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PROPERTY NOTES

Area of Building: 9,131 SF

Area of Property: 122,621 SF

Property Size: 2.815 Acres

Includes:

4 Lanes

Kitchen Area /
Employee Lounge Area

Customer Waiting Area

Office Area / Cashier Station

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Hamilton E-Check Station

SPECIAL USE

Hamilton, OH



THE PROPERTY

The Hamilton site is located adjacent to a shopping center on Millville Avenue Road, adjacent to Wasserman Road. The 2.815 acre site is rectangular and has a building that is 9,131 sq. ft. which is easily expandable based on use. It is zoned Retail in a prime retail area that is growing with substantial commercial and residential development. All utilities are available and adequately sized to serve an expanded project.

It is ideal for multi tenant or single tenant Retail Center; Office, Specialized Commercial use; Research Facility; Educational Facility; Sporting Venue; or several other retail uses that can take advantage of easy access, large parking field, private roadways, and a very flexible building design. The entire building has HVAC and plumbing; there are 8 large overhead doors and 2,500 sq. ft. of finished office space. There are also smaller overhead doors which access an area adjacent to the office space.

Demographically, the area is very stable and well maintained. In 2004, the population was 131,436 in a 7-mile radius, with a 5.7% growth rate. Average incomes per household range from \$58,000 in the 3-mile radius to \$59,000 in the 7-mile radius.

GEOGRAPHY



1425 Millville Ave., Hamilton, OH 45013

[get driving directions](#) | [Google Street View](#)