

FORMER FRISCH'S  
3050 ANCHOR DRIVE  
HAMILTON, OHIO 45011

## AT LEASE

### HIGHLIGHTS

- Former Frisch's restaurant in Fairfield Township
- 5,429 SF on 1.34 acres
- Excellent visibility and access from Princeton Road
- Strong regional trade area
- Pylon sign
- Major retailers in the area include Target, Wal-Mart, Home Depot, Dick's Sporting Goods, TJ-Maxx, JCPenney and many others
- Restaurants in the area include Chick-Fil-A, Culver's, McAlister's Deli, Chili's, Mackenzie River Pizza, Panera and many others

### TRAFFIC COUNTS

- 15,149 VPD along Princeton Road
- 30,942 VPD on OH-4 Bypass

### DEMOGRAPHICS

2024 Estimates	1 miles	3 miles	5 miles
Population	7,015	60,331	146,740
Households	2,559	22,030	56,289
Average HH Income	\$119,851	\$97,995	\$101,785
Daytime Employees	3,689	20,328	52,265

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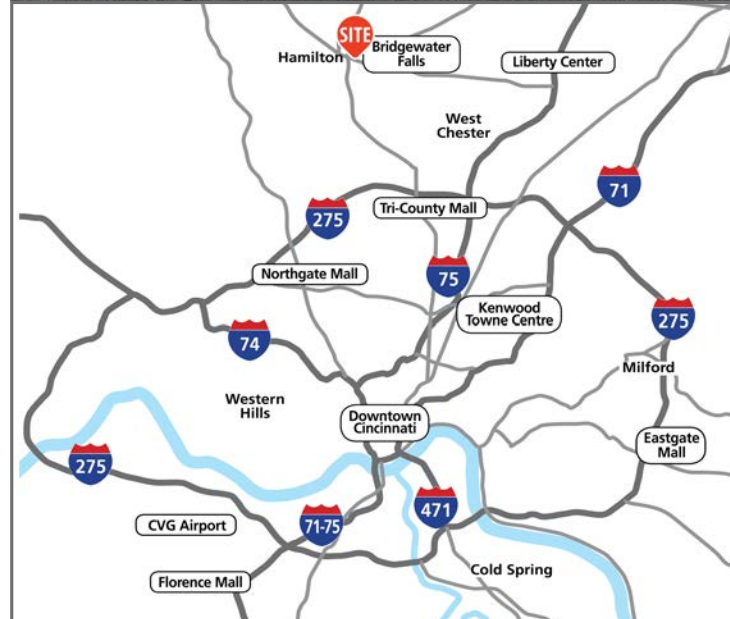
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A MEMBER OF  
**CHAINLINKS**  
RETAIL ADVISORS

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