

FOR LEASE

20,000 SF ANCHOR RETAIL | FORMER IGA GROCERY

3743 HAMILTON CLEVES RD

ROSS TOWNSHIP, OH 45013



PROPERTY OVERVIEW

Rare opportunity to lease a 20,000 SF anchor retail space (former Ross Fresh Market IGA) in the heart of the Ross Township commercial corridor. Rossgate Plaza offers a highly visible location along Hamilton Cleves Road with excellent accessibility, substantial surrounding rooftops, and a built-in customer base extending throughout Ross Township, Hamilton, Fairfield, and the greater western Butler County and Hamilton County markets.

MIKE BASTIN

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OFFERING SUMMARY

Address	3743 Hamilton Cleves Rd Ross Township, OH 45013
Asking Rate	\$7.00/SF NNN
Square Footage	20,000 SF
Space Description	Former Ross Fresh Market IGA—offers an open layout well-suited for a grocery store, specialty food market, ethnic or farmer's market, or other high-volume neighborhood oriented retailer. Other recreational, fitness, or retail/flex uses could be considered, as well.
County	Butler County
Municipality	Ross Township
Zoning	B-3 General Business
Traffic Counts	25,448 VPD (US 27)



PROPERTY DETAILS

- * Plenty of on-site parking available
- * Easily accessible to US 27 and I-275
- * Busy commercial trade corridor
- * Excellent Visibility & Pylon Signage
- * Open Layout, flexible a variety of uses
- * Developing area w/ strong demographics
- * Signalized corner— excellent ingress/egress
- * High Traffic Area—25,448 VPD count (US 27)



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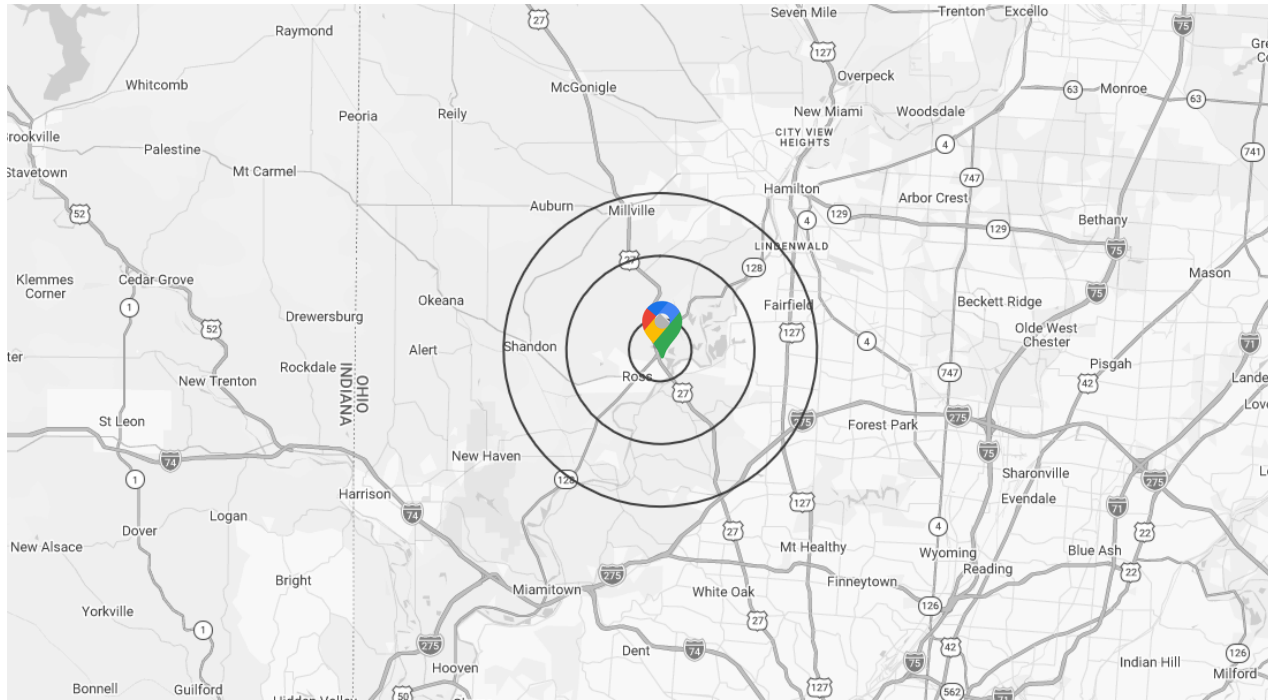
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DEMOGRAPHICS



Description	1 mile	3 mile	5 mile
Population Summary			
2020 Population	1,375	8,960	50,614
2025 Population	1,364	8,999	50,575
2030 Population Projection	1,391	9,188	51,447
Household Summary			
2020 Households	547	3,367	19,373
2025 Households	541	3,366	19,282
2030 Household Projection	551	3,435	19,613
Household Occupancy			
Owner Occupied Households	370	2,917	15,557
Renter Occupied Households	181	518	4,056
Avg Household Size	2.5	2.6	2.6

Description	1 mile	3 mile	5 mile
Household Income			
Avg Household Income	\$79,852	\$99,718	\$103,134
Median Household Income	\$51,667	\$83,413	\$86,124
Median Home Info			
Median Home Value	\$194,999	\$301,073	\$261,343
Median Year Built	1971	1977	1975
Employment Summary			
Employees	789	1,617	12,847
Businesses	86	252	1,509
Employees per Business	9	6	9
Median Age			
2025 Median Age	40.4	44.5	42.3

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