

DEVELOPABLE OUTLOT AVAILABLE



11957 Lebanon Road

Sharonville, OH 45241

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Accelerating success.

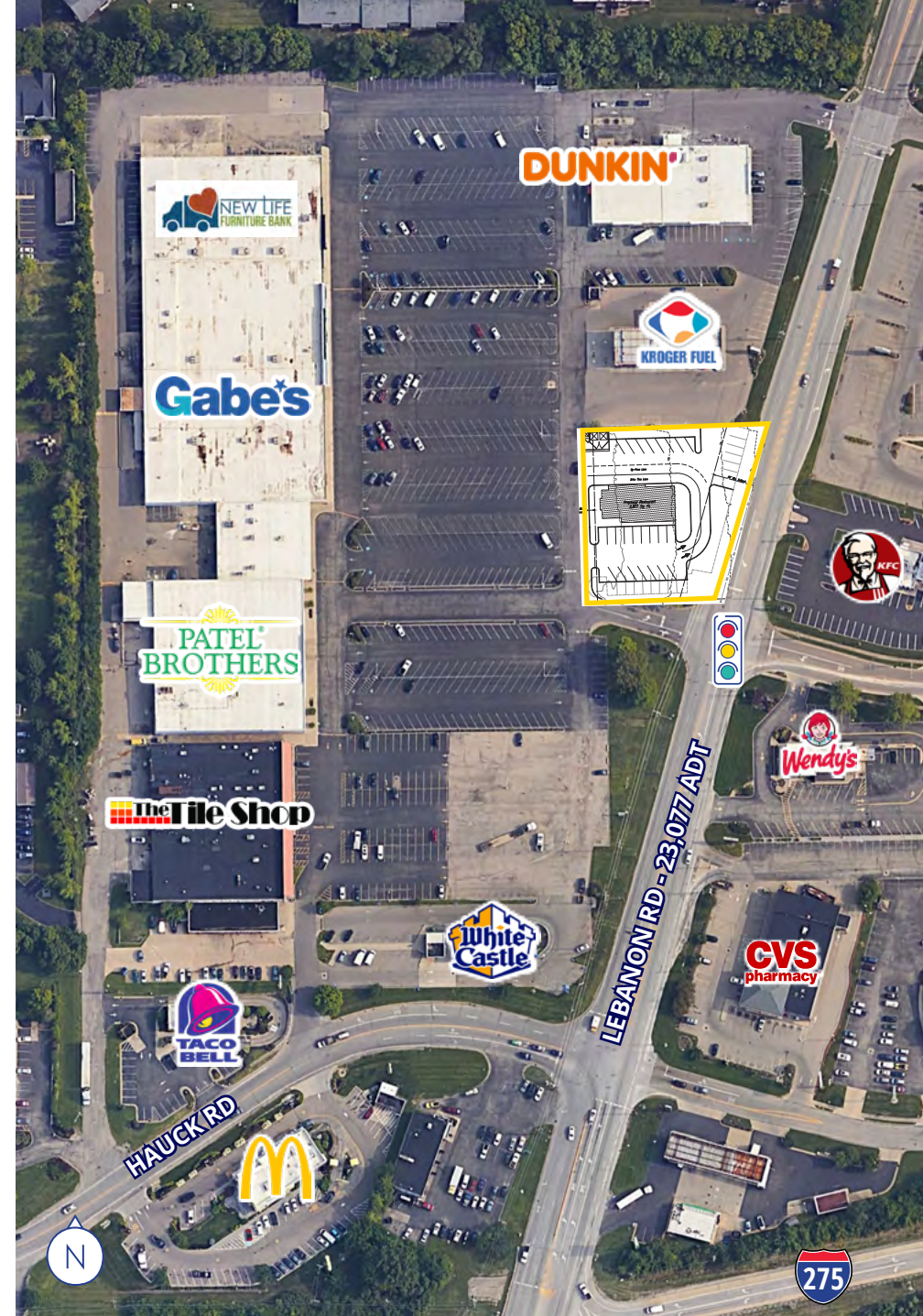
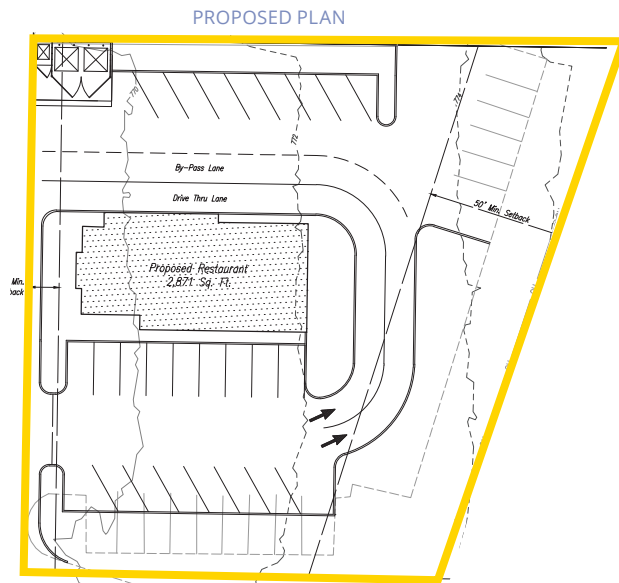
DEVELOPABLE OUTLOT - U.S. 42 & I-275

8039 CINCINNATI DAYTON RD, WEST CHESTER TWP, OH 45069

Highlights

- 0.8823 AC outlot at signalized intersection
- Convenient location immediately off highway I-275
- Site offers easy access to a huge population base near the junction of I-275 & U.S. 42
- Anchored by Gabriel Brothers & The Tile Shop
- Near restaurants, hotels, shopping & other amenities
- Traffic counts: 30,577 ADT Lebanon Road

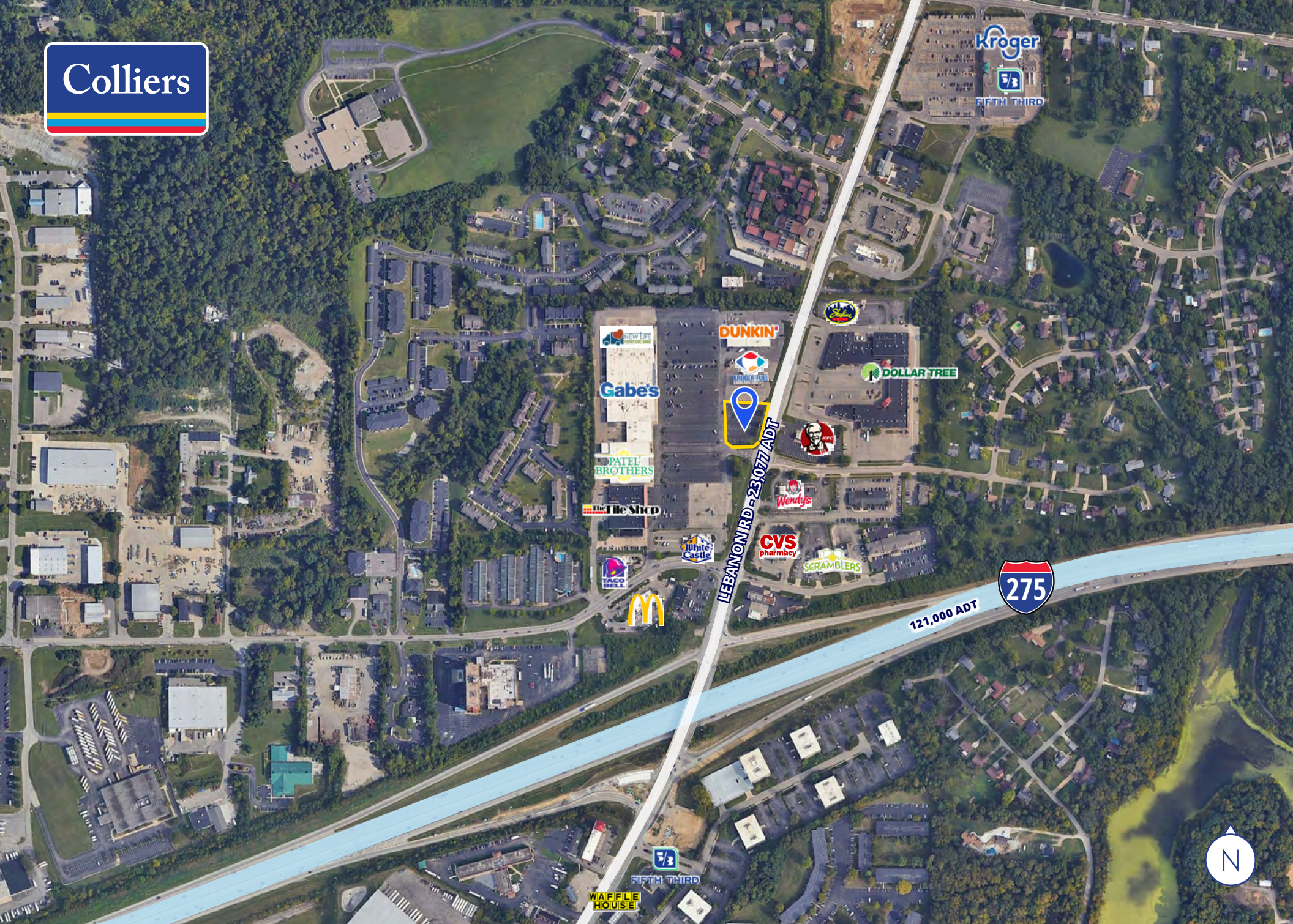
0.8823 AC Available

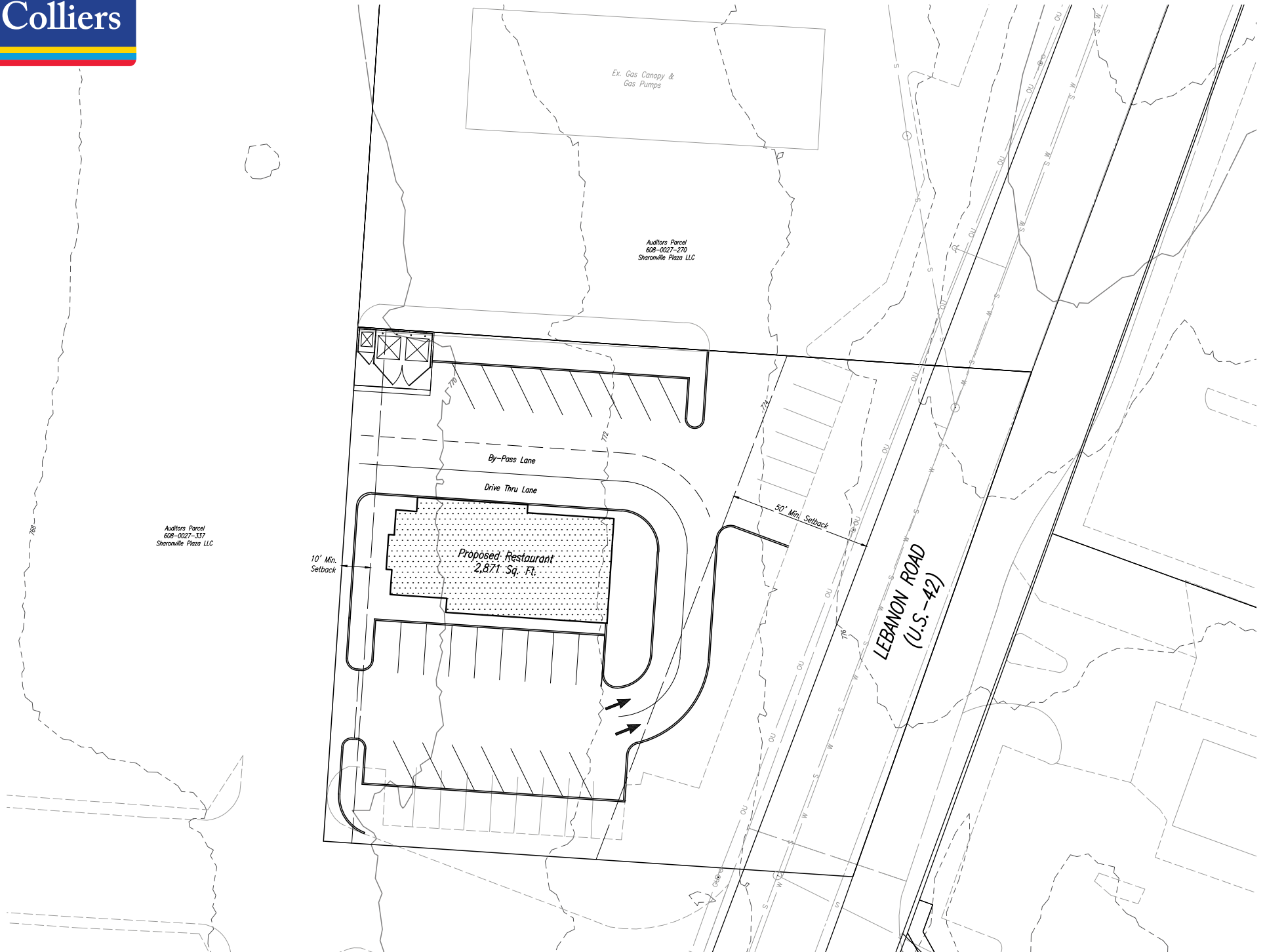




Colliers







Demographics

	1 mile radius	3 mile radius	5 mile radius
Population Summary			
2000 Total Population	4,951	36,675	127,517
2010 Total Population	4,815	36,036	131,692
2020 Total Population	5,227	37,925	139,065
2025 Total Population	5,272	38,111	143,048
2025 Group Quarters	234	523	1,466
2030 Total Population	5,387	39,181	146,465
2000-2020 Growth Rate: Population (CAGR)	0.3%	0.2%	0.4%
2010-2020 Growth Rate: Population (CAGR)	0.8%	0.5%	0.6%
2020-2025 Growth Rate: Population (CAGR)	0.2%	0.1%	0.5%
2025-2030 Growth Rate: Population (CAGR)	0.4%	0.6%	0.5%
2025 Total Daytime Population	7,820	75,862	239,565
Workers	5,158	57,373	170,444
Residents	2,662	18,489	69,121
2025 Workers % of Daytime Population	66.0%	75.6%	71.2%
2025 Residents % of Daytime Population	34.0%	24.4%	28.9%
Household Summary			
2000 Households	2,352	14,206	48,953
2010 Households	2,332	14,510	52,095
2025 Households	2,334	15,205	56,850
2025 Average Household Size	2.16	2.47	2.49
2030 Households	2,371	15,625	58,279
2000-2020 Growth Rate: Households (CAGR)	0.1%	0.3%	0.6%
2010-2020 Growth Rate: Households (CAGR)	0.2%	0.4%	0.6%
2020-2025 Growth Rate: Households (CAGR)	-0.4%	0.1%	0.6%
2025-2030 Growth Rate: Households (CAGR)	0.3%	0.6%	0.5%
2010 Families	1,325	9,969	35,969
2025 Families	1,330	9,967	37,348
2030 Families	1,346	10,191	37,961
2025-2030 Annual Rate	0.24%	0.45%	0.33%
Housing Unit Summary			
2025 Housing Units	2,453	15,939	60,108
Owner Occupied Housing Units	63.4%	75.3%	67.8%
Renter Occupied Housing Units	36.6%	24.8%	32.1%
Vacant Housing Units	4.8%	4.6%	5.4%
Owner Occupied Median Home Value			
2025 Median Home Value	\$329,153	\$337,395	\$360,841
2030 Median Home Value	\$364,069	\$387,793	\$418,714
Income			
2025 Per Capita Income	\$47,376	\$56,558	\$58,698
2025 Median Household Income	\$79,199	\$104,772	\$106,899
2025 Average Household Income	\$114,866	\$141,251	\$147,889
Household Income Base	2,334	15,205	56,850
<\$15,000	3.8%	4.7%	5.2%
\$15,000 - \$24,999	4.0%	3.8%	3.6%
\$25,000 - \$34,999	7.9%	5.6%	5.3%
\$35,000 - \$49,999	8.0%	6.7%	7.4%
\$50,000 - \$74,999	23.8%	15.5%	13.2%
\$75,000 - \$99,999	11.9%	11.1%	11.4%
\$100,000 - \$149,999	16.2%	19.8%	21.6%
\$150,000 - \$199,999	8.9%	13.2%	11.7%
\$200,000+	15.4%	19.5%	20.7%

	1 mile radius	3 mile radius	5 mile radius
Median Age			
2010	44.9	42.4	39.8
2020	42.8	42.3	39.8
2025	43.0	42.3	40.6
2030	44.2	43.1	41.6
2025 Population by Age			
Total	5,271	38,111	143,047
0 - 4	5.8%	5.8%	6.0%
5 - 9	6.1%	6.2%	6.4%
10 - 14	5.1%	5.7%	6.5%
15 - 19	5.0%	5.6%	6.2%
20 - 24	4.2%	5.0%	5.4%
25 - 29	5.6%	5.5%	5.5%
30 - 34	7.1%	6.7%	6.5%
35 - 39	7.3%	6.7%	6.7%
40 - 44	6.4%	6.3%	6.9%
45 - 49	4.8%	5.3%	5.7%
50 - 54	4.8%	5.7%	5.8%
55 - 59	5.4%	5.7%	5.8%
60 - 64	6.6%	7.1%	6.4%
65 - 69	6.8%	7.0%	6.2%
70 - 74	6.1%	5.8%	5.1%
75 - 79	5.2%	4.4%	3.9%
80 - 84	3.5%	2.9%	2.6%
85+	4.3%	2.8%	2.5%
18+	80.0%	78.8%	77.3%
21+	77.2%	75.6%	73.8%
2025 Population by Race/Ethnicity			
Total	5,274	38,110	143,048
White Alone	64.2%	71.3%	65.3%
Black Alone	9.0%	7.5%	11.1%
American Indian Alone	0.8%	0.6%	0.5%
Asian Alone	10.7%	7.3%	11.5%
Pacific Islander Alone	0.3%	0.7%	0.3%
Some Other Race Alone	7.7%	5.6%	4.2%
Two or More Races	7.4%	7.0%	7.2%
Hispanic Origin	11.9%	9.5%	8.1%
Diversity Index	65.1	56.3	60.9
2025 Population 25+ by Educational Attainment			
Total	3,894	27,335	99,556
Less than 9th Grade	1.8%	1.7%	1.8%
9th - 12th Grade, No Diploma	3.5%	2.9%	2.7%
High School Graduate	17.4%	19.9%	17.1%
GED/Alternative Credential	1.3%	2.0%	1.7%
Some College, No Degree	16.7%	13.1%	13.6%
Associate Degree	6.3%	8.8%	7.6%
Bachelor's Degree	33.5%	30.2%	31.9%
Graduate/Professional Degree	19.6%	21.4%	23.6%

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