

# RETAIL SPACE FOR LEASE

## TWINBROOK PLAZA

1510 Plaza Drive, Hamilton, OH 45031



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 **LEE &  
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COMMERCIAL REAL ESTATE SERVICES

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**FOR LEASE:** 2,280 SF Shop Space

**LEASE RATE:** \$14.50 NNN – Shop Space

- New Redevelopment Coming Soon!
- Anchored by New Ace Hardware & Dollar Tree (Coming Fall 2022)
- Zoned B-2
- 2,280 SF former bank
- Pylon signage available



**TRAFFIC COUNT:**

- Millville Avenue - 7,076 VPD



COMMERCIAL REAL ESTATE SERVICES



<p>Hamilton Hobbies 5,350 SF</p>	<p>Hallasan Martial Arts 3,000 SF</p>	<p>Online Retailer 1,600 SF</p>	<p>Asian One Café 1,600 SF</p>	<p>Salon 1,550 SF</p>	<p><b>AVAILABLE 2,280 SF</b></p>		
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**SITE**

**CALIBER  
COLLISION**

**M  
MARATHON**

Millville Avenue

7,076 VPD

Wasserman Road

Precision Pet GROOMING

**SUBWAY**

**DOLLAR  
GENERAL**

	1 mi radius	3 mi radius	5 mi radius	
<b>POPULATION</b>	2020 Estimated Population	7,649	43,195	83,633
	2025 Projected Population	7,688	44,468	86,740
	2010 Census Population	7,877	43,125	83,483
	2000 Census Population	7,759	41,740	80,199
	Projected Annual Growth 2020 to 2025	0.1%	0.6%	0.7%
	Historical Annual Growth 2000 to 2020	-	0.2%	0.2%
<b>HOUSEHOLDS</b>	2020 Estimated Households	3,159	17,784	33,160
	2025 Projected Households	3,202	18,446	34,646
	2010 Census Households	3,159	17,212	32,130
	2000 Census Households	2,994	16,399	31,273
	Projected Annual Growth 2020 to 2025	0.3%	0.7%	0.9%
	Historical Annual Growth 2000 to 2020	0.3%	0.4%	0.3%
<b>AGE</b>	2020 Est. Population Under 10 Years	11.7%	12.1%	12.6%
	2020 Est. Population 10 to 19 Years	11.1%	12.0%	12.6%
	2020 Est. Population 20 to 29 Years	13.0%	13.6%	13.9%
	2020 Est. Population 30 to 44 Years	16.7%	17.2%	18.1%
	2020 Est. Population 45 to 59 Years	18.3%	18.3%	18.3%
	2020 Est. Population 60 to 74 Years	18.8%	17.6%	16.6%
	2020 Est. Population 75 Years or Over	10.5%	9.3%	7.9%
	2020 Est. Median Age	41.4	40.2	38.6
<b>MARITAL STATUS &amp; GENDER</b>	2020 Est. Male Population	47.8%	48.4%	49.2%
	2020 Est. Female Population	52.2%	51.6%	50.8%
	2020 Est. Never Married	33.1%	29.6%	31.3%
	2020 Est. Now Married	41.3%	43.3%	40.6%
	2020 Est. Separated or Divorced	15.9%	18.9%	20.5%
	2020 Est. Widowed	9.8%	8.2%	7.6%
<b>INCOME</b>	2020 Est. HH Income \$200,000 or More	6.5%	4.6%	3.7%
	2020 Est. HH Income \$150,000 to \$199,999	5.1%	5.2%	4.2%
	2020 Est. HH Income \$100,000 to \$149,999	11.9%	14.9%	14.3%
	2020 Est. HH Income \$75,000 to \$99,999	14.3%	13.6%	13.8%
	2020 Est. HH Income \$50,000 to \$74,999	23.1%	19.5%	20.3%
	2020 Est. HH Income \$35,000 to \$49,999	16.4%	12.9%	13.8%
	2020 Est. HH Income \$25,000 to \$34,999	8.8%	9.7%	10.0%
	2020 Est. HH Income \$15,000 to \$24,999	9.2%	10.0%	9.6%
	2020 Est. HH Income Under \$15,000	4.7%	9.6%	10.3%
	2020 Est. Average Household Income	\$82,876	\$78,006	\$71,155
	2020 Est. Median Household Income	\$63,749	\$62,232	\$59,447
	2020 Est. Per Capita Income	\$34,291	\$32,268	\$28,482
	2020 Est. Total Businesses	85	1,011	1,808
	2020 Est. Total Employees	583	14,613	22,156

