



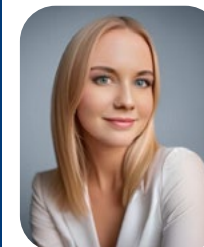
COUNTY	PROPERTY TYPE	ZONING	SPACE AVAILABLE	PRICE	CAM
Hamilton	Office/Warehouse	Industrial/Office	10,000 SF 2,750 SF	\$7.20/SF NNN \$3,100/mo.	\$1.60/SF

Property Highlights:

- Show Room – 4,000 SF with air conditioning; open showroom or future office; Warehouse – 6,000 SF with Three-Phase electric; manufacturing/warehouse space with 2 offices & breakroom
- Outside fenced area – 65' x 40'; great for outdoor storage
- 2,750 SF Flex Office/Showroom Space for lease

- Storage area in the back with a ramp and two man doors for deliveries
- One dock door & one forklift ramp drive-in door
- Great visibility from Simonson Road with signage opportunities and ample parking
- Minutes from I-74, I-275, and I-75
- Only 23 miles from CVG International Airport and 20 miles to Cincinnati

For more information, contact:



Henkle Schueler
COMMERCIAL REAL ESTATE

Danielle Chandler

Commercial Sales Agent

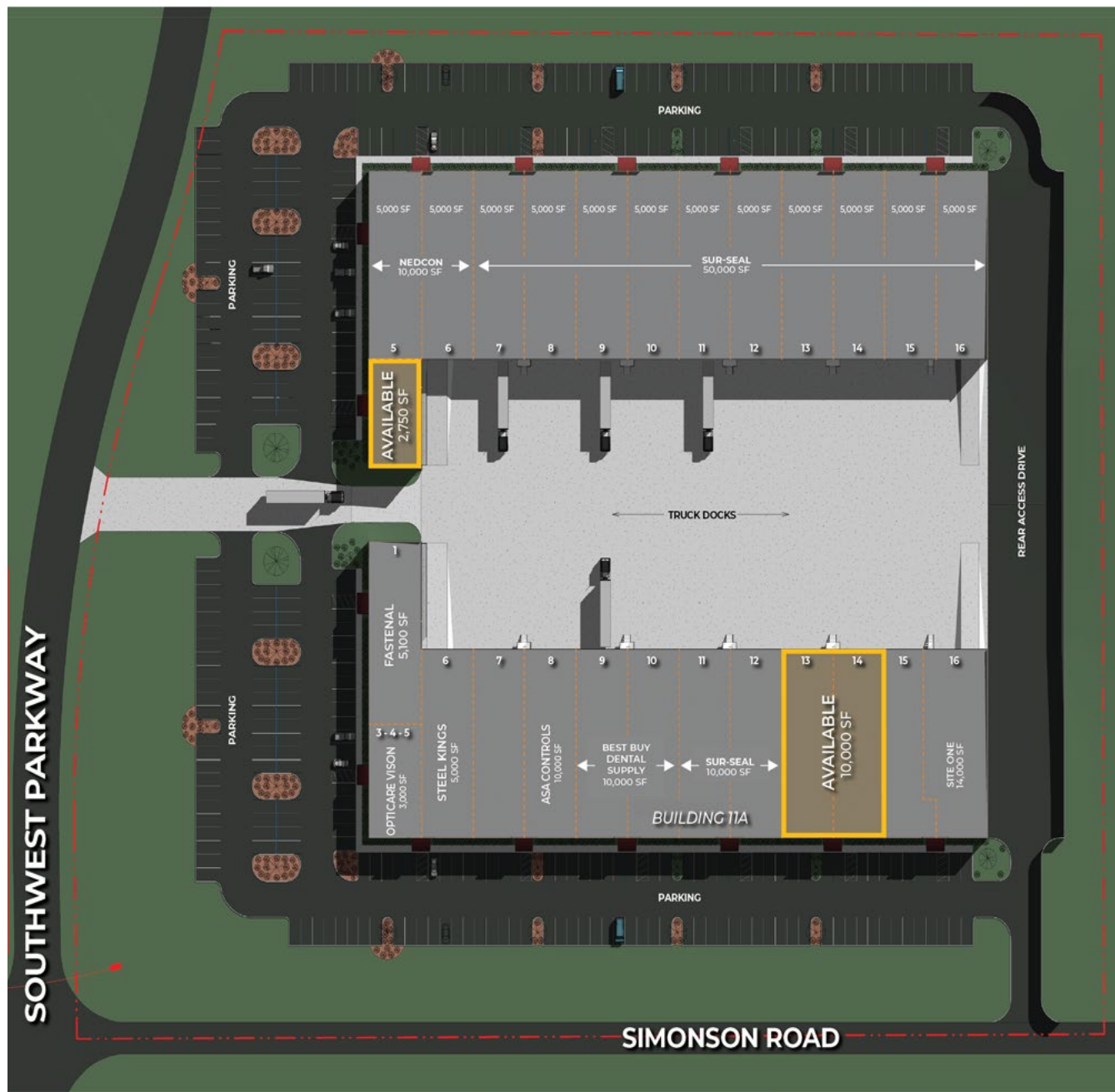
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Harrison Business Center

10051-10053 Simonson Road, 11A & 11B, Harrison, OH 45030



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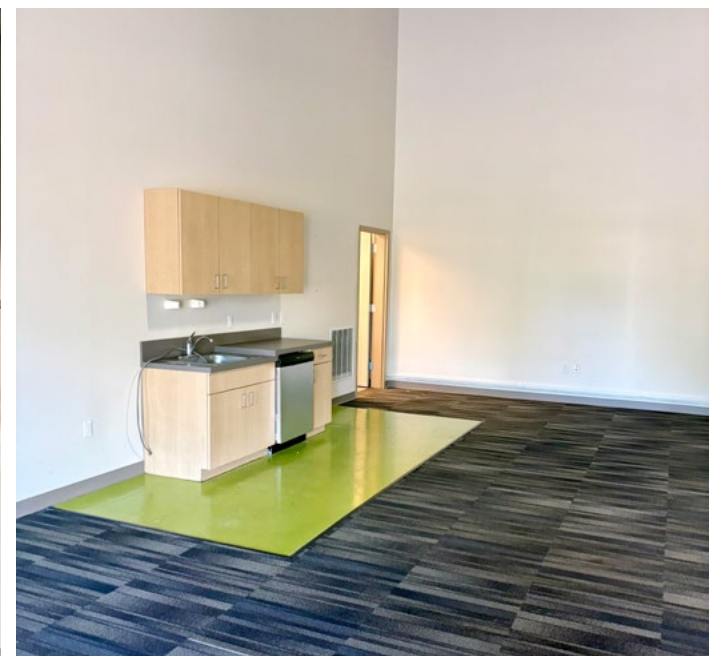
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Radius	1 Mile	5 Mile	10 Mile
Population			
2029 Projection	1,631	31,315	153,732
2024 Estimate	1,655	31,548	154,660
2020 Census	1,718	32,431	161,846
Growth 2024 - 2029	-1.45%	-0.74%	-0.60%
Growth 2020 - 2024	-3.67%	-2.72%	-4.44%
2024 Population by Hispanic Origin	38	566	2,482
2024 Population	1,655	31,548	154,660
White	1,546 93.41%	29,387 93.15%	139,576 90.25%
Black	3 0.18%	246 0.78%	4,838 3.13%
Am. Indian & Alaskan	1 0.06%	27 0.09%	117 0.08%
Asian	8 0.48%	146 0.46%	1,721 1.11%
Hawaiian & Pacific Island	0 0.00%	6 0.02%	39 0.03%
Other	97 5.86%	1,736 5.50%	8,369 5.41%
U.S. Armed Forces	0	41	73
Households			
2029 Projection	616	12,030	59,077
2024 Estimate	627	12,143	59,595
2020 Census	662	12,611	62,963
Growth 2024 - 2029	-1.75%	-0.93%	-0.87%
Growth 2020 - 2024	-5.29%	-3.71%	-5.35%
Owner Occupied	574 91.55%	9,127 75.16%	48,754 81.81%
Renter Occupied	53 8.45%	3,016 24.84%	10,841 18.19%
2024 Households by HH Income			
Income: <\$25,000	168 26.79%	1,469 12.10%	6,541 10.98%
Income: \$25,000 - \$50,000	137 21.85%	2,443 20.12%	9,872 16.57%
Income: \$50,000 - \$75,000	103 16.43%	1,461 12.03%	8,978 15.07%
Income: \$75,000 - \$100,000	78 12.44%	1,945 16.02%	8,335 13.99%
Income: \$100,000 - \$125,000	25 3.99%	1,747 14.39%	8,268 13.87%
Income: \$125,000 - \$150,000	45 7.18%	912 7.51%	5,666 9.51%
Income: \$150,000 - \$200,000	33 5.26%	1,168 9.62%	5,684 9.54%
Income: \$200,000+	38 6.06%	996 8.20%	6,251 10.49%
2024 Avg Household Income	\$75,888	\$99,300	\$107,403
2024 Med Household Income	\$52,179	\$83,965	\$88,216

Business Employment by Type	# of Businesses	# Employees	#Emp/Bus
Total Businesses	100	1,028	10
Retail & Wholesale Trade	18	154	9
Hospitality & Food Service	5	64	13
Real Estate, Renting, Leasing	4	16	4
Finance & Insurance	4	16	4
Information	0	0	0
Scientific & Technology Services	9	71	8
Management of Companies	0	0	0
Health Care & Social Assistance	21	65	3
Educational Services	1	4	4
Public Administration & Sales	0	0	0
Arts, Entertainment, Recreation	1	6	6
Utilities & Waste Management	5	20	4
Construction	15	148	10
Manufacturing	10	412	41
Agriculture, Mining, Fishing	0	0	0
Other Services	7	52	7

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