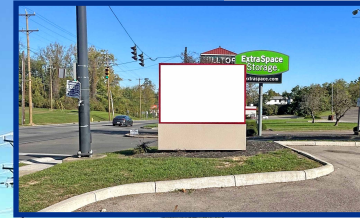


[View Listing](#)

MOUNT HEALTHY FREESTANDING BUILDING



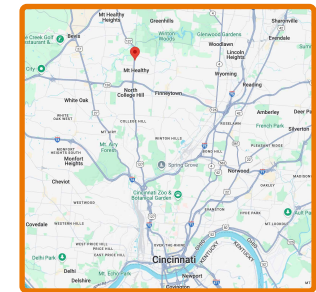
Todd Vollmer



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[Email Todd](#)
TVollmer@MidlandRetail.com

[Download Todd's Contact Card](#)



8050 Hamilton Ave
Mount Healthy, OH 45231

9,180 Sq. Ft. For Lease

FEATURES

- Former Family Dollar fronting the Hilltop Plaza Shopping Center in Mount Healthy
- Perfect for retail, showroom, or any business needing open space
- Plenty of parking with 30 spots
- Located at a signalized intersection
- Monument sign
- Separate rear ingress/egress for deliveries

TRAFFIC COUNTS

Street/Intersection	VPD
Hamilton Avenue	28,140
Ronald Reagan Cross Country	42,751

DEMOGRAPHICS

	Radius	1 Mile	3 Mile	5 Mile
Population	9,889	89,632	206,667	
Daytime Population	7,323	69,391	174,708	
Households	4,158	35,862	82,940	
Average HH Income	\$68,394	\$81,102	\$87,865	

MIDLAND RETAIL

[MidlandRetail.com](#)

(513) 891-2526

697 Wilmer Ave Suite C
Cincinnati, OH 45226



AERIALS

MOUNT HEALTHY FREESTANDING BUILDING

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SITE PLAN

MOUNT HEALTHY FREESTANDING BUILDING

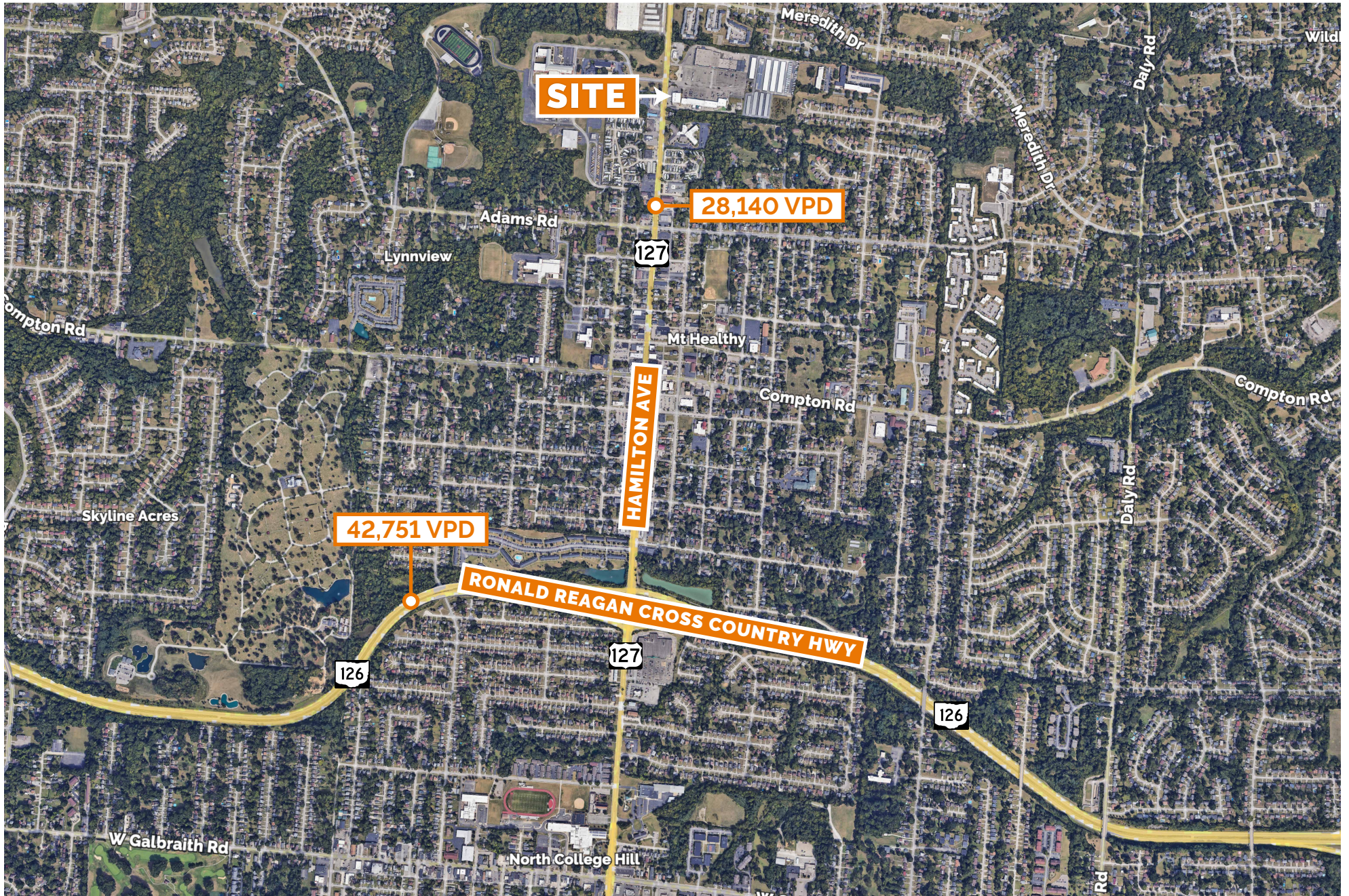
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TRADE AREA

MOUNT HEALTHY FREESTANDING BUILDING

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2024 Demographics

Mount Healthy Freestanding Building
 8050 Hamilton Ave, Cincinnati, Ohio, 45231
 Rings: 1, 3, 5 mile radii

Latitude: 39.24104
 Longitude: -84.54709

Population	1 mile	3 miles	5 miles
2024 Total Population	9,889	89,632	206,667
2029 Total Population	9,739	89,290	206,758
2023-2028 Population: Annual Growth Rate	-0.31%	-0.08%	0.01%
2024 Total Daytime Population	7,323	69,391	174,708
2024 Female Population	5,348	47,087	107,964
2024 Male Population	4,541	42,545	98,703
2024 Median Age	39.7	39.3	39.3
Households	1 mile	3 miles	5 miles
2024 Total Households	4,158	35,862	82,940
2029 Total Households	4,093	35,542	82,591
2023-2028 Households: Annual Growth Rate	-0.31%	-0.18%	-0.08%
2024 Average Household Size	2.31	2.47	2.45
2024 Dominant Tapestry Segment Name	Old and Newcomers	Rustbelt Traditions	Rustbelt Traditions
Income	1 mile	3 miles	5 miles
2024 Average Household Income	\$68,394	\$81,102	\$87,865
2029 Average Household Income	\$81,399	\$96,908	\$104,650
2024 Median Household Income	\$52,490	\$61,183	\$63,509
2029 Median Household Income	\$63,256	\$73,053	\$76,061
2023-2028 Median Household Income: Annual Growth	3.80%	3.61%	3.67%
2024 Per Capita Income	\$28,750	\$32,291	\$35,383
2029 Per Capita Income	\$34,192	\$38,381	\$41,912
2023-2028 Per Capita Income: Annual Growth Rate	3.53%	3.52%	3.44%
Home Value	1 mile	3 miles	5 miles
2024 Average Home Value	\$173,044	\$185,879	\$205,145
2029 Average Home Value	\$371,755	\$311,088	\$325,630
2024 Median Home Value	\$173,044	\$185,879	\$205,145
2029 Median Home Value	\$276,734	\$237,319	\$260,798
Race	1 mile	3 miles	5 miles
Diversity Index	60.5	64.1	66.3
Educational Attainment	1 mile	3 miles	5 miles
Less than 9th Grade	191	1,513	3,023
9-12th Grade/No Diploma	262	3,253	7,447
High School Diploma	2,486	18,193	40,444
GED/Alternative Credential	365	2,465	5,083
Some College/No Degree	1,337	12,982	26,379
Associate's Degree	938	6,413	13,871
Bachelor's Degree	841	11,299	29,262
Graduate/Professional Degree	333	5,136	16,056
Educational Attainment Base	6,753	61,254	141,565
Business Summary	1 mile	3 miles	5 miles
Total Businesses	255	2,103	5,638
Total Employees	2,185	25,058	74,393
Total (SIC01-99) Sales (\$000)	\$213,847,456	\$3,389,734,928	\$15,803,007,607
Total Expenditures (Consumer Spending)	1 mile	3 miles	5 miles
2024 Annual Budget Expenditures	\$253,141,867	\$2,572,001,691	\$6,434,159,930
2029 Annual Budget Expenditures	\$296,566,404	\$3,046,074,439	\$7,631,221,667
2024 Retail Goods	\$9,964,104	\$100,578,477	\$254,369,839
2029 Retail Goods	\$97,973,942	\$1,012,126,577	\$2,519,657,766