

**UNDER NEW MANAGEMENT**



**AVAILABLE FOR LEASE**

Highly visible retail center along By-Pass 4

10,469 Vacant SF Available | 17,469 SF Available

2,800 SF (Vacant Shell, Divisible to (2) 1,400 SF Spaces, Suites M&N)

2,800 SF (Vacant, Drive-Up Window Option, Rear Drive-in Door, Suites A&B)

5,049 SF (High Ceilings, Prominent Façade, Suites H&I)

**LAND FOR SALE/DEVELOPMENT**

Dedicated Turn Lanes

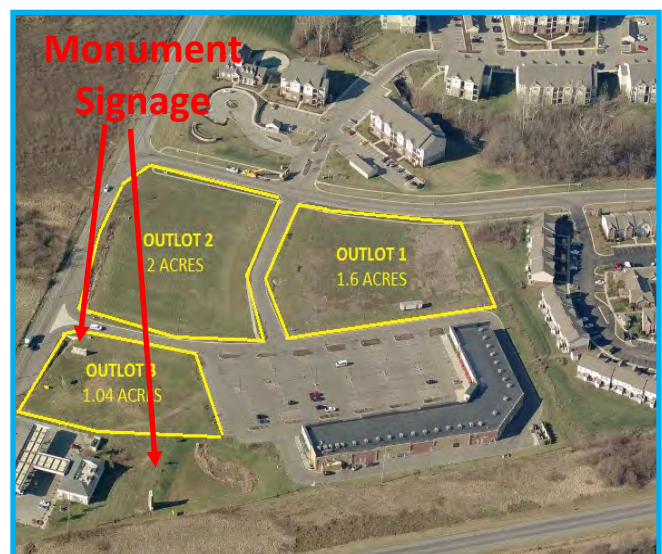
Excellent Signage Opportunities

(3) Out Parcels Available For Sale or Ground Lease

Parcels #1 & #2 can be combined\*

Lot #1 = 1.6 AC | Lot #2 = 2 AC | Lot #3 = 1.04 AC

Perfect for fast food, retail, office... bring us your idea!



**FOR MORE INFORMATION:**

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**Equity**

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Cincinnati, OH 45226



**RETAIL SPACE FOR LEASE  
LAND FOR SALE OR DEVELOPMENT**

Shoppes at Tylersville West

3320 Tylersville Road  
Hamilton, OH 45011







# RETAIL SPACE FOR LEASE LAND FOR SALE OR DEVELOPMENT

Shoppes at Tylersville West

3320 Tylersville Road  
Hamilton, OH 45011

**2,800 SQ. FT. END CAP**  
**MAY ADD DRIVE UP WINDOW!**  
**(FORMERLY HAWTHORNE PHARMACY)**





**Excellent Signage Opportunities**

**RETAIL SPACE FOR LEASE  
LAND FOR SALE OR DEVELOPMENT**  
Shoppes at Tylersville West  
3320 Tylersville Road  
Hamilton, OH 45011



**LARGE MONUMENT  
ALONG BY-PASS 4**



**LARGE MONUMENT  
AT TYLERSVILLE ROAD ENTRANCE**



**AT REAR OF SHOPPING CENTER  
ALONG BY-PASS 4**



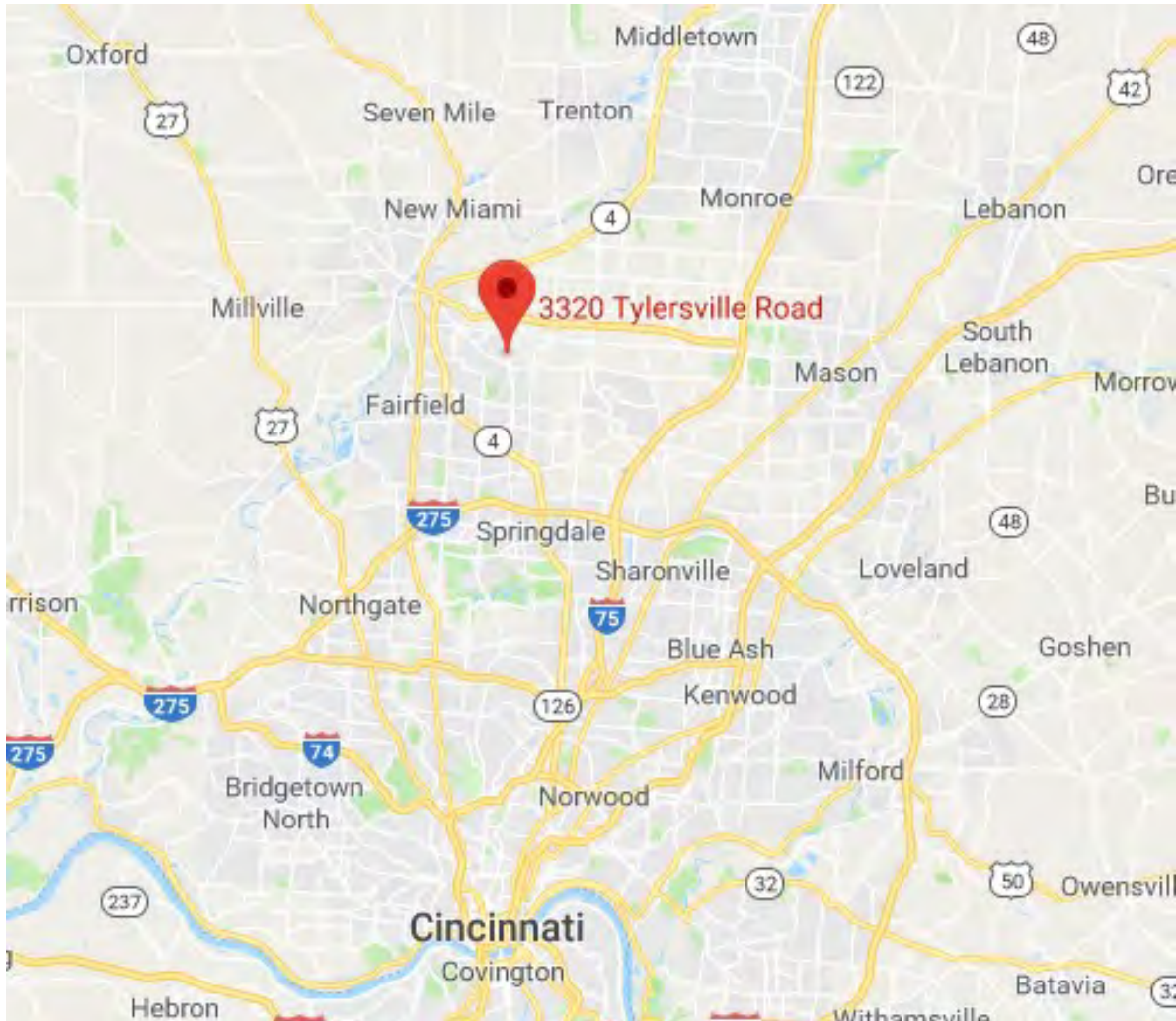


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## RETAIL SPACE FOR LEASE LAND FOR SALE OR DEVELOPMENT

Shoppes at Tylersville West

3320 Tylersville Road  
Hamilton, OH 45011





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# RETAIL SPACE FOR LEASE LAND FOR SALE OR DEVELOPMENT

Shoppes at Tylersville West  
3320 Tylersville Road  
Hamilton, OH 45011



## Demographic and Income Profile

3332 Tylersville Rd, Hamilton, Ohio, 45011  
Ring: 5 mile radius

Prepared by Esri  
Latitude: 39.36433  
Longitude: -84.51273

Summary	Census 2010	2018	2023
Population	154,071	161,691	166,931
Households	57,543	59,740	61,494
Families	40,387	41,245	42,165
Average Household Size	2.64	2.67	2.68
Owner Occupied Housing Units	39,042	38,010	39,543
Renter Occupied Housing Units	18,501	21,730	21,951
Median Age	35.9	37.3	38.0
Trends: 2018 - 2023 Annual Rate	Area	State	National
Population	0.64%	0.25%	0.83%
Households	0.56%	0.27%	0.79%
Families	0.44%	0.13%	0.71%
Owner HHs	0.79%	0.45%	1.16%
Median Household Income	1.97%	2.15%	2.50%

Households by Income	2018		2023	
	Number	Percent	Number	Percent
<\$15,000	5,220	8.7%	4,607	7.5%
\$15,000 - \$24,999	5,058	8.5%	4,434	7.2%
\$25,000 - \$34,999	5,505	9.2%	4,950	8.0%
\$35,000 - \$49,999	7,765	13.0%	7,582	12.3%
\$50,000 - \$74,999	10,940	18.3%	11,425	18.6%
\$75,000 - \$99,999	8,466	14.2%	9,135	14.9%
\$100,000 - \$149,999	9,491	15.9%	10,822	17.6%
\$150,000 - \$199,999	4,217	7.1%	4,729	7.7%
\$200,000+	3,079	5.2%	3,811	6.2%
Median Household Income	\$62,073		\$68,448	
Average Household Income	\$81,623		\$92,268	
Per Capita Income	\$30,408		\$34,229	

Population by Age	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	11,418	7.4%	10,906	6.7%	11,211	6.7%
5 - 9	11,462	7.4%	11,148	6.9%	11,114	6.7%
10 - 14	11,552	7.5%	11,435	7.1%	11,459	6.9%
15 - 19	10,559	6.9%	10,535	6.5%	10,721	6.4%
20 - 24	9,026	5.9%	10,011	6.2%	9,588	5.7%
25 - 34	21,001	13.6%	21,840	13.5%	22,642	13.6%
35 - 44	22,014	14.3%	21,634	13.4%	22,726	13.6%
45 - 54	23,600	15.3%	21,741	13.4%	20,933	12.5%
55 - 64	17,590	11.4%	20,848	12.9%	20,831	12.5%
65 - 74	8,890	5.8%	13,425	8.3%	15,729	9.4%
75 - 84	5,125	3.3%	5,841	3.6%	7,503	4.5%
85+	1,835	1.2%	2,327	1.4%	2,475	1.5%

Race and Ethnicity	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
White Alone	120,400	78.1%	120,364	74.4%	119,269	71.4%
Black Alone	20,525	13.3%	23,914	14.8%	26,651	16.0%
American Indian Alone	350	0.2%	370	0.2%	376	0.2%
Asian Alone	4,389	2.8%	6,188	3.8%	7,741	4.6%
Pacific Islander Alone	140	0.1%	204	0.1%	251	0.2%
Some Other Race Alone	4,466	2.9%	5,673	3.5%	6,613	4.0%
Two or More Races	3,800	2.5%	4,977	3.1%	6,031	3.6%
Hispanic Origin (Any Race)	8,666	5.6%	11,087	6.9%	13,232	7.9%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.



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# RETAIL SPACE FOR LEASE LAND FOR SALE OR DEVELOPMENT

Shoppes at Tylersville West

3320 Tylersville Road  
Hamilton, OH 45011

## KEY FACTS

4,862

Population



Average Household Size

35.1

Median Age

\$51,982

Median Household Income

## EDUCATION

10%

No High School Diploma



31%

High School Graduate



33%

Some College



27%

Bachelor's/Grad/Prof Degree

## BUSINESS



105

Total Businesses



1,728

Total Employees

## EMPLOYMENT



67%

White Collar



20%

Blue Collar



13%

Services

4.8%

Unemployment Rate

## INCOME



\$51,982

Median Household Income



\$28,640

Per Capita Income



\$61,680

Median Net Worth

## Households By Income

The largest group: \$50,000 - \$74,999 (21.5%)

The smallest group: \$200,000+ (2.4%)

Indicator ▲	Value	Difference	
<\$15,000	5.7%	-4.0%	
\$15,000 - \$24,999	11.2%	+2.6%	
\$25,000 - \$34,999	11.5%	+2.7%	
\$35,000 - \$49,999	19.0%	+6.3%	
\$50,000 - \$74,999	21.5%	+2.9%	
\$75,000 - \$99,999	9.1%	-4.7%	
\$100,000 - \$149,999	10.4%	-5.7%	
\$150,000 - \$199,999	9.2%	+2.4%	
\$200,000+	2.4%	-2.5%	



**RETAIL SPACE FOR LEASE**  
**Shoppes at Tylersville West**  
3320 Tylersville Road  
West Chester, OH 45011

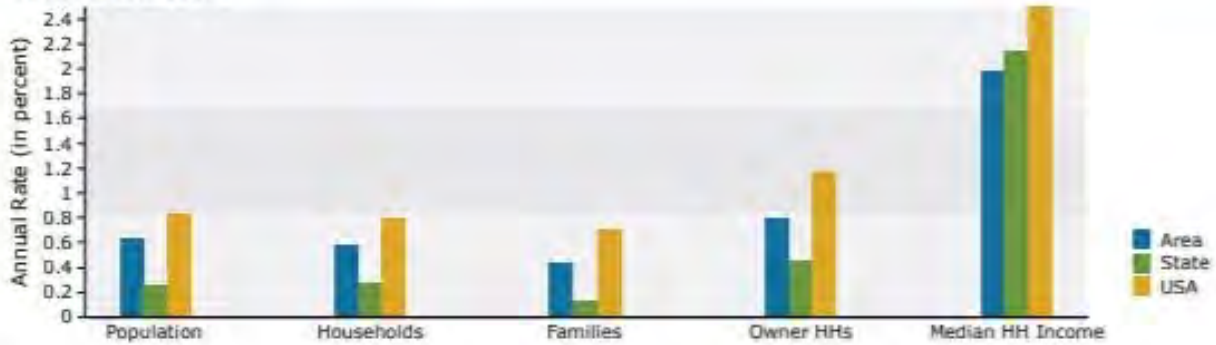


**Demographic and Income Profile**

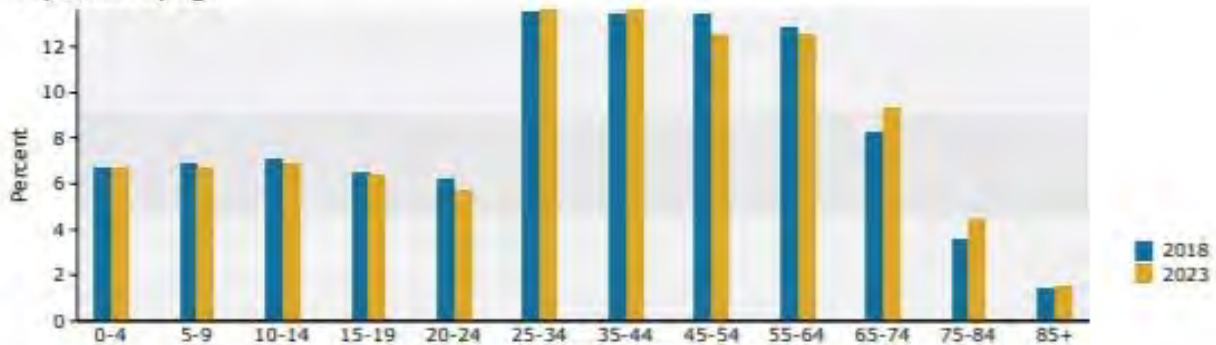
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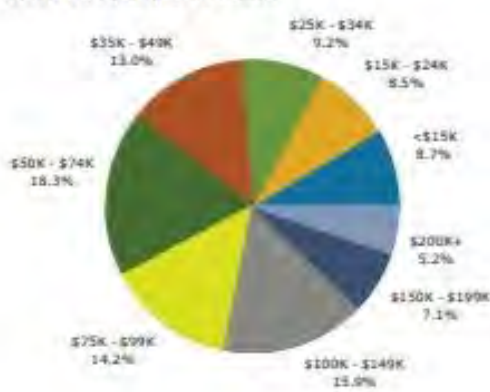
**Trends 2018-2023**



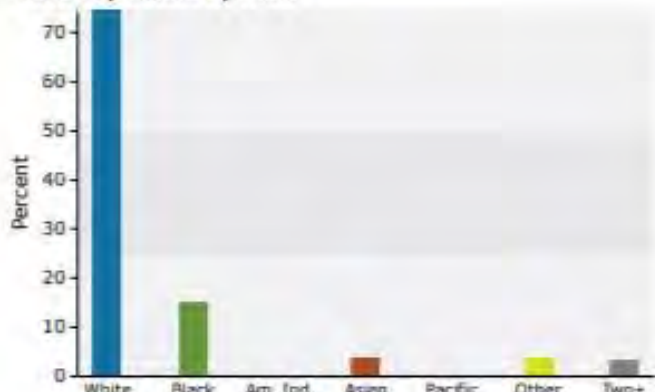
**Population by Age**



**2018 Household Income**



**2018 Population by Race**



2018 Percent Hispanic Origin: 6.9%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.