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# RETAIL / MEDICAL FOR LEASE



Todd Vollmer 



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1101 High Street  
Hamilton, OH 45011

## 10,722 SQ FT ON .88 ACRE

### FEATURES

- Freestanding former CVS currently used as a furniture showroom
- Great visibility at a high-traffic intersection surrounded by new developments
- Two monument signs located on High Street and S Erie Blvd
- Full access from S Erie Blvd and right in right out on High Street

### TRAFFIC COUNTS

Street/Intersection	VPD
High Street	43,930

### DEMOGRAPHICS

	Radius	1 Mile	3 Mile	5 Mile
Population		14,151	72,977	132,999
Daytime Population		16,212	64,125	119,032
Households		5,042	28,459	51,340
Average HH Income		\$56,964	\$78,421	\$95,594

## MIDLAND RETAIL



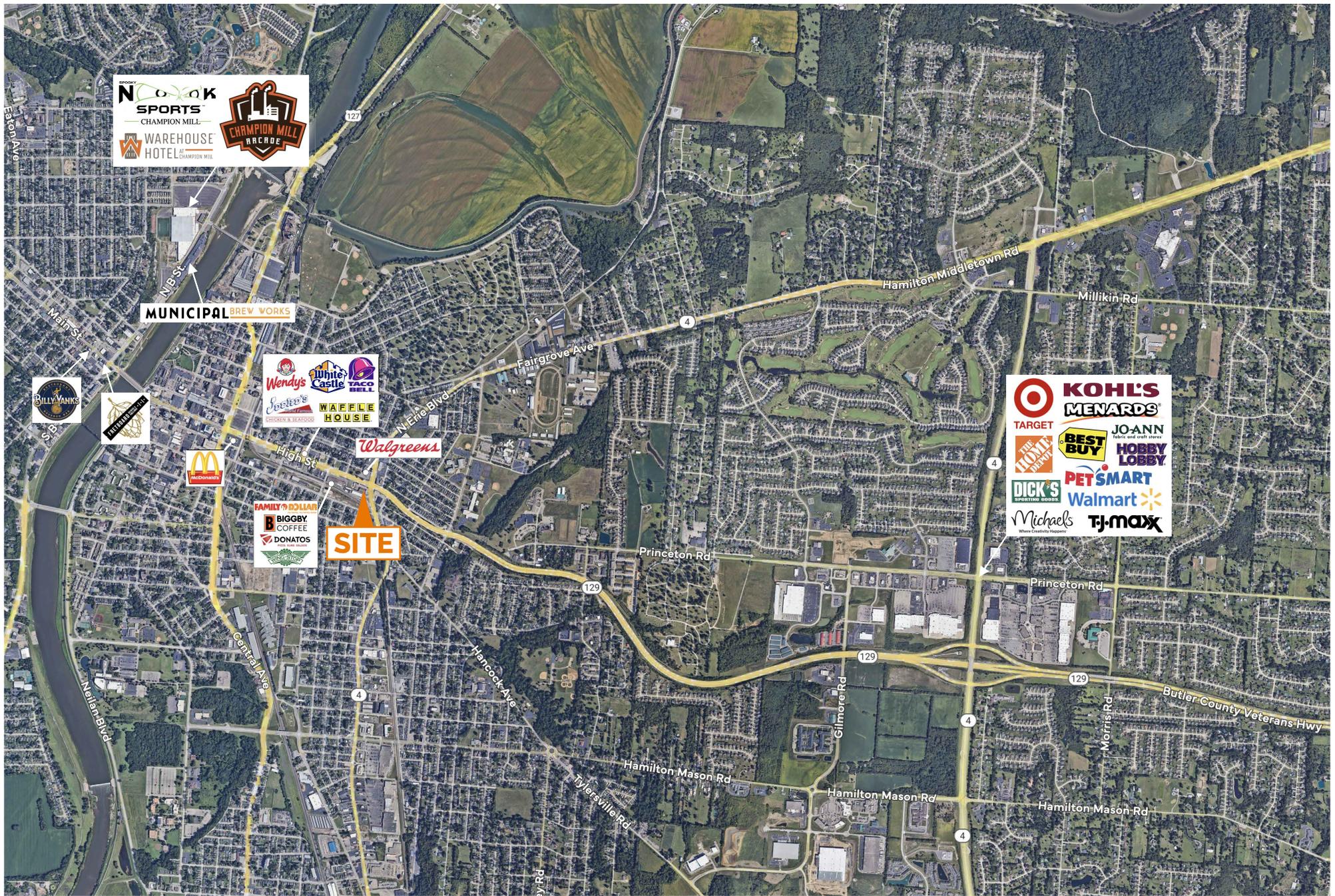
[MidlandRetail.com](http://MidlandRetail.com)



(513) 891-2526



697 Wilmer Ave Suite C  
Cincinnati, OH 45226



# TRADE AREA

Retail / Medical Space in Hamilton, OH  
 10,722 Sq Ft For Lease



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# IMAGES

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## 2025 Demographics

1101 High St, Hamilton, Ohio, 45011

Rings: 1, 3, 5 mile radii

Latitude: 39.39558

Longitude: -84.54889

Population	1 mile	3 miles	5 miles
2025 Total Population	14,151	72,977	132,999
2030 Total Population	14,817	73,628	133,748
2024-2029 Population: Annual Growth Rate	0.92%	0.18%	0.11%
2025 Total Daytime Population	16,212	64,125	119,032
2025 Female Population	6,659	36,635	67,056
2025 Male Population	7,492	36,342	65,943
2025 Median Age	35.4	38.4	39.7
Households	1 mile	3 miles	5 miles
2025 Total Households	5,042	28,459	51,340
2030 Total Households	5,418	28,962	52,014
2024-2029 Households: Annual Growth Rate	1.45%	0.35%	0.26%
2025 Average Household Size	2.56	2.50	2.54
2025 Dominant Tapestry Segment Name			
Income	1 mile	3 miles	5 miles
2025 Average Household Income	\$56,964	\$78,421	\$95,594
2030 Average Household Income	\$64,800	\$87,511	\$106,474
2025 Median Household Income	\$44,878	\$62,231	\$75,293
2030 Median Household Income	\$49,153	\$71,383	\$84,668
2024-2029 Median Household Income: Annual Growth	1.84%	2.78%	2.37%
2025 Per Capita Income	\$21,494	\$30,936	\$36,941
2030 Per Capita Income	\$24,876	\$34,785	\$41,431
2024-2029 Per Capita Income: Annual Growth Rate	2.97%	2.37%	2.32%
Home Value	1 mile	3 miles	5 miles
2025 Average Home Value	\$88,960	\$193,390	\$258,149
2030 Average Home Value	\$236,774	\$324,286	\$360,643
2025 Median Home Value	\$88,960	\$193,390	\$258,149
2030 Median Home Value	\$135,335	\$278,009	\$326,429
Race	1 mile	3 miles	5 miles
Diversity Index	77.6	57.2	54.1
Educational Attainment	1 mile	3 miles	5 miles
Less than 9th Grade	929	2,101	3,181
9-12th Grade/No Diploma	1,459	4,169	6,122
High School Diploma	3,119	18,035	30,092
GED/Alternative Credential	820	2,515	3,968
Some College/No Degree	1,575	8,848	15,585
Associate's Degree	660	5,118	9,275
Bachelor's Degree	729	6,174	15,424
Graduate/Professional Degree	189	2,972	8,040
Educational Attainment Base	9,480	49,932	91,687
Business Summary	1 mile	3 miles	5 miles
Total Businesses	692	2,003	3,791
Total Employees	8,122	25,135	48,337
Total (SIC01-99) Sales (\$000)	\$689,198,430	\$3,780,874,040	\$8,389,521,864
Total Expenditures (Consumer Spending)	1 mile	3 miles	5 miles
2025 Annual Budget Expenditures	\$254,295,610	\$1,955,194,837	\$4,263,912,233
2030 Annual Budget Expenditures	\$311,096,575	\$2,220,549,366	\$4,812,560,714
2025 Retail Goods	\$10,418,800	\$78,963,981	\$172,485,886
2030 Retail Goods	\$101,871,838	\$738,272,053	\$1,595,652,816