

FOR LEASE

7939 Morris Road Hamilton, OH 45011



OFFERING SUMMARY

Available SF:	700 +/- SF
Lease Rate:	\$12.00 SF/yr (NNN)
Lot Size:	2.0 Acres
Year Built:	1998
Building Size:	17,376
Zoning:	General Business
Market:	Fairfield
Submarket:	West Chester, Hamilton

PROPERTY OVERVIEW

This well maintained and recently updated strip center consists of several suite options for retail or office use. Conveniently located off of Tylersville Road and Route 4 this center offers great visibility, abundant parking and pylon signage.

LOCATION OVERVIEW

Conveniently located at the corner of Route 4 and Tylersville Road in Fairfield

AVAILABLE SPACES

SPACE	LEASE RATE	APPROX SIZE (SF)
Suite 3	\$12.00 SF/yr	700 SF

No Warranty Or Representation, Express Or Implied, Is Made As To The Accuracy Of The Information Contained Herein, And The Same Is Submitted Subject To Errors, Omissions, Change Of Price, Rental Or Other Conditions, Prior Sale, Lease Or Financing, Or Withdrawal Without Notice, And Of Any Special Listing Conditions Imposed By Our Principals No Warranties Or Representations Are Made As To The Condition Of The Property Or Any Hazards Contained Therein Are Any To Be Implied.

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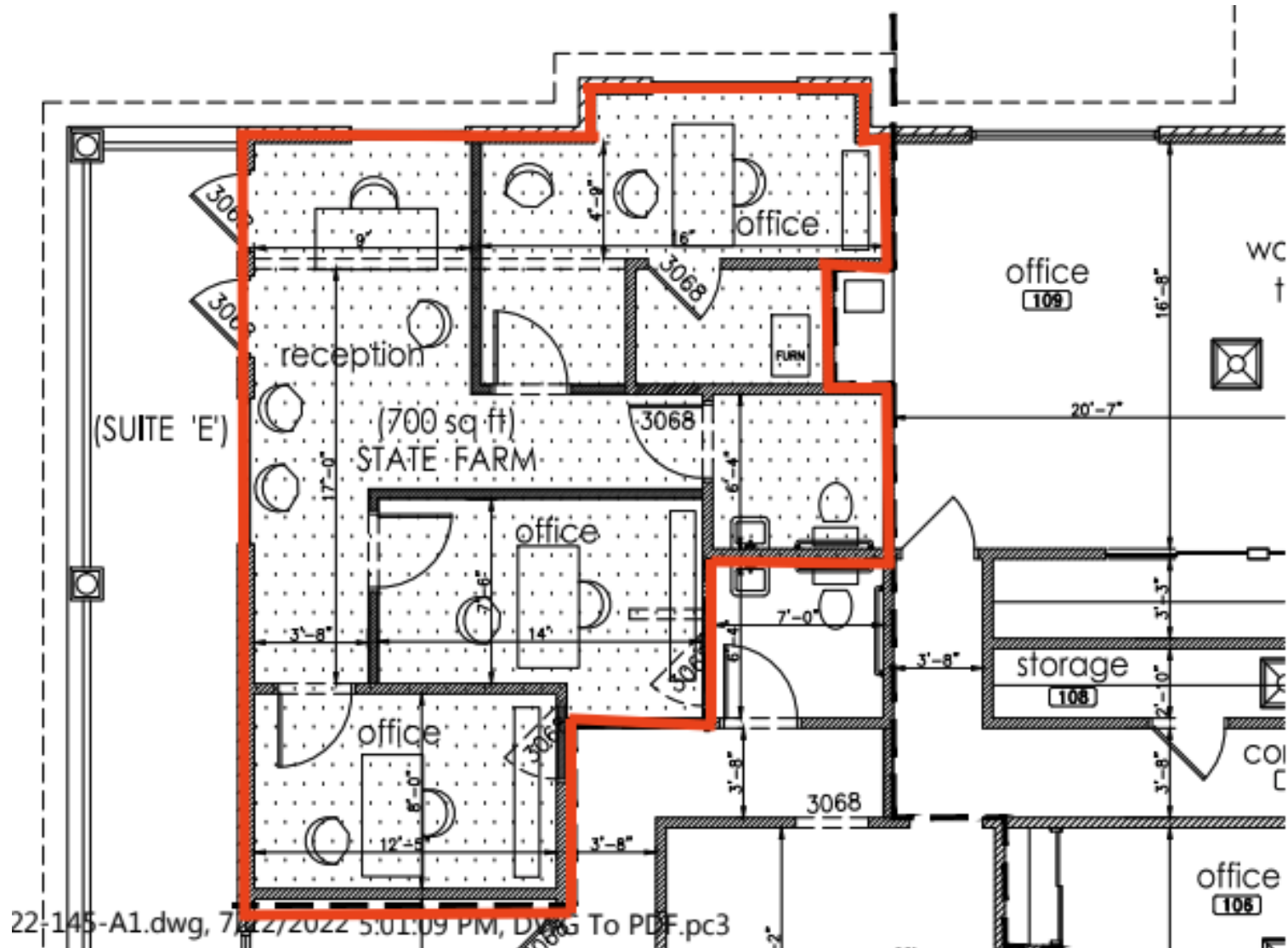
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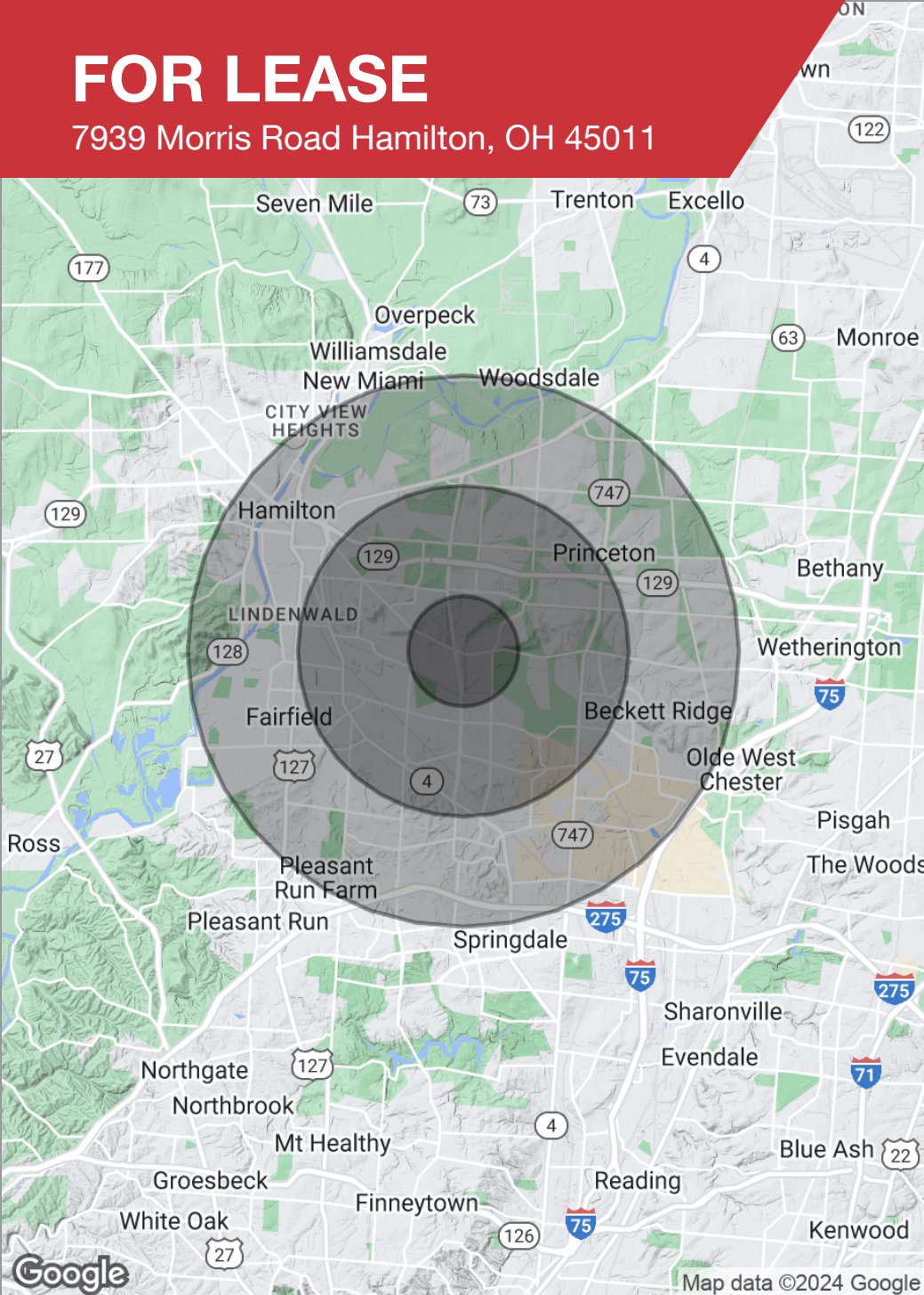
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POPULATION

	1 MILE	3 MILES	5 MILES
Total population	5,015	47,189	147,691
Median age	34.2	34.2	35.4
Median age (male)	31.4	32.7	34.3
Median age (Female)	36.6	35.7	36.7

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	1,789	17,738	55,002
# of persons per HH	2.8	2.7	2.7
Average HH income	\$69,145	\$70,278	\$68,779
Average house value		\$215,767	\$180,212

* Demographic data derived from 2020 ACS - US Census

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