



SILVER BEARS
REAL ESTATE

Indian Springs Market Center

3157 Princeton Rd, Hamilton, Ohio



About Indian Springs Market Center

Indian Springs Shopping Center in Ohio is a prime retail investment, located near major retailers like Walmart and Hobby Lobby. It offers a notable 11.3% cash-on-cash return and a 17% leveraged 10-year IRR under new financing terms. Situated by Route 129, it enjoys high visibility and traffic of 36,793 cars daily. Within the Cincinnati MSA, home to over 2.2 million people and eight Fortune 500 companies, the center benefits from a vibrant economic environment. The revitalization of downtown Cincinnati and the Over-the-Rhine area is attracting millennials, enhancing the retail landscape. Indian Springs is an excellent opportunity for both families and investors.



Contact Us

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604 Banyan Trail, #811240
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Notable Tenants

JoAnns - Kohls - UrbanAir

| Demographics | | | | | |
|--------------|----------|----------|----------------|-----------------|-----------------|
| 1-Mi Pop | 3-Mi Pop | 5-Mi Pop | 1-Mi Household | 3-Mi Households | 5-Mi Households |
| 6,368 | 59,755 | 144,157 | 2,224 | 20,784 | 53,495 |

| 1-Mi AHHI | 3-Mi AHHI | 5-Mi AHHI | 1-Mi MHHI | 3-Mi MHHI | 5-Mi MHHI |
|-----------|-----------|-----------|-----------|-----------|-----------|
| \$93,052 | \$86,058 | \$87,162 | \$85,886 | \$68,999 | \$68,326 |

| Major Roads | Cars/Day Traffic | Anchor Tenants | Placer National | Placer Statewide | Placer 30-Mi |
|----------------|------------------|----------------|-----------------|------------------|--------------|
| Princeton Road | 17,979 VPD | Joann | 460 / 1,149 | 39 / 59 | 7 / 14 |
| | | Kohl's | 465 / 702 | 31 / 45 | 5 / 8 |

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