

FOR LEASE
118 Main Street
Hamilton, OH 45013



Join these exciting neighboring businesses also investing in the Main Street district and creating great retail synergy!



This unique opportunity is in a prime location - one block from the river and less than a mile from the \$140 million largest sports complex in the US with 1 million SF Spooky Nook development opening in 2022!

Property Highlights

- Rare opportunity for 4,240 SF 1st floor retail in first block of the popular Main Street area
- Large display windows look directly on to busy Main Street w/20K+ vehicles passing per day
- Abundance of architectural details and 10 foot tin ceilings give this space a unique and amazing feel!
- Alley access for deliveries and/or storage
- Parking in rear and on-street
- Available July 1, 2022
- Lease term of 3-5 years
- Contact listing agents for more details



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Property Details

Location	Hamilton, OH (Butler County) west of the river
Building Type	Multi-tenant retail/office
Available SF	4,240
Parking	Rear private parking and on-street
Term	3 - 5 years
Rates	Contact listing agents


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Demographic Summary Report

118 Main St, Hamilton, OH 45013				
Building Type: General Retail	Total Available: 0 SF			
Secondary: Storefront Retail/Office	% Leased: 100%			
GLA: 9,600 SF	Rent/SF/Yr: -			
Year Built: 1900				
Radius	1 Mile	3 Mile	5 Mile	
Population				
2027 Projection	16,165	69,161	116,647	
2022 Estimate	15,852	67,762	114,231	
2010 Census	15,675	66,667	112,084	
Growth 2022 - 2027	1.97%	2.06%	2.12%	
Growth 2010 - 2022	1.13%	1.64%	1.92%	
2022 Population by Hispanic Origin	1,404	4,771	7,063	
2022 Population	15,852	67,762	114,231	
White	12,356 77.95%	57,412 84.73%	97,519 85.37%	
Black	2,614 16.49%	6,931 10.23%	10,995 9.63%	
Am. Indian & Alaskan	63 0.40%	259 0.38%	407 0.36%	
Asian	103 0.65%	804 1.19%	1,912 1.67%	
Hawaiian & Pacific Island	19 0.12%	85 0.13%	157 0.14%	
Other	699 4.41%	2,271 3.35%	3,240 2.84%	
U.S. Armed Forces	0	0	26	
Households				
2027 Projection	5,973	26,573	44,363	
2022 Estimate	5,865	26,037	43,433	
2010 Census	5,868	25,704	42,684	
Growth 2022 - 2027	1.84%	2.06%	2.14%	
Growth 2010 - 2022	-0.05%	1.30%	1.75%	
Owner Occupied	2,669 45.51%	15,400 59.15%	28,997 66.76%	
Renter Occupied	3,195 54.48%	10,636 40.85%	14,436 33.24%	
2022 Households by HH Income	5,867	26,035	43,435	
Income: <\$25,000	2,076 35.38%	6,437 24.72%	8,404 19.35%	
Income: \$25,000 - \$50,000	1,396 23.79%	5,923 22.75%	9,463 21.79%	
Income: \$50,000 - \$75,000	1,081 18.43%	5,393 20.71%	8,873 20.43%	
Income: \$75,000 - \$100,000	666 11.35%	3,731 14.33%	6,967 16.04%	
Income: \$100,000 - \$125,000	368 6.27%	2,194 8.43%	4,107 9.46%	
Income: \$125,000 - \$150,000	157 2.68%	988 3.79%	2,052 4.72%	
Income: \$150,000 - \$200,000	106 1.81%	921 3.54%	2,319 5.34%	
Income: \$200,000+	17 0.29%	448 1.72%	1,250 2.88%	
2022 Avg Household Income	\$49,974	\$63,682	\$73,130	
2022 Med Household Income	\$40,740	\$52,844	\$60,329	



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6/16/2022

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