

FORMER FRISCH'S  
2949 DIXIE HIGHWAY  
HAMILTON, OH 45015

6,437 SF ON 1.85 ACRES  
AVAILABLE FOR LEASE OR SALE

#### HIGHLIGHTS

- Former Frisch's restaurant in Hamilton, Ohio
- 6,437 SF on 1.85 acres
- Conveniently located along Dixie Highway (Route 4), with over 21,000 VPD
- Excellent visibility with access to a traffic signal
- Pylon sign
- Ideal for a restaurant or re-development
- Located 4 miles from Spooky Nook Sports Complex (691,000 SF indoor sports facility), with over 1 million visitors annually

#### TRAFFIC COUNTS

- 21,605 VPD on Dixie Hwy north of location
- 19,665 VPD on Dixie Hwy (Route 4) south of location

#### DEMOGRAPHICS

2024 Estimates	1 miles	3 miles	5 miles
Population	12,337	66,876	157,727
Households	5,014	26,519	61,752
Average HH Income	\$65,614	\$76,987	\$94,233
Daytime Employees	2,347	27,557	54,805

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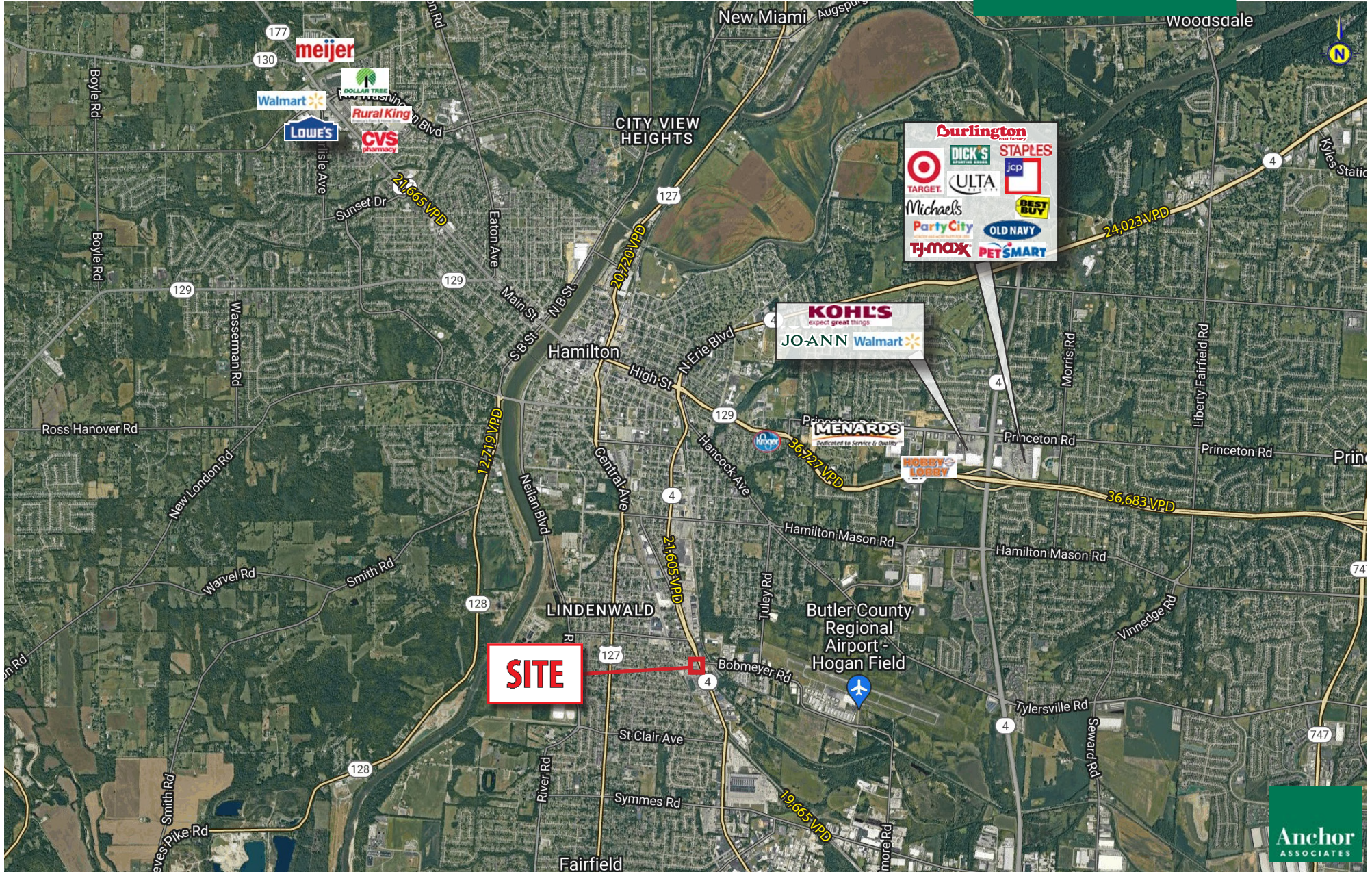
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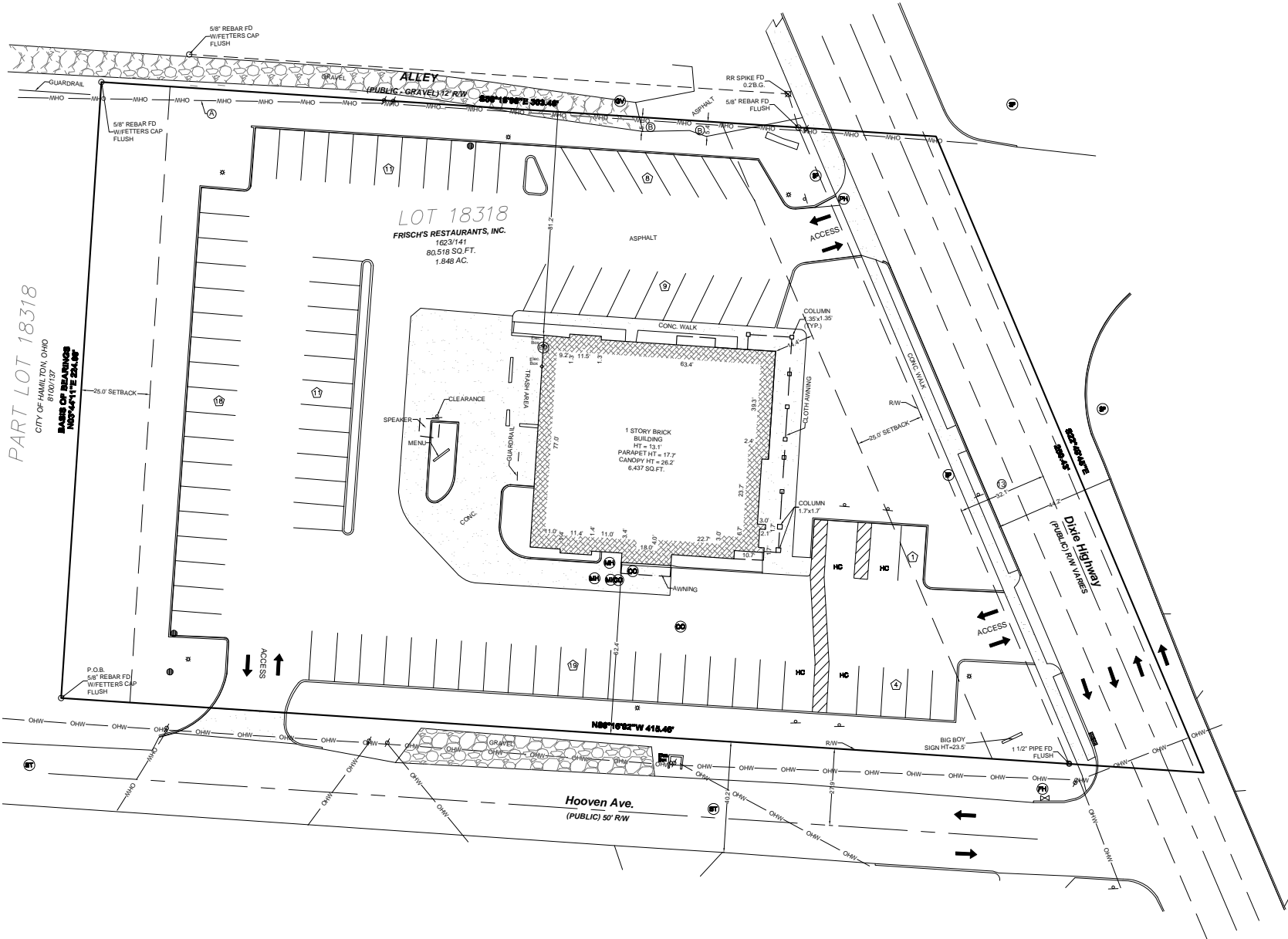
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