WEST CHESTER LAND AVAILABLE



8521 Princeton Glendale Rd.

West Chester Township, OH 45011

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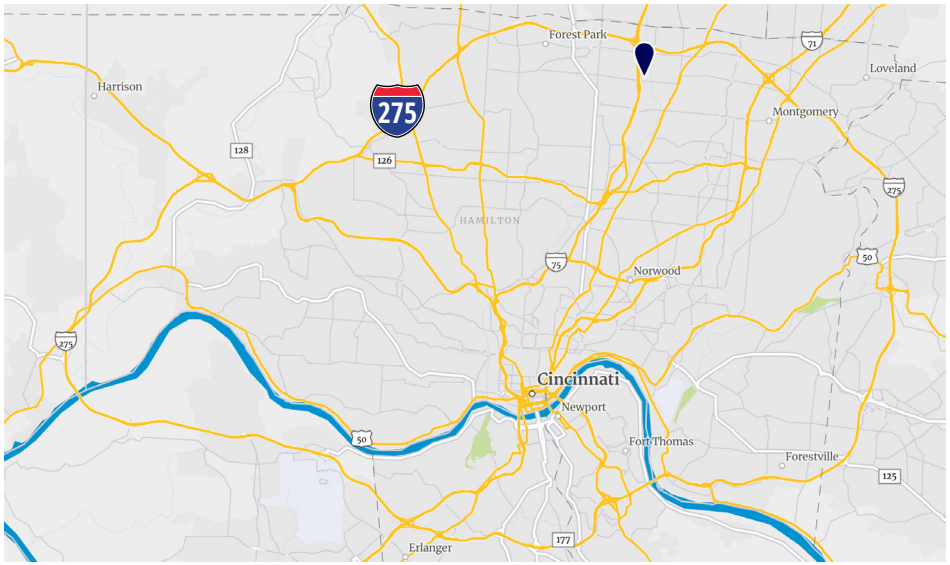
PAD SITE AVAILABLE

8521 PRINCETON GLENDALE RD. WEST CHESTER TOWNSHIP, OH 45011

Highlights

- Hard corner pad site available
- Direct access to signalized intersection
- High traffic counts:
  - Princeton Glendale Rd- 36,091 ADT
- Proximity to national chains, including Kroger, Dollar Tree, Chipotle, Panera, Wendy's, Dunkin', Chase Bank, Taco Bell, Hollywood Feed and more
- Strong surrounding demographics

1.126 AC Available





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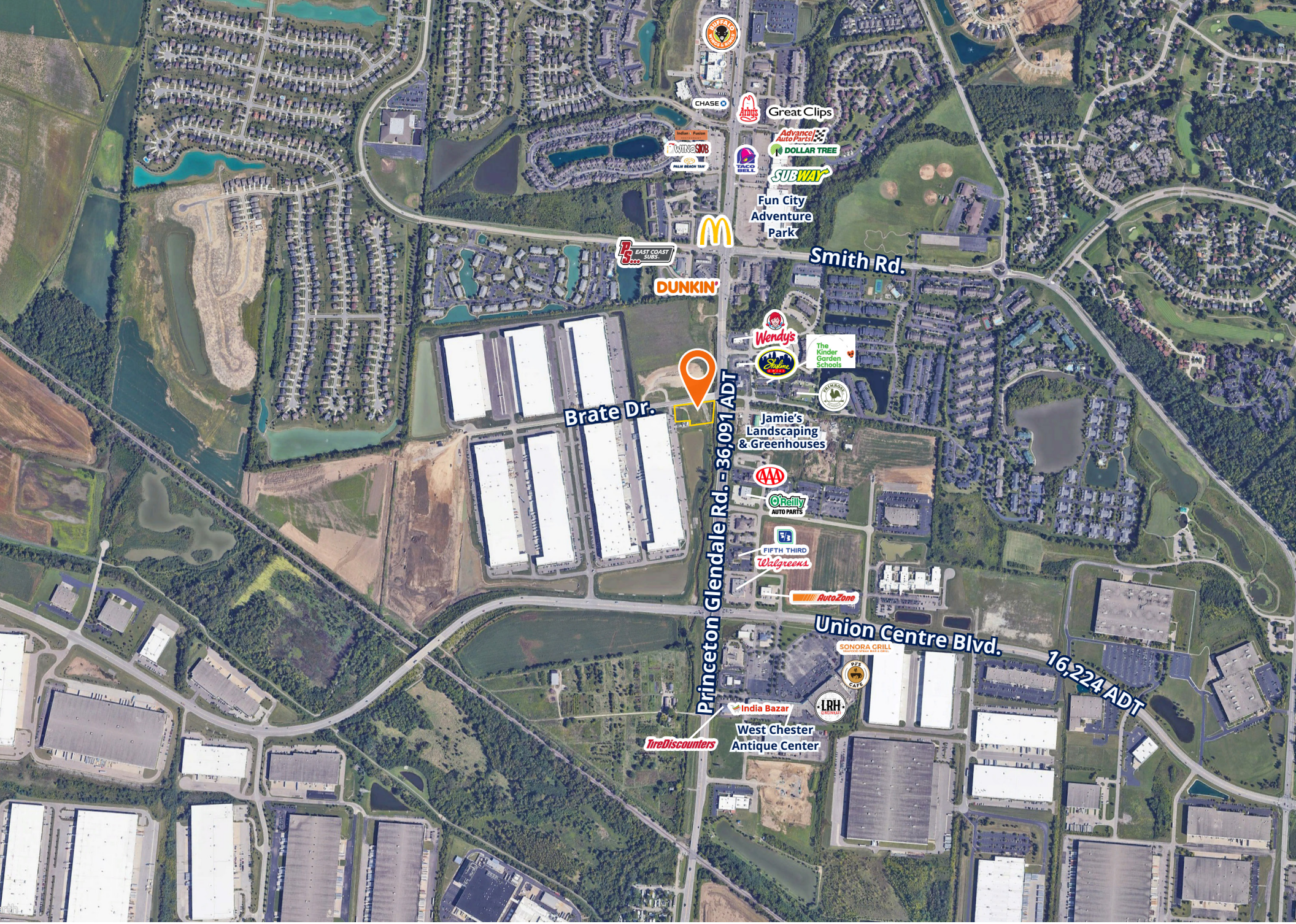

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Demographics

	1 mile radius	3 mile radius	5 mile radius
Population Summary			
2000 Total Population	2,972	30,471	117,623
2010 Total Population	6,785	39,909	136,115
2020 Total Population	7,358	42,677	146,058
2026 Total Population	7,611	43,650	151,070
2026 Group Quarters	0	142	1,445
2031 Total Population	7,600	43,417	153,237
2000-2020 Growth Rate: Population (CAGR)	4.6%	1.7%	1.1%
2010-2020 Growth Rate: Population (CAGR)	0.8%	0.7%	0.7%
2020-2026 Growth Rate: Population (CAGR)	0.5%	0.4%	0.5%
2026-2031 Growth Rate: Population (CAGR)	-0.0%	-0.1%	0.3%
2026 Total Daytime Population	7,894	61,672	186,449
Workers	4,216	40,366	112,811
Residents	3,678	21,306	73,638
2026 Workers % of Daytime Population	53.4%	65.5%	60.5%
2026 Residents % of Daytime Population	46.6%	34.5%	39.5%
Household Summary			
2000 Households	1,209	10,408	43,397
2010 Households	2,770	13,946	50,305
2026 Households	3,070	15,789	57,001
2026 Average Household Size	2.48	2.76	2.62
2031 Households	3,075	15,813	58,225
2000-2020 Growth Rate: Households (CAGR)	4.6%	1.9%	1.1%
2010-2020 Growth Rate: Households (CAGR)	0.7%	0.9%	0.8%
2020-2026 Growth Rate: Households (CAGR)	0.6%	0.6%	0.7%
2026-2031 Growth Rate: Households (CAGR)	0.0%	0.0%	0.4%
2010 Families	1,826	10,883	36,457
2026 Families	1,942	11,658	39,250
2031 Families	1,927	11,582	39,783
2026-2031 Annual Rate	-0.15%	-0.13%	0.27%
Housing Unit Summary			
2026 Housing Units	3,176	16,207	59,251
Owner Occupied Housing Units	59.9%	76.3%	69.5%
Renter Occupied Housing Units	40.1%	23.6%	30.5%
Vacant Housing Units	3.3%	2.6%	3.8%
Owner Occupied Median Home Value			
2026 Median Home Value	$360,279	$357,130	$321,291
2031 Median Home Value	$385,615	$389,429	$369,818
Income			
2026 Per Capita Income	$54,341	$57,131	$50,392
2026 Median Household Income	$105,835	$120,296	$100,347
2026 Average Household Income	$138,855	$157,525	$132,469
Household Income Base	3,069	15,789	57,000
<$15,000	3.5%	4.3%	5.3%
$15,000 - $24,999	1.9%	2.3%	3.0%
$25,000 - $34,999	3.8%	3.3%	4.7%
$35,000 - $49,999	8.7%	6.8%	8.0%
$50,000 - $74,999	13.7%	11.3%	14.3%
$75,000 - $99,999	15.3%	13.4%	14.5%
$100,000 - $149,999	21.3%	19.9%	20.0%
$150,000 - $199,999	13.4%	13.1%	12.4%
$200,000+	18.4%	25.7%	17.7%

	1 mile radius	3 mile radius	5 mile radius
Median Age			
2010	33.2	35.7	36.4
2020	36.9	38.2	38.4
2026	37.4	38.7	39.2
2031	38.2	39.0	40.0
2026 Population by Age			
Total	7,611	43,652	151,072
0 - 4	6.4%	6.2%	6.0%
5 - 9	6.8%	6.9%	6.5%
10 - 14	6.8%	7.2%	6.5%
15 - 19	6.6%	6.6%	6.3%
20 - 24	5.7%	5.6%	6.1%
25 - 29	6.6%	6.9%	6.7%
30 - 34	7.1%	5.9%	6.1%
35 - 39	8.4%	6.5%	6.8%
40 - 44	7.5%	7.1%	6.9%
45 - 49	7.0%	6.2%	5.9%
50 - 54	6.0%	6.1%	6.0%
55 - 59	5.2%	6.4%	6.0%
60 - 64	5.3%	6.5%	6.2%
65 - 69	4.7%	5.7%	5.8%
70 - 74	3.9%	4.2%	4.5%
75 - 79	2.8%	3.3%	3.6%
80 - 84	1.8%	1.6%	2.1%
85+	1.4%	1.2%	1.9%
18+	75.9%	75.5%	77.0%
21+	72.3%	72.0%	73.3%
2026 Population by Race/Ethnicity			
Total	7,611	43,649	151,069
White Alone	51.0%	60.2%	59.7%
Black Alone	16.3%	14.9%	17.2%
American Indian Alone	0.4%	0.5%	0.7%
Asian Alone	21.4%	13.1%	8.9%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	3.0%	3.4%	5.6%
Two or More Races	7.9%	7.8%	7.8%
Hispanic Origin	7.0%	7.7%	10.4%
Diversity Index	70.5	64.9	67.3
2026 Population 25+ by Educational Attainment			
Total	5,159	29,491	103,480
Less than 9th Grade	4.4%	2.5%	2.9%
9th - 12th Grade, No Diploma	2.0%	2.1%	3.0%
High School Graduate	20.4%	17.4%	20.5%
GED/Alternative Credential	0.9%	2.5%	3.3%
Some College, No Degree	19.3%	14.1%	16.1%
Associate Degree	5.2%	9.1%	10.9%
Bachelor's Degree	32.1%	34.1%	28.4%
Graduate/Professional Degree	15.6%	18.2%	14.8%

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