

Freestanding Building For Lease

City of Hamilton



Freestanding 8,124 SF building on Dixie Highway in the Cambridge Plaza. Join Dollar General, Napier Truck Driving School and St. Aloysius School in this neighborhood center. Great for Sales and Services for cars, boat, trailer, recreational vehicles, farm machinery, power equipment, and other motor vehicles. Large open garage with 10'x10' garage door and a large parking area on the side of the building. Perfect for any type of commercial uses including retail or office.

Demographics	1-Mile	3-Mile	5-Mile
Total Population:	10,621	66,250	156,534
Total Households:	4,260	25,403	59,889
Avg. HH Income:	\$52,591	\$61,426	\$75,306

Traffic Count

Dixie Highway at Clinton Avenue = 24,970 (2020)

FEATURES

- **8,124 SF Freestanding Building**
- "BPD" Business Planned Development District
- 3 Offices and (1) Conference room
- ADA Restrooms
- Approximately 4,000 SF of Open Showroom
- Approximately 4,124 SF Open Garage area
- (1) 10'x 10' Garage door separating the showroom to the garage
- New Roof
- Great Visibility to Dixie Hwy.
- Open Showroom with large windows and natural light
- Lease rate: \$12.00 PSF NNN (\$1.38/SF)

LOCATION

Cambridge Plaza
3111 Dixie Highway
Hamilton, OH 45015

CONTACT

Karen Duesing

karen.duesing@everestrealstate.com

513/769-2518

Frank Torbeck, SIOR

frank.torbeck@everestrealstate.com

513/769-2505



COMMERCIAL REAL ESTATE SERVICES

WEB www.everestrealstate.com TEL 513-769-2500 FAX 513-769-2512

9902 Carver Road, Sycamore Office Park, Suite 105, Cincinnati, Ohio 45242

3111 Dixie Highway



Showroom



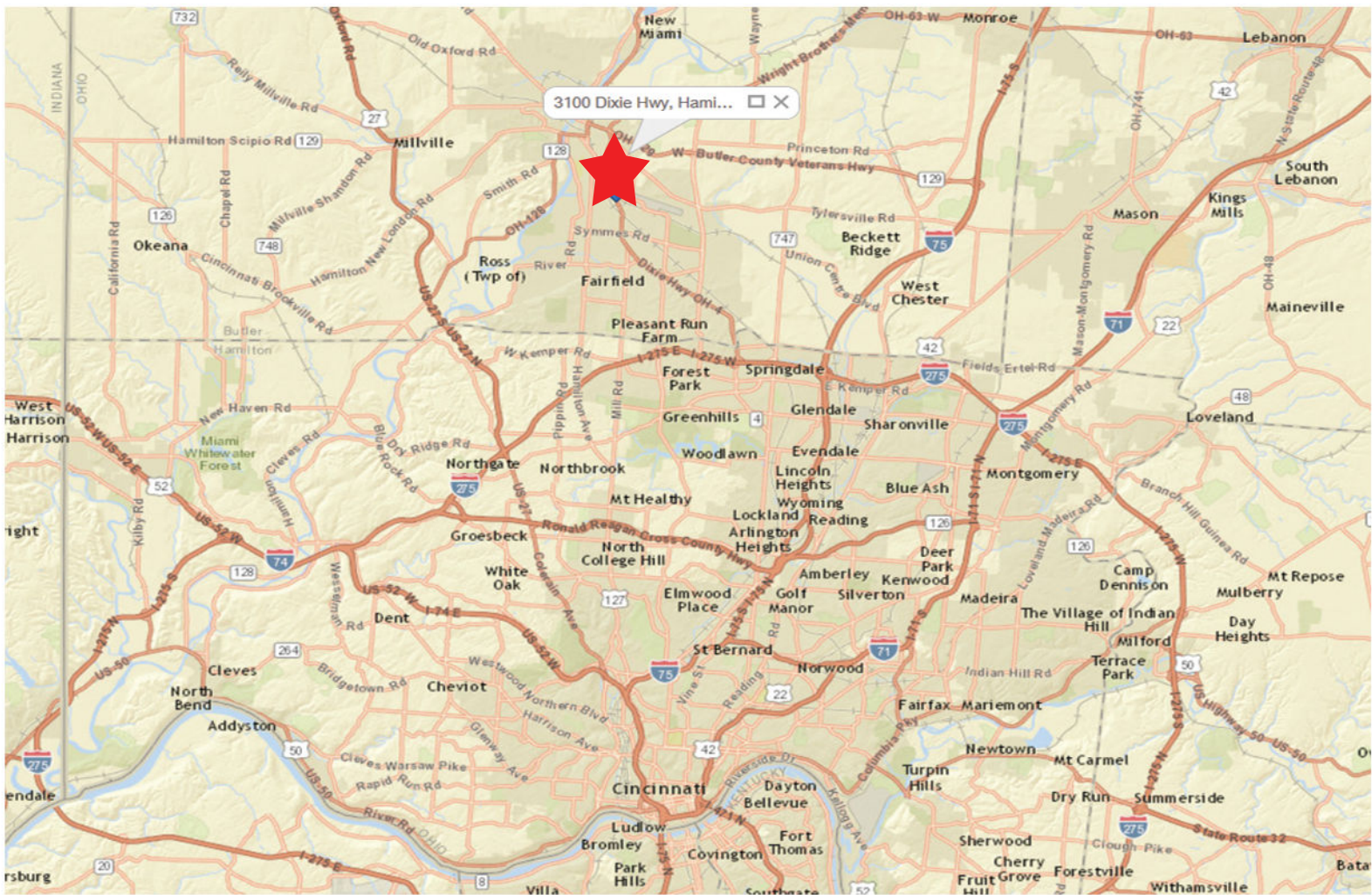
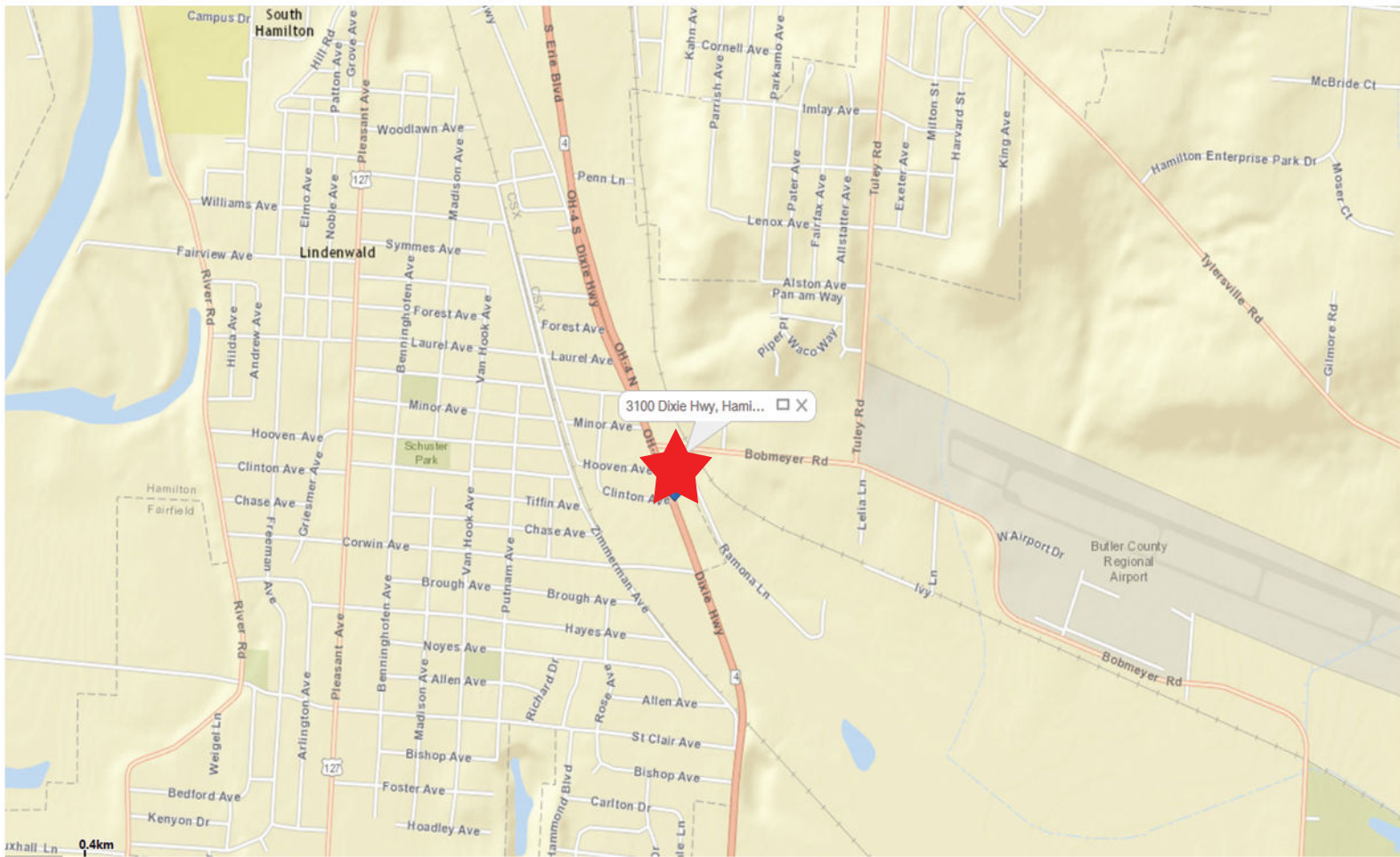
Showroom

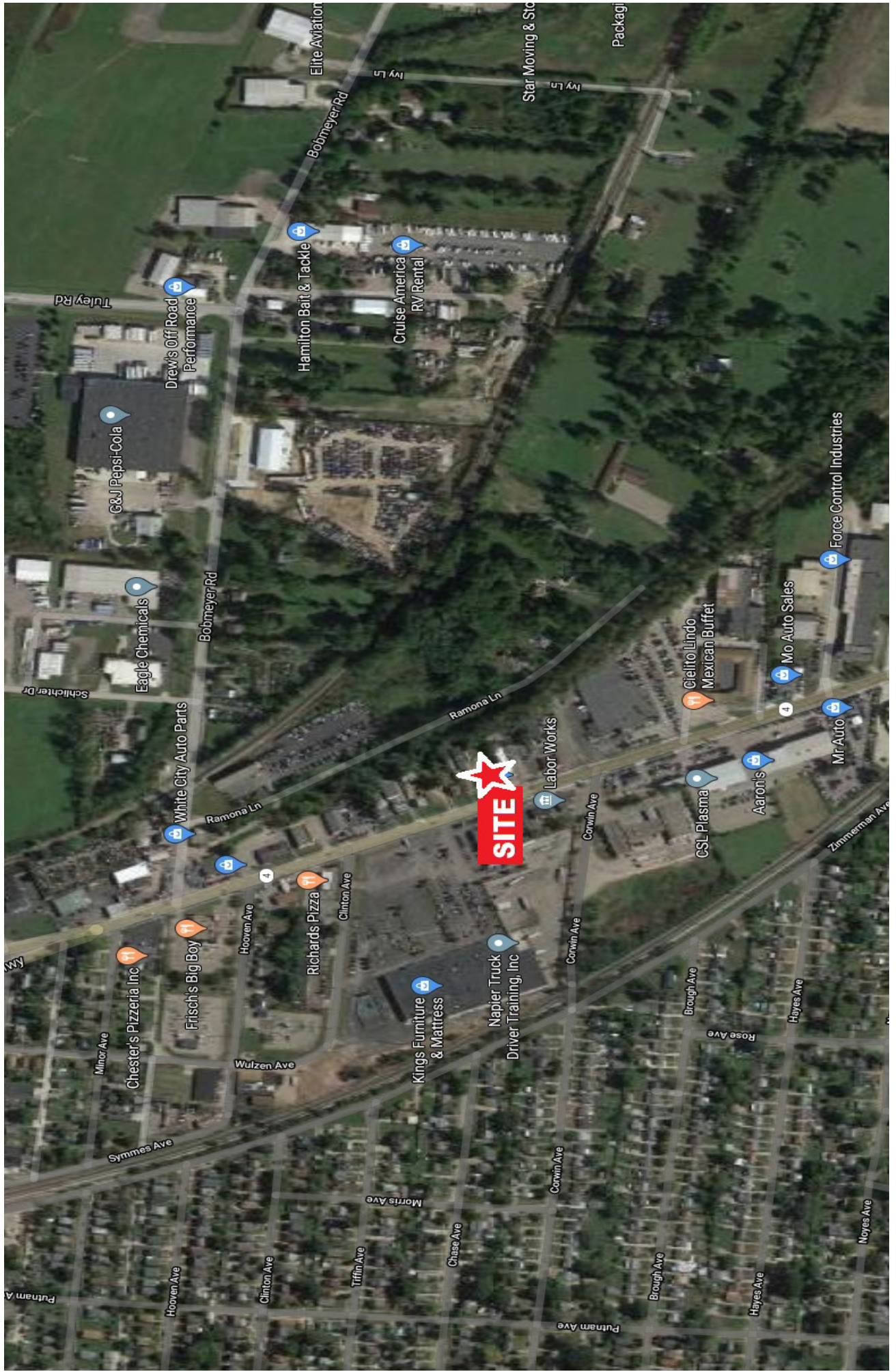


Garage



Garage







Butler County
Regional Airport



SITE

Dixie Hwy

Corwin Ave

Zimmerman

Clinton Ave

Case Ave

4

Demographic Summary Report

Cambridge Plaza 3101-3109 Dixie Hwy, Hamilton, OH 45015

Building Type: **General Retail** Total Available: **0 SF**
 Secondary: - % Leased: **100%**
 GLA: **88,624 SF** Rent/SF/Yr: -
 Year Built: **1968**



Radius	1 Mile		3 Mile		5 Mile	
Population						
2025 Projection	10,744		67,483		159,380	
2020 Estimate	10,621		66,250		156,534	
2010 Census	10,780		64,751		152,816	
Growth 2020 - 2025	1.16%		1.86%		1.82%	
Growth 2010 - 2020	-1.47%		2.32%		2.43%	
2020 Population by Hispanic Origin	641		6,023		9,591	
2020 Population	10,621		66,250		156,534	
White	9,571	90.11%	53,262	80.40%	124,213	79.35%
Black	655	6.17%	9,494	14.33%	22,397	14.31%
Am. Indian & Alaskan	43	0.40%	261	0.39%	527	0.34%
Asian	80	0.75%	1,180	1.78%	4,854	3.10%
Hawaiian & Pacific Island	17	0.16%	105	0.16%	164	0.10%
Other	256	2.41%	1,948	2.94%	4,380	2.80%
U.S. Armed Forces	3		20		44	
Households						
2025 Projection	4,306		25,876		60,983	
2020 Estimate	4,260		25,403		59,889	
2010 Census	4,343		24,875		58,571	
Growth 2020 - 2025	1.08%		1.86%		1.83%	
Growth 2010 - 2020	-1.91%		2.12%		2.25%	
Owner Occupied	2,671	62.70%	14,544	57.25%	38,983	65.09%
Renter Occupied	1,589	37.30%	10,859	42.75%	20,906	34.91%
2020 Households by HH Income	4,260		25,404		59,889	
Income: <\$25,000	1,041	24.44%	6,203	24.42%	11,257	18.80%
Income: \$25,000 - \$50,000	1,365	32.04%	7,162	28.19%	14,820	24.75%
Income: \$50,000 - \$75,000	1,001	23.50%	5,138	20.23%	11,669	19.48%
Income: \$75,000 - \$100,000	486	11.41%	2,783	10.95%	7,664	12.80%
Income: \$100,000 - \$125,000	143	3.36%	1,692	6.66%	5,424	9.06%
Income: \$125,000 - \$150,000	115	2.70%	1,001	3.94%	3,409	5.69%
Income: \$150,000 - \$200,000	96	2.25%	910	3.58%	3,220	5.38%
Income: \$200,000+	13	0.31%	515	2.03%	2,426	4.05%
2020 Avg Household Income	\$52,591		\$61,426		\$75,306	
2020 Med Household Income	\$44,579		\$47,112		\$58,035	

