

RETAIL PROPERTY FOR LEASE

CROSSINGS AT GUNN EDEN

702 - 780 NW WASHINGTON BLVD, HAMILTON, OH 45013



OFFERING SUMMARY

Lease Rate:	Negotiable
Building Size:	149,684 SF
Available SF:	18,029 SF
Year Built:	1999

PROPERTY OVERVIEW

- Junior Anchor Space
- Heart of Hamilton's Retail District
- Divisible to 2,000 SF
- Creative Landlord
- Abundant Parking
- Prominent Pylon Signage
- End Cap

POLLY BENZING

513.415.9513

polly@copperwoodrg.com

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Additional Storefront Glass Can Be Added



Front Vestibule



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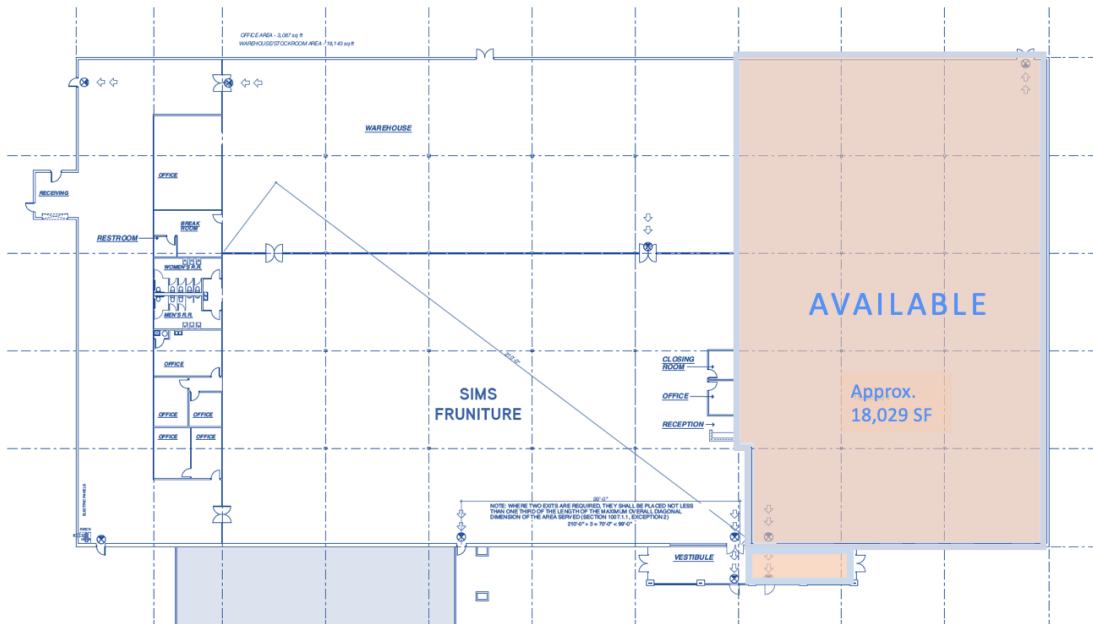
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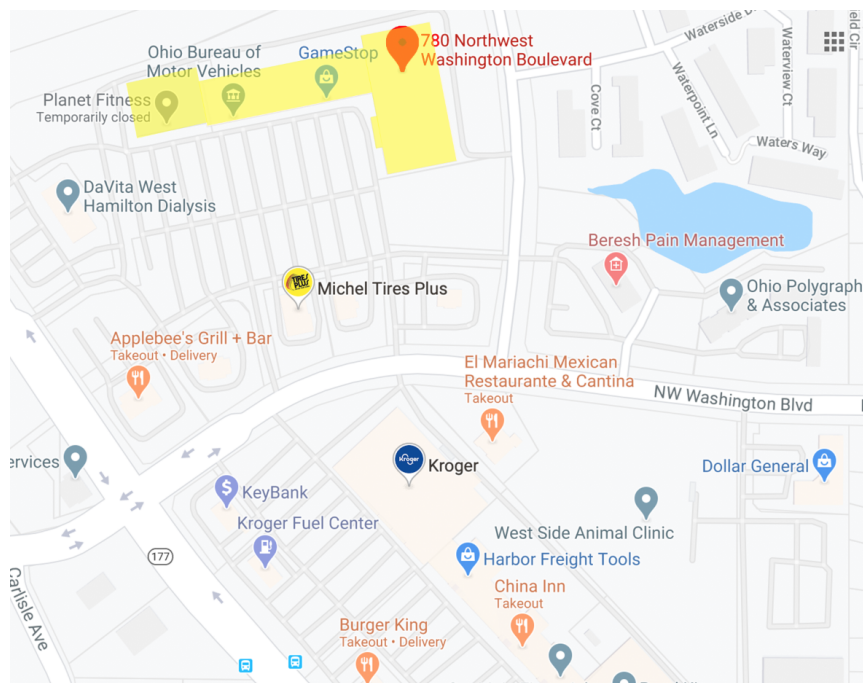
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Floor Plan of Entire Anchor Space Showing Sims Furniture Portion and AVAILABLE Portion



Adjacent to Numerous National Retailers Including Kroger, WalMart, Meijer, AMC Theater and Countless Restaurants

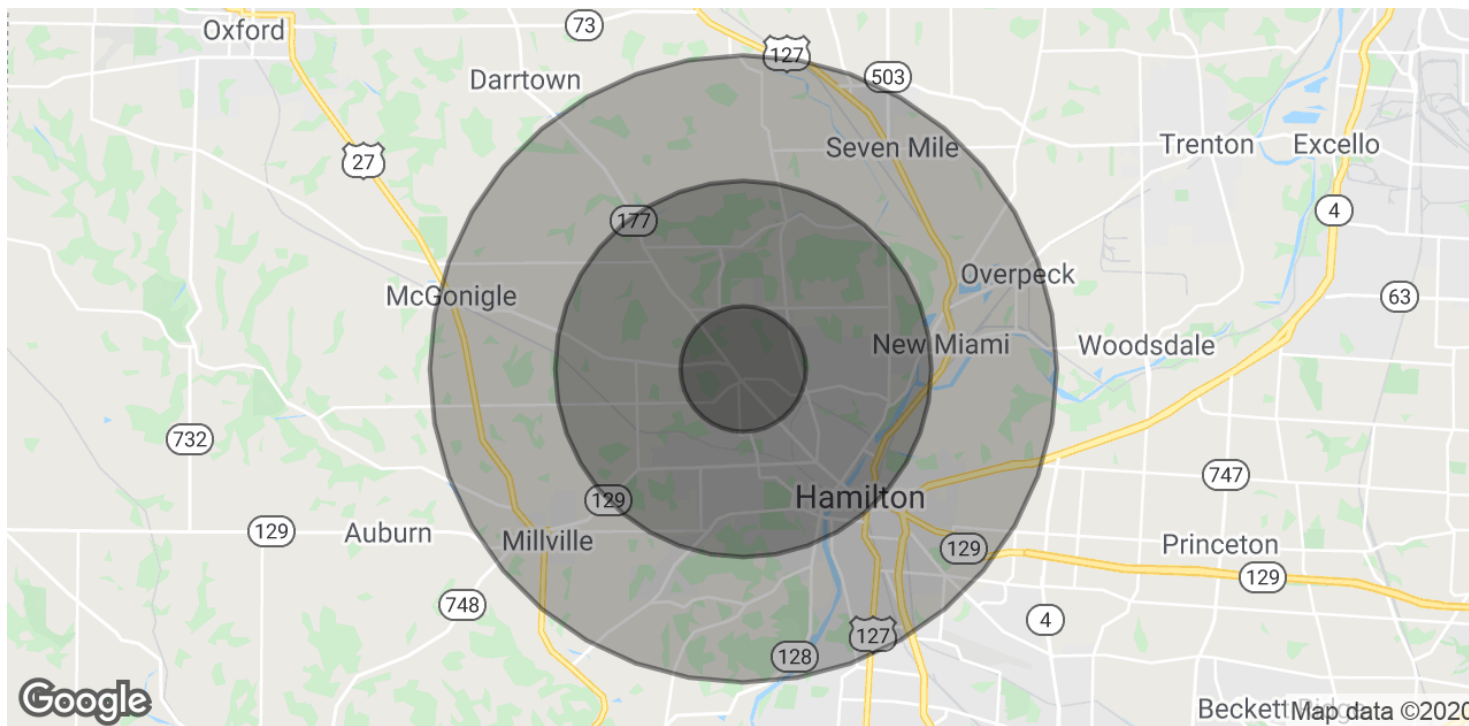
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,242	44,457	85,961
Average age	39.4	38.4	37.0
Average age (Male)	37.3	36.4	35.5
Average age (Female)	40.1	40.4	38.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,053	18,235	33,609
# of persons per HH	2.4	2.4	2.6
Average HH income	\$50,709	\$53,302	\$52,111
Average house value	\$117,626	\$142,914	\$132,832

* Demographic data derived from 2010 US Census

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