

# SINGLE-TENANT NET-LEASED PROPERTY



FOR SALE | \$650,000 | 8021 HAMILTON AVENUE, CINCINNATI, OH 45231



**SINA DANESH**

SENIOR ADVISOR

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8021 HAMILTON AVENUE, CINCINNATI, OH 45231

FOR SALE 

## THE OFFERING:

3CRE is pleased to present 8021 Hamilton Avenue, a single-tenant net lease investment opportunity located in Mount Healthy, Ohio. The 2,924-square-foot property is leased to Chosen Café with a lease term extending through July 2031, providing investors with stable, predictable cash flow for years to come. The asset generates an annual Net Operating Income of \$58,480.00 and is offered at an attractive 9.00% cap rate for \$650,000, making it a compelling opportunity for investors seeking steady income with minimal management responsibilities.

Strategically positioned on a 0.641-acre lot along Hamilton Avenue, a high-visibility commercial corridor, the property benefits from excellent exposure and consistent traffic. Situated within the established Mount Healthy market, the asset is surrounded by a dense residential population and local commercial activity. Its prime location, combined with a strong remaining lease term, supports long-term tenant performance and enhances the property's overall investment appeal.

## PROPERTY HIGHLIGHTS:

- **Asking Price:** \$650,000
- **Annual Net Operating Income:** \$58,480.00
- **Cap Rate:** 9.00%
- **Remaining Lease Term:** Through July 2031
- **Lease Structure:** Single-Tenant Net Lease
- **Business Name:** Chosen Café
- **Parcel ID:** 059300010110
- **Building Size:** 2,924 Square Feet
- **Acreage:** 0.641 Acres
- **Location:** Mount Healthy, Ohio
- **High-Visibility Site:** Positioned along Montgomery Road, a major commercial corridor



**Business Name:** *Chosen Café***Company Overview:**

Chosen Café is a family-oriented dining destination that serves as a cornerstone of the Mount Healthy community. Catering to a diverse and loyal customer base, the café features a comprehensive, all-day menu that spans breakfast, lunch, and dinner. This multi-daypart appeal ensures a steady stream of foot traffic from morning until night, maximizing operational efficiency and revenue potential.

Term	Lease Start	Lease End	Monthly Base Rate	Annual Base Rate	Notes
<i>Year 1</i>	Mar 18, 2026	Mar 17, 2027	\$4,873.33	\$38,987.67	4-Month Abatement
<i>Year 2</i>	Mar 18, 2027	Mar 17, 2028	\$5,019.53	\$60,232.40	
<i>Year 3</i>	Mar 18, 2028	Mar 17, 2029	\$5,170.61	\$62,047.28	
<i>Year 4</i>	Mar 18, 2029	Mar 17, 2030	\$5,326.55	\$63,918.64	
<i>Year 5</i>	Mar 18, 2030	Mar 17, 2031	\$5,487.37	\$65,848.48	
<i>Months 61-64</i>	Mar 18, 2031	Jul 31, 2031	\$5,653.07	\$22,612.27	Four-Month Period

8021 Hamilton Avenue









# Cincinnati

OHIO



## METRO AREA STATISTICS

**2.3 MM**  
POPULATION

**75K**  
HOUSEHOLD  
INCOME

**3.1%**  
UNEMPLOYMENT

## FORTUNE 500

NO. 24 - *KROGER*

NO. 51 - *PROCTER & GAMBLE*

NO. 56 - *GENERAL ELECTRIC*

NO. 314 - *WESTERN & SOUTHERN*

NO. 411 - *FIFTH THIRD*

NO. 473 - *CINTAS*

## CINCINNATI ACCOLADES

**Best City for Young Professionals**

Ranked #8 - Forbes (2023)

**Top 20 Best Places to Live in the U.S.**

Ranked #18 - U.S. News & World Report (2023)

**Best Mid-Size City for Job Growth**

Ranked #3 - National League of Cities (2023)

**Rated (A-) Overall Grade | Niche**

- Niche (2024)

**Cincinnati Children's ranked #1**

**Children's Hospital**

- US News & World Report

	1 MILE	3 MILE	5 MILE
POPULATION	10,859	90,210	201,104
AVERAGE HOUSEHOLD INCOME	\$61,775	\$71,605	\$77,120
NUMBER OF HOUSEHOLDS	4,478	35,926	80,783
MEDIAN AGE	39.9	39.7	39.5
TOTAL BUSINESSES	352	2,834	7,269
TOTAL EMPLOYEES	2,377	23,249	73,829

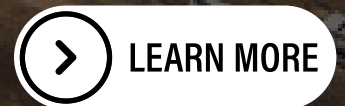


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