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PROPERTY NOTES

Area of Building: 11,031 SF

Area of Property: 78,499 SF

Property Size: 1.802 Acres

Includes:

5 Lanes

Kitchen Area /
Employee Lounge Area

Customer Waiting Area

Office Area / Cashier Station

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Seven Hills E-Check Station

SPECIAL USE

Cincinnati, OH



THE PROPERTY

The Seven Hills site is located in a shopping center on Hamilton Avenue, within 0.5 mile of its interchange with I-275. The 1.802 acre site is rectangular and has an existing building that is 11,031 sq. ft. It is zoned Retail and in a prime shopping-center location in an area that is redeveloping its retail profile. All utilities are available and adequately sized to serve an expanded project.

It is ideal for a multitude of Retail and Commercial uses; a Research Facility; Educational Facility; Sporting Venue; Showroom and Storage Facility or several other uses that can take advantage of easy access, large parking field, private roadways and a very flexible building design. The entire building has HVAC and plumbing; there are 10 large overhead doors, with man-doors accessing the office area and 2,500 sq ft. of finished office space. It also has a smaller overhead door that accesses an area adjacent to the office space.

Demographically, the area is large and stable. In 2004 the population was 271,261 in a 7-mile radius. The average household income ranges from \$59,000 in a 3-mile radius to \$60,000 in the 7-mile radius.

GEOGRAPHY



10920 Hamilton Ave., Cincinnati, OH 45231

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