



THE CHABRIS GROUP
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KELLER WILLIAMS REALTY



Two-Building Retail / Owner-User Opportunity – Hamilton Ave & W. Kemper Rd

CINCINNATI, OH



OFFERING MEMORANDUM

KW COMMERCIAL
7800 Cooper Road
Cincinnati, OH 45242

PRESENTED BY:

JAHMAR DANIELS
O: 513.592.9454
Jahmar@asktcg.com
OH #2014003211

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TWO-BUILDING RETAIL / OWNER-USER OPPORTUNITY – HAMILTON AVE & W. KEMPER RD

PROPERTY INFORMATION

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PROPERTY SUMMARY
PROPERTY DESCRIPTION
PROPERTY DETAILS
ADDITIONAL PHOTOS

Property Summary



VIDEO

PROPERTY DESCRIPTION

Two-building retail and owner-user opportunity located at 11905 Hamilton Avenue and 2350 W. Kemper Road in Colerain Township. The offering consists of approximately 10,512 SF of owner-reported building area situated on approximately 1.30 combined acres.

11905 Hamilton Avenue consists of approximately 2,562 SF and is currently occupied by Prather Karate, providing existing rental income of \$1,500 per month. The property offers approximately 14 parking spaces.

2350 W. Kemper Road consists of approximately 7,950 SF and is currently occupied by True Value Hardware. The building features approximately 6,928 SF of retail area, a private office, lunchroom, approximately 640 SF garage, and approximately 2,200 SF of fenced, partially covered outdoor storage. Approximately 23 parking spaces serve the property. True Value is not expected to remain long term, creating an opportunity for an owner-user, replacement tenant, investor, or repositioning strategy. Together, the properties offer existing income, approximately 37 combined parking spaces, retail and service flexibility, garage functionality, and valuable outdoor storage. The offering provides a compelling opportunity for an owner-user seeking additional income or an investor looking to reposition currently underutilized space and capture potential rent upside.



OFFERING SUMMARY

Sale Price:	\$1,200,000
Lot Size:	1.3 Acres
Building Size:	10,512 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	316	1,221	3,581
Total Population	833	3,223	9,402
Average HH Income	\$80,937	\$82,719	\$92,636

Property Description



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Together, the properties offer existing income, approximately 37 combined parking spaces, retail and service flexibility, garage functionality, and valuable outdoor storage. The offering provides a compelling opportunity for an owner-user seeking additional income or an investor looking to reposition currently underutilized space and capture potential rent upside.

The asking price includes the real estate as well as the operating hardware store business and applicable business assets associated with this location only.

LOCATION DESCRIPTION

Two freestanding retail buildings on approximately 1.30 combined acres in Colerain Township, Cincinnati, offering existing income plus owner-user and repositioning flexibility with outdoor storage and parking.

SITE DESCRIPTION



Property Details

Sale Price **\$1,200,000**

LOCATION INFORMATION

Building Name Two-Building Retail / Owner-User Opportunity – Hamilton Ave & W. Kemper Rd

Street Address 11905 Hamilton Avenue & 2350 W. Kemper Road

City, State, Zip Cincinnati, OH 45231

County Hamilton

Market Cincinnati

Sub-market Forest Park/West

Cross-Streets Hamilton Avenue

Township Colerain Township

Market Type Large

Nearest Highway 275

BUILDING INFORMATION

Building Size 10,512 SF

Occupancy % 100.0%

Tenancy Multiple

Ceiling Height 14 ft

Minimum Ceiling Height 12 ft

Number of Floors 1

Year Built 1995

PROPERTY INFORMATION

Property Type Retail

Property Subtype Free Standing Building

Zoning NBM

Lot Size 1.3 Acres

APN # 510-0012-0141-00 & 510-0012-0143-00

Corner Property No

Traffic Count 25000

PARKING & TRANSPORTATION

Parking Type Surface

Number of Parking Spaces 37

UTILITIES & AMENITIES

Handicap Access Yes

Central HVAC Yes

HVAC 1995

Restrooms 2



Additional Photos



TWO-BUILDING RETAIL / OWNER-USER OPPORTUNITY – HAMILTON AVE & W. KEMPER RD

LOCATION INFORMATION

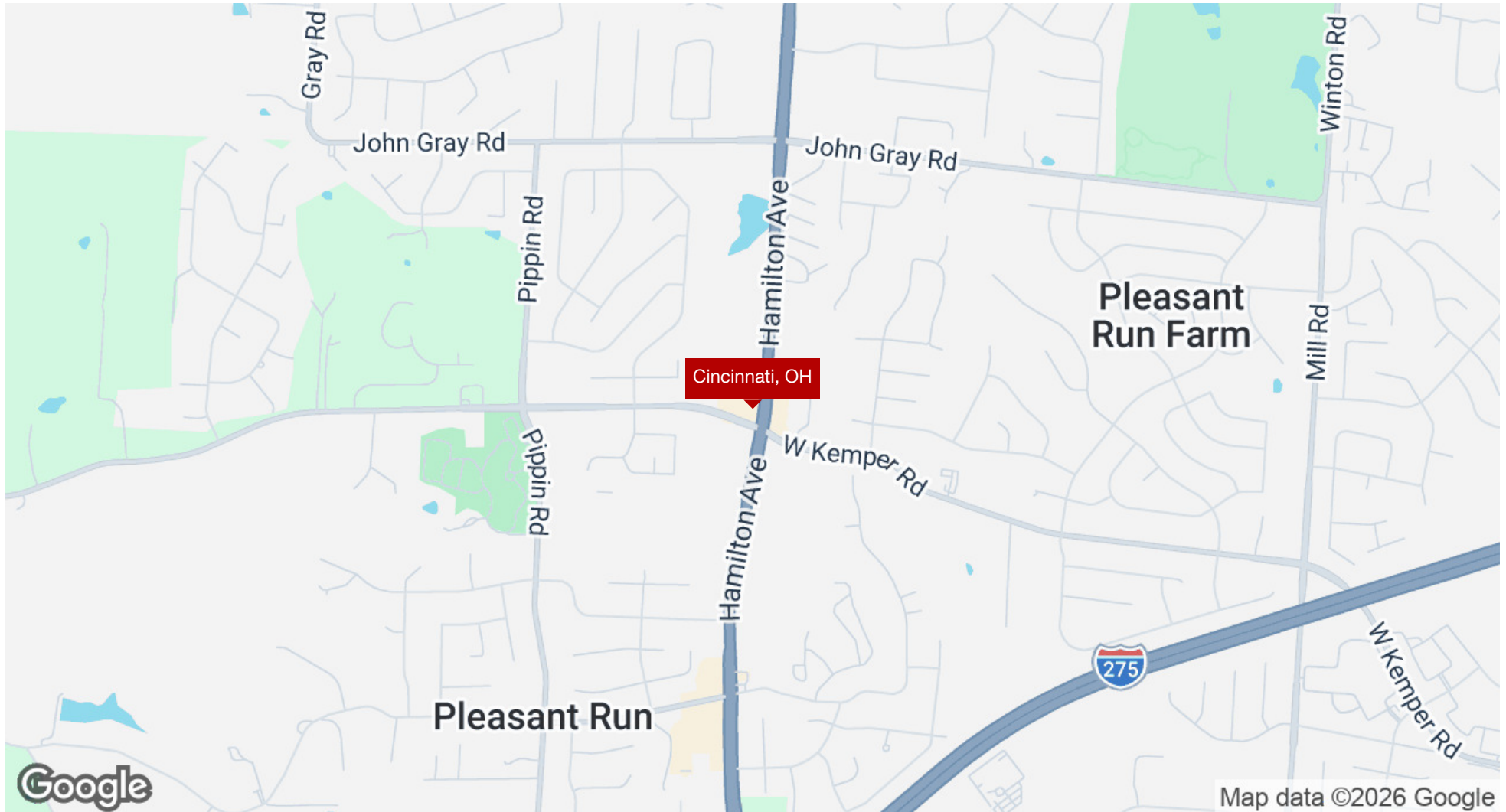
2

REGIONAL MAP

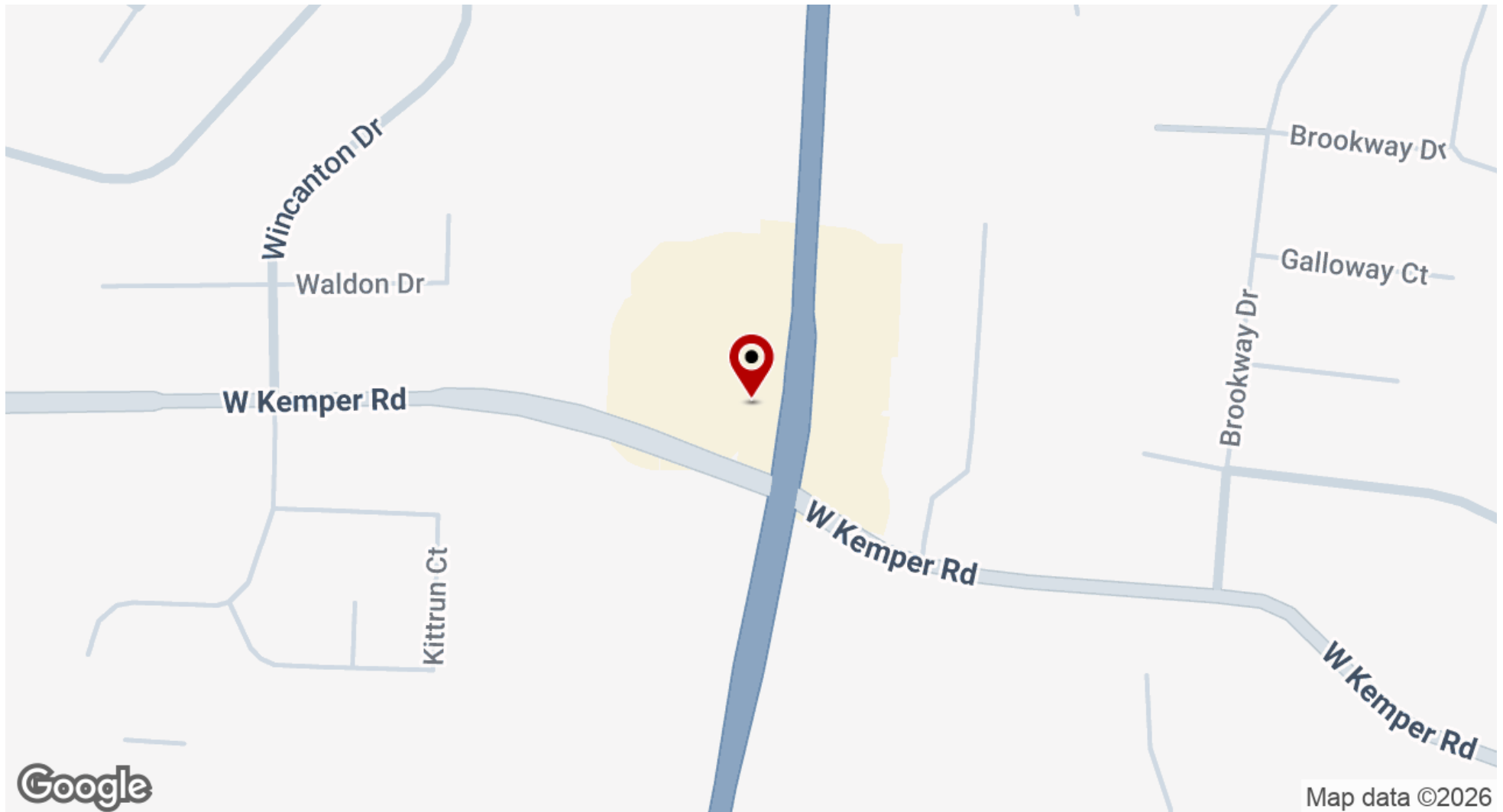
LOCATION MAP

AERIAL MAP

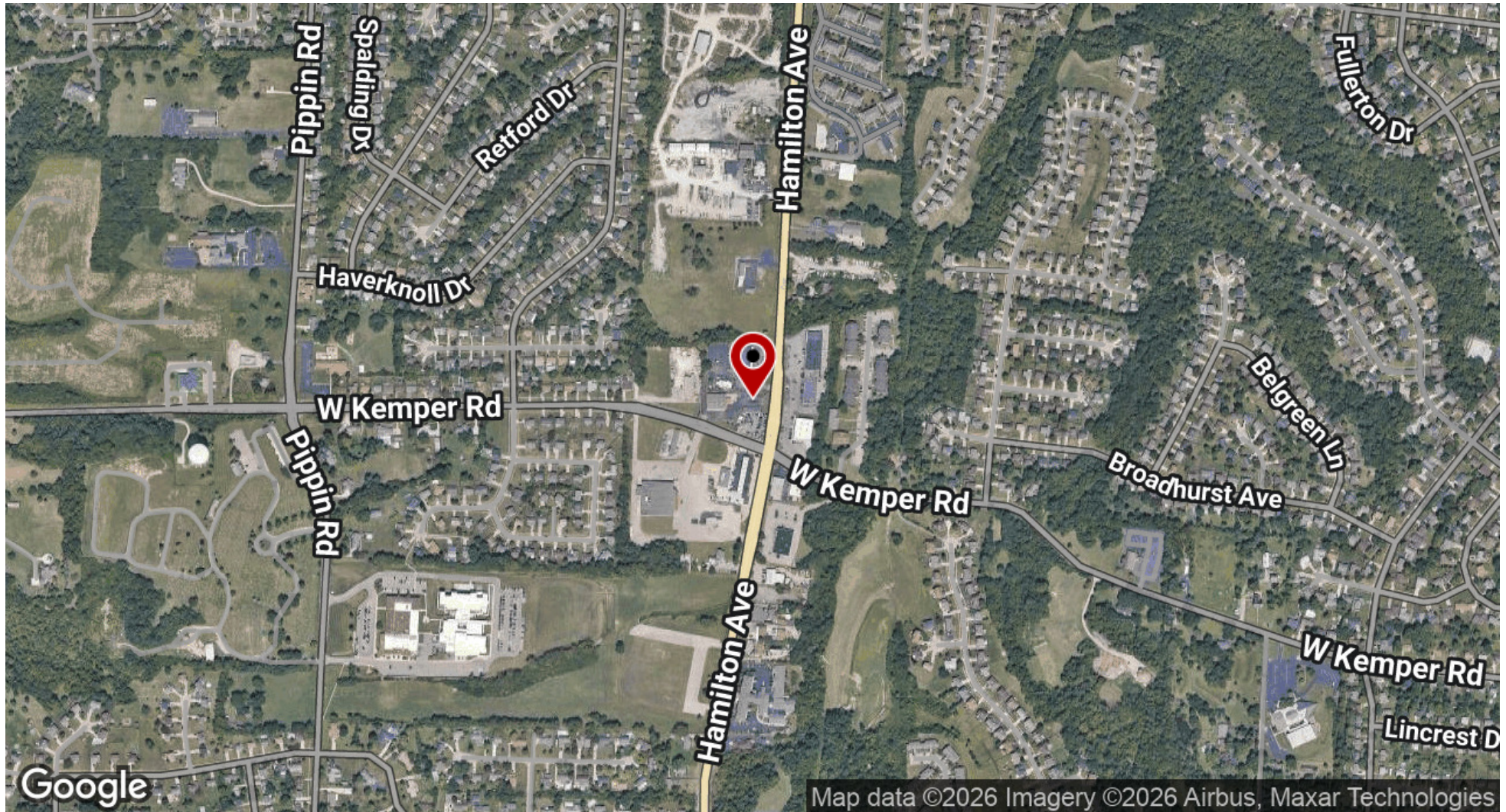
Regional Map



Location Map



Aerial Map



TWO-BUILDING RETAIL / OWNER-USER OPPORTUNITY – HAMILTON AVE & W. KEMPER RD

FINANCIAL ANALYSIS

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RENT ROLL

Rent Roll

SUITE	TENANT NAME	SIZE SF	MARKET RENT	MARKET RENT / SF	MONTHLY RENT	LEASE END
Karate shop	Prather Karate	2,562 SF	\$3,198	\$1.25	\$1,500	M2M
Cramer Hardware	Owner	7,950 SF	\$9,924	\$1.25	\$2,000	Owner
TOTALS		10,512 SF	\$13,122	\$2.50	\$3,500	
AVERAGES		5,256 SF	\$6,561	\$1.25	\$1,750	



TWO-BUILDING RETAIL / OWNER-USER OPPORTUNITY – HAMILTON AVE & W. KEMPER RD

DEMOGRAPHICS

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DEMOGRAPHICS MAP & REPORT

Demographics Map & Report

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	833	3,223	9,402
Average Age	36.4	36.9	39.3
Average Age (Male)	35.1	35.6	37.7
Average Age (Female)	38.2	38.6	40.6

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	316	1,221	3,581
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$80,937	\$82,719	\$92,636
Average House Value	\$159,946	\$165,086	\$200,283

2023 American Community Survey (ACS)

