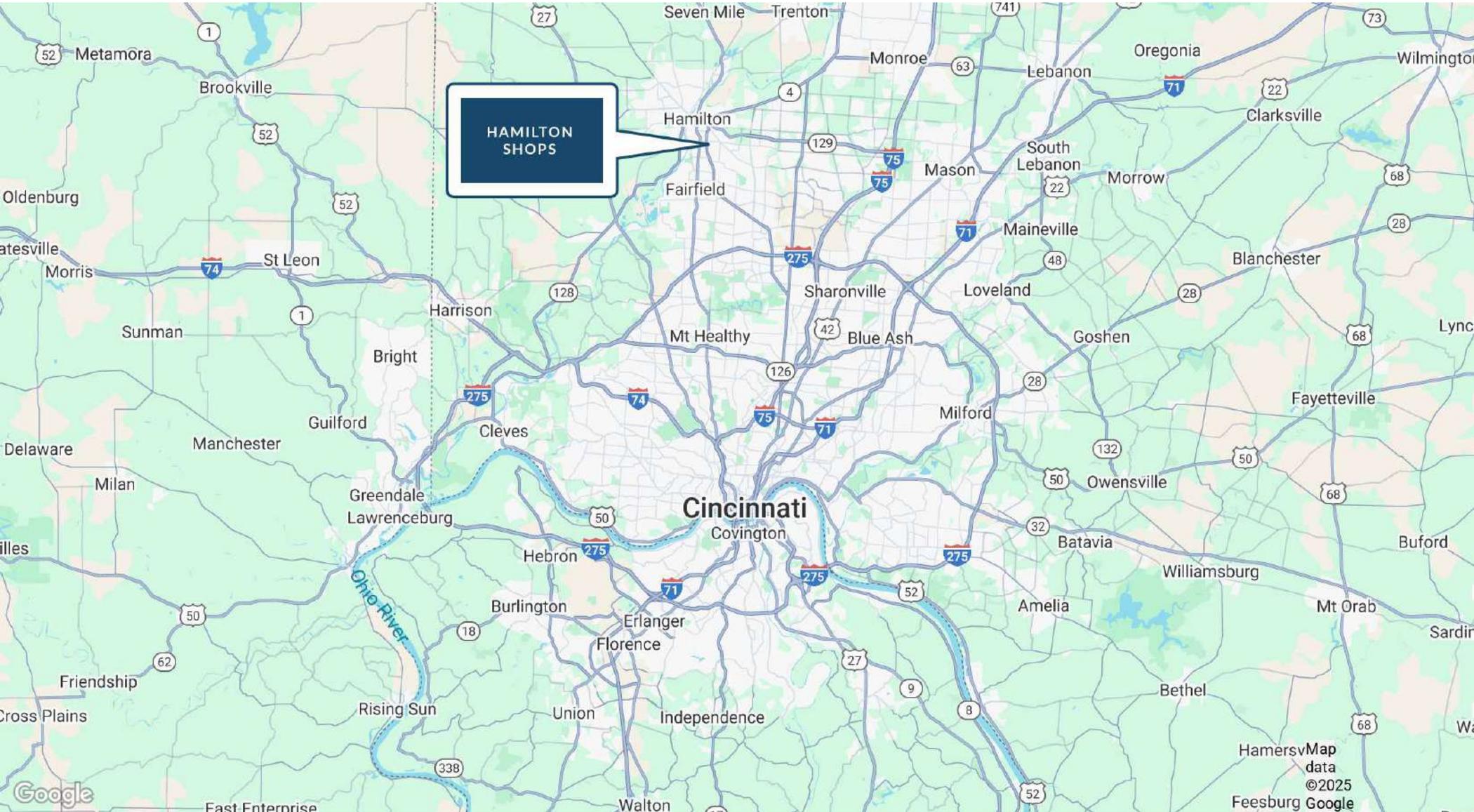
NOTE: RentMart is the only tenant on a gross lease. Everyone else reimburses for T/I/CAM. Also, Skyline Chili receives a LL credit of \$4,137 on the adjustment expense statement for each year of the lease term until the expiration date. You are the CAM Administrator, so Kroger reimburses you for their share of NNN's as well.



SECTION 3

# PROPERTY INFORMATION

# LOCATION MAP



# PROPERTY IMAGES



Actual Property Image



Actual Property Image



Actual Property Image



Actual Property Image



Actual Property Image

# AERIAL MAP



# AERIAL MAP

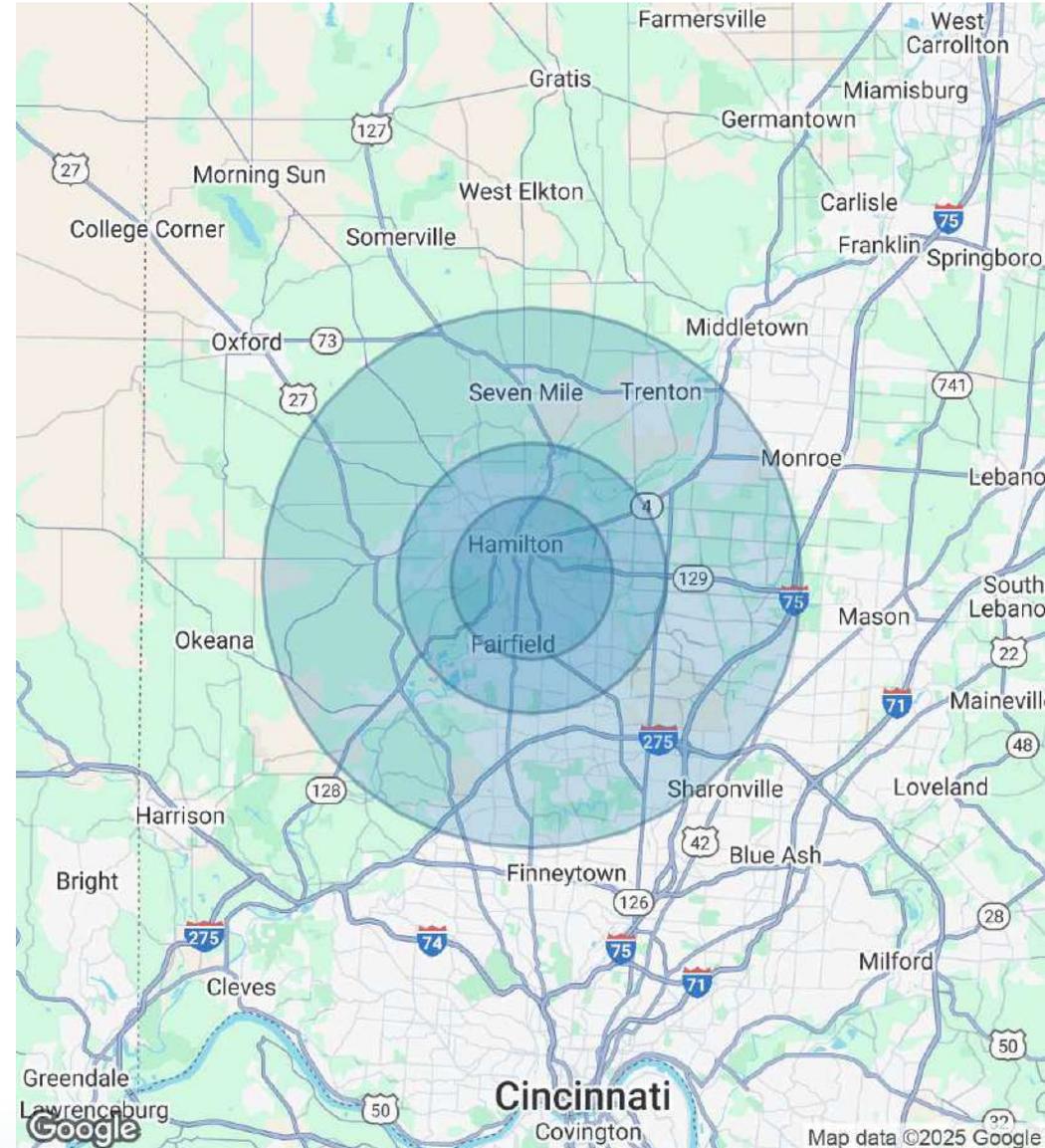


# DEMOGRAPHICS MAP & REPORT

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	69,708	148,200	363,161
Average Age	39	40	40
Average Age (Male)	38	39	39
Average Age (Female)	40	41	41

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	26,979	56,963	137,839
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$74,219	\$95,014	\$103,928
Average House Value	\$174,781	\$231,737	\$256,337

TRAFFIC COUNTS	
S Erie Blvd	20,218 VPD
Nielan Blvd	19,404 VPD
High St	39,306 VPD





SECTION 4

# AREA OVERVIEW

# CITY OVERVIEW



Hamilton, OH



Fort Hamilton Hospital

## HAMILTON, OH

Hamilton, Ohio, in Butler county, is 17 miles N of Cincinnati, Ohio. The municipality is situated in southwestern Ohio. The city is recognized for its support of the arts and features a wide variety of sculpture in the downtown area. It was labeled "The City of Sculpture" by an Ohio governor. Hamilton includes high-tech manufacturing facilities. The city covers about 22 square miles. Hamilton was established in 1791 and incorporated as a city in 1857. The City of Hamilton is the 10th largest city in Ohio with a population of 63,053 as of July 1, 2024.

Hamilton, Ohio, has a diverse and evolving economy that reflects its industrial heritage and adaptation to modern economic trends. Companies like AK Steel (now part of Cleveland-Cliffs) and ThyssenKrupp Bilstein of America continue to play significant roles in the local economy. These companies provide numerous jobs and contribute to the city's industrial base. The healthcare sector is a major employer in Hamilton. Fort Hamilton Hospital, part of the Kettering Health Network, offers comprehensive medical services and employs a substantial number of residents. Hamilton has a variety of retail stores, restaurants, and service-oriented businesses that cater to both residents and visitors. Miami University's regional campus in Hamilton provides higher education opportunities and contributes to the local economy through employment and student spending. Hamilton's economy is a blend of traditional industries and modern services, supported by a strong community spirit and ongoing development efforts.

The residents enjoy the beautiful parks for outdoor activities. Some of the parks are situated in dense forests and other wooded settings. Crawford Woods, Sanders Park, Miami Woods, Joyce Park and Milkin Woods include scenic walking paths. The paved paths along the banks of the scenic Great Miami River are popular for walking and bicycle riding. The local ice rink is popular for hockey and skating. Golf enthusiasts play at the numerous quality courses in the area. Residents enjoy the activities and professional sports events located in nearby Cincinnati. The nearby Kings Island amusement and recreational center and the Beach Waterpark are enjoyed by families. The Campbell Gard situated on the Great Miami River features rolling meadows and a scenic forest area. Hamilton Attractions are The Butler County Courthouse features impressive architecture and is included in the National Register of Historic Places, Hamilton Fairfield Symphony Orchestra, Pyramid Hill Sculpture Park and Museum, Great Miami River Days includes drag boat races, water ski shows and various rides and games, Hamilton Ohio Scale Auto Raceway and Tri-State Dragway Etc.



SECTION 5

# TENANT OVERVIEW

# TENANT PROFILE



## TENANT OVERVIEW

Company:	Private
Founded:	1959
Locations:	4,203
Headquarters:	Detroit, MI
Website:	littlecaesars.com

### LITTLE CAESARS

Little Caesars, the Best Value in Pizza\*, was founded by Mike and Marian Ilitch as a single, family-owned restaurant in 1959 and is headquartered in downtown Detroit, Michigan. It is the third-largest pizza chain in the world, with restaurants in each of the 50 U.S. states and 29 countries and territories. Known for its HOT-N-READY® pizza, Crazy Puffs®, and famed Crazy Bread®, Little Caesars uses quality ingredients, like fresh, never-frozen mozzarella and Muenster cheese and sauce made from fresh-packed, vine-ripened California crushed tomatoes. A high-growth company with over 65 years in the \$150 billion worldwide pizza industry, Little Caesars continually looks for franchisee candidates to join the team in markets worldwide. As of February 2025, Little Caesars operates 4,203 stores in US across 52 states and territories, with California hosting the highest number at 540 locations.

## TENANT OVERVIEW

Company:	Private
Founded:	1992
Locations:	13
Headquarters:	Hamilton, On
Website:	rentmart.com

### RENTMART

Based in Lancaster, Pennsylvania and founded in 1984, Majik Rent-to-Own is a family-owned company with a dedicated team that makes it super easy to lease the most affordable furniture, mattresses, appliances, electronics and more! We currently operate 13 stores in central Pennsylvania, always making our customers our top priority. Originating as a video rental business, Majik Rent-To-Own was founded by Dave Fisher, who introduced a \$10 per week rent-to-own program for VCRs, allowing customers to keep them at home for an entire week at half the cost of a weekend rental. The company offers a range of products, including furniture, mattresses, appliances, and electronics, with flexible payment options and no long-term obligations, catering especially to customers with no or poor credit.

# TENANT PROFILE



## TENANT OVERVIEW

Company:	Private
Founded:	2011
Locations:	44
Headquarters:	Anderson Township, OH
Website:	carefirsturgentcares.com

### CAREFIRST URGENT CARE

Founded in 2011, CareFirst Urgent Care is the largest independent urgent care provider in Cincinnati with 44 clinics across OH, KY, and NV. CareFirst treats non-life-threatening injuries and illnesses 363 days a year, with COVID-19 testing and occupational medicine services for employers available. CareFirst Urgent Care is a leading provider of walk-in urgent care services, offering accessible, high-quality healthcare to communities across multiple states, including Ohio, Kentucky and Nevada.

## TENANT OVERVIEW

Company:	Private
Founded:	1949
Locations:	135+
Headquarters:	Fairfield, Ohio
Website:	skylinechili.com

### SKYLINE CHILI

Skyline is famous for our incredibly delicious Cheese Conneys and 3-Ways. Our unique chili is still made with the original secret family recipe passed down through generations of the Lambrinides family. It's extremely craveable. Some would even say addictive. All we know is people love it. And we love serving it to our family and friends. Skyline Chili is not just a restaurant—it's a community of chili enthusiasts dedicated to sharing their love for our one-of-a-kind flavors. As of February 2025, Skyline Chili operates over 135 locations across four states: Ohio, Kentucky, Indiana, and Florida.

# GET FINANCING

The Capital Markets team at Sands Investment Group comprises experienced debt professionals who specialize in securing financing for commercial real estate assets. We collaborate closely with borrowers and their teams to smoothly navigate from the initial deal discussion to the closing table, freeing up valuable resources for all stakeholders involved. Our reliability, focus, and consistent execution showcase our expertise in the capital markets landscape.

## Contact SIG's Capital Markets Team Today



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# CONFIDENTIALITY AGREEMENT

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The information contained herein is not a substitute for a thorough due diligence investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

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