

Harrison Business Center

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



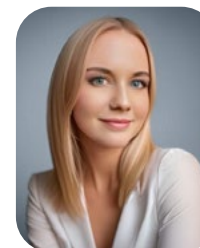
COUNTY	PROPERTY TYPE	ZONING	SPACE AVAILABLE	PRICE	CAM
Hamilton	Office/Warehouse	Industrial/Office	2,750 SF	\$2,750/mo.	\$1.75/SF

Property Highlights

- Office space available in Harrison, Ohio in an established business park
- Monument signage available
- 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

All information furnished is from sources deemed reliable and is subject to errors, omissions and changes prior to sale as withdrawal without notice.

For more information, contact:



Henkle Schueler
COMMERCIAL REAL ESTATE

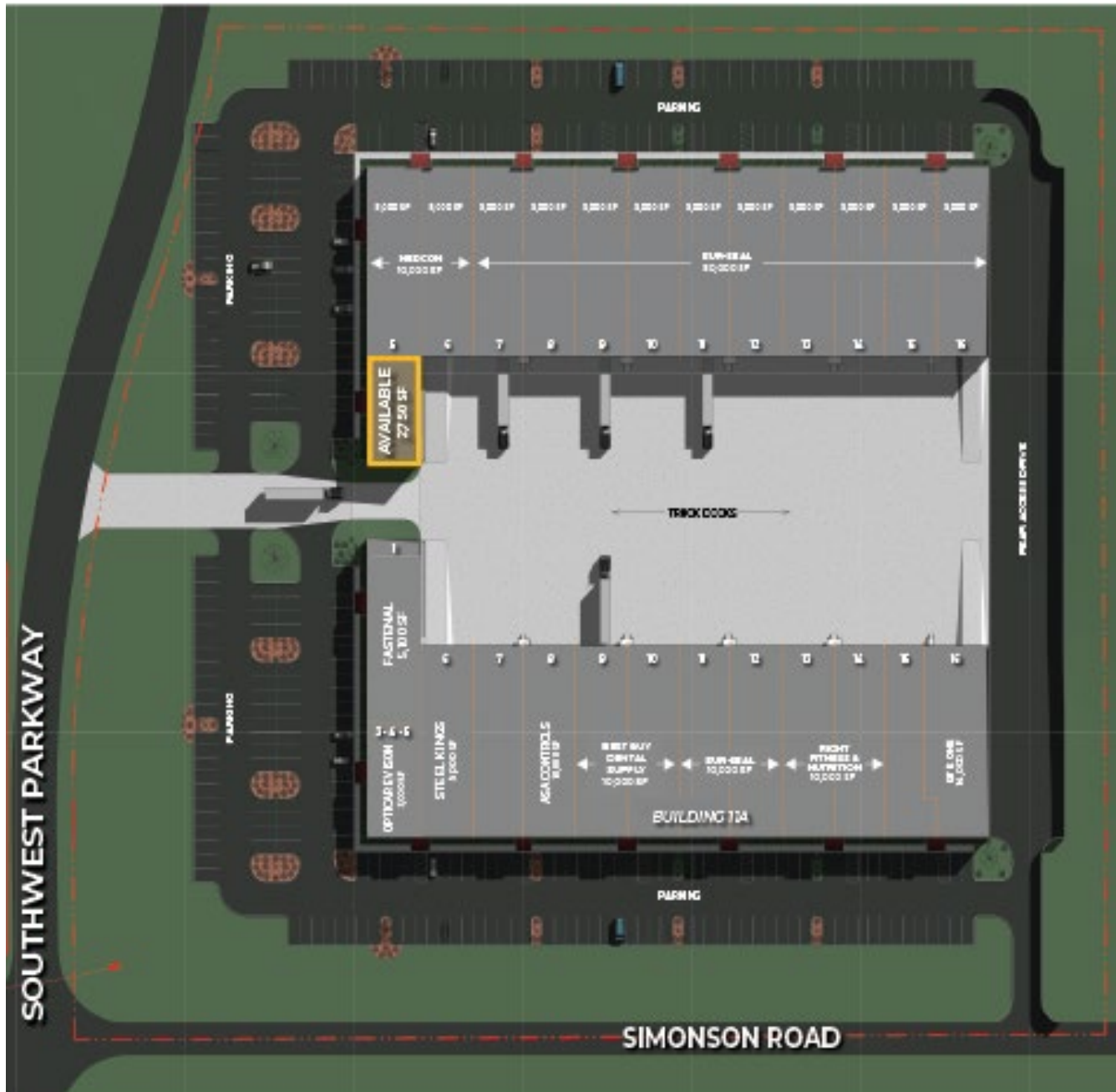
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Radius	1 Mile	5 Mile	10 Mile
Population			
2029 Projection	1,631	31,315	153,732
2024 Estimate	1,655	31,548	154,660
2020 Census	1,718	32,431	161,846
Growth 2024 - 2029	-1.45%	-0.74%	-0.60%
Growth 2020 - 2024	-3.67%	-2.72%	-4.44%
2024 Population by Hispanic 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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