

I-71 & PFEIFFER ROAD LAND

5900 Pfeiffer Road, Cincinnati, OH 45242

1.3 Acres Available



HIGH PROFILE PAD SITE LOCATED DIRECTLY OFF INTERSTATE 71 AT SIGNALIZED INTERSECTION

Property Details:

- Great visibility and access
- Over 33,000 cars/day on Pfeiffer Road
- Strong household incomes

Major traffic generators:



Demographics:

2023 Estimates	1 Mile	3 Mile	5 Mile
Population	4,764	52,524	140,096
Households	1,824	21,352	57,451
Average Household Income	\$203,644	\$176,996	\$160,028
Total Number of Employees	9,267	63,311	149,740

Traffic Counts:

Inrix 2022	ADT
Pfeiffer Road, West of I-71	33,443
I-71	142,412

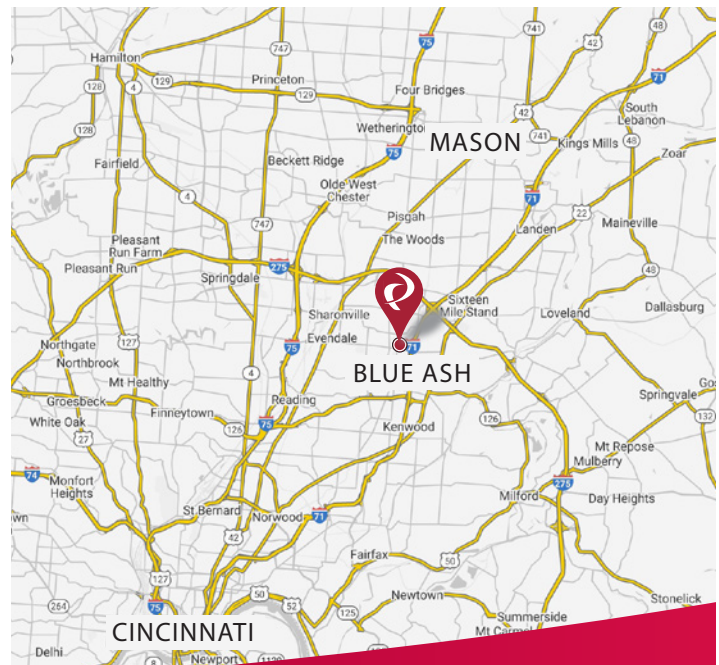
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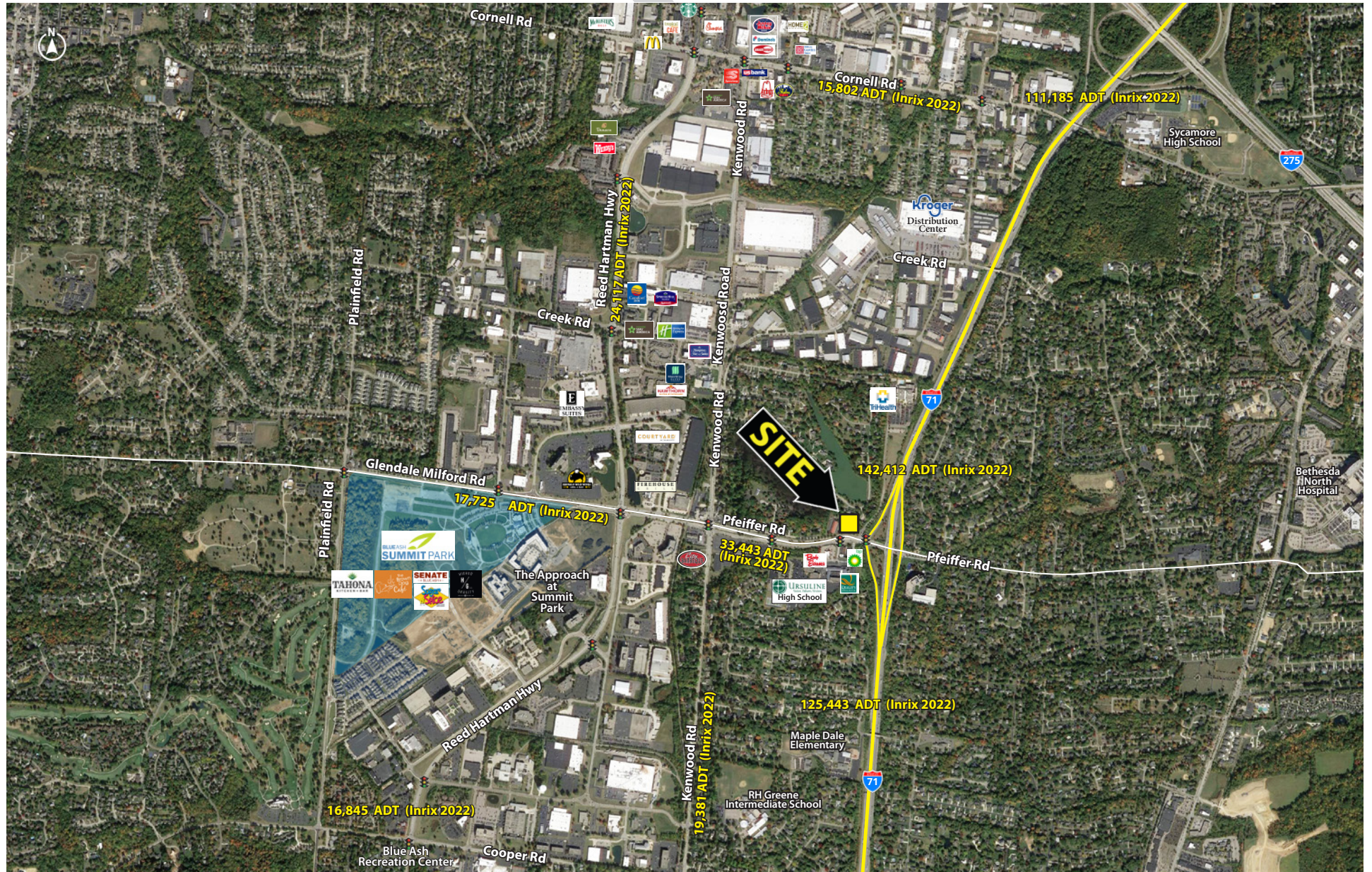
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Overview Aerial



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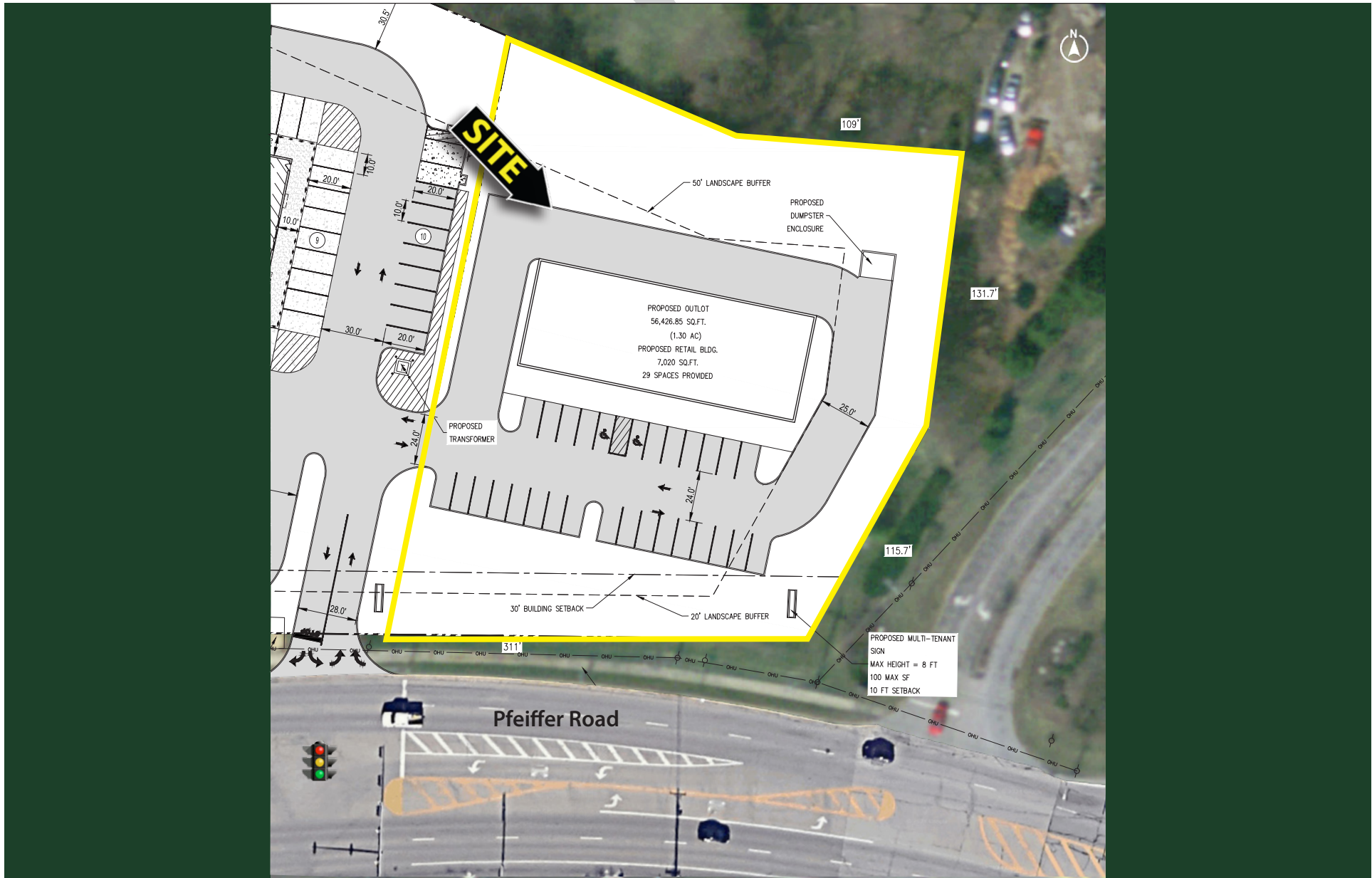
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Site Plan



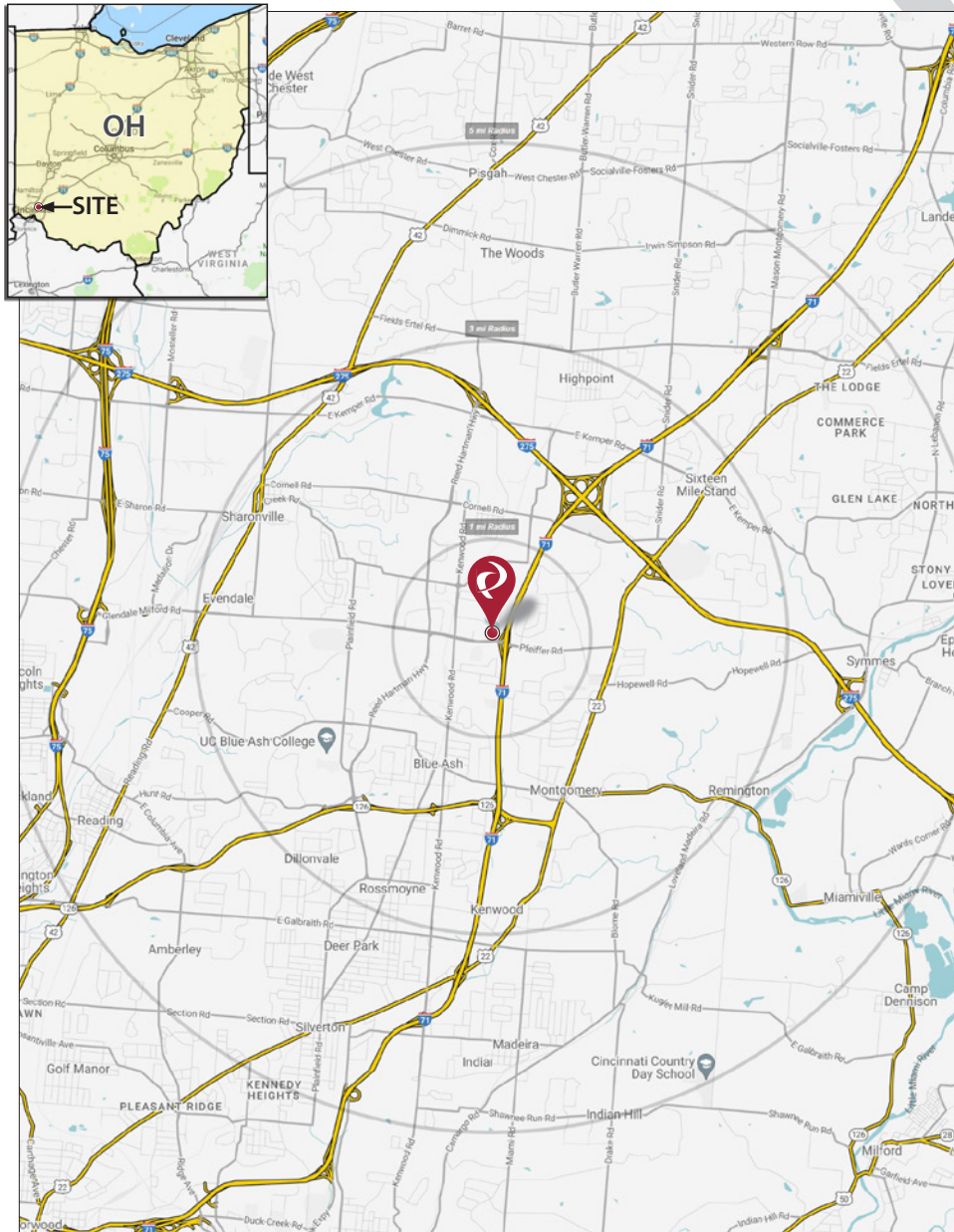
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Market Map and Demographics



Summary Profile

2010-2020 Census, 2023 Estimates with 2028 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 39.2504/-84.3682

5900 Pfeiffer Rd Cincinnati, OH 45242	1 mi radius	3 mi radius	5 mi radius
Population			
2023 Estimated Population	4,764	52,524	140,096
2028 Projected Population	4,953	52,953	140,431
2020 Census Population	4,878	52,403	140,375
2010 Census Population	4,755	50,104	134,665
Projected Annual Growth 2023 to 2028	0.8%	0.2%	-
Historical Annual Growth 2010 to 2023	-	0.4%	0.3%
2023 Median Age	45.6	43.0	41.6
Households			
2023 Estimated Households	1,824	21,352	57,451
2028 Projected Households	1,863	21,147	56,674
2020 Census Households	1,840	21,168	57,246
2010 Census Households	1,850	20,755	55,536
Projected Annual Growth 2023 to 2028	0.4%	-0.2%	-0.3%
Historical Annual Growth 2010 to 2023	-0.1%	0.2%	0.3%
Race and Ethnicity			
2023 Estimated White	82.1%	77.3%	75.4%
2023 Estimated Black or African American	6.8%	7.8%	11.2%
2023 Estimated Asian or Pacific Islander	6.5%	9.3%	7.5%
2023 Estimated American Indian or Native Alaskan	0.1%	0.1%	0.2%
2023 Estimated Other Races	4.5%	5.4%	5.6%
2023 Estimated Hispanic	3.3%	4.3%	4.4%
Income			
2023 Estimated Average Household Income	\$203,644	\$176,996	\$160,028
2023 Estimated Median Household Income	\$106,319	\$117,434	\$109,998
2023 Estimated Per Capita Income	\$78,094	\$72,091	\$65,729
Education (Age 25+)			
2023 Estimated Elementary (Grade Level 0 to 8)	1.3%	1.3%	1.6%
2023 Estimated Some High School (Grade Level 9 to 11)	1.2%	2.5%	2.9%
2023 Estimated High School Graduate	11.4%	17.3%	21.3%
2023 Estimated Some College	11.4%	13.2%	14.1%
2023 Estimated Associates Degree Only	3.7%	5.7%	6.4%
2023 Estimated Bachelors Degree Only	35.6%	33.2%	30.6%
2023 Estimated Graduate Degree	35.4%	26.8%	23.1%
Business			
2023 Estimated Total Businesses	567	4,224	9,458
2023 Estimated Total Employees	9,267	63,311	149,740
2023 Estimated Employee Population per Business	16.3	15.0	15.8
2023 Estimated Residential Population per Business	8.4	12.4	14.8

©2024, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 11/2023, TIGER Geography - RS1

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Pfeiffer Road - Westbound

Pfeiffer Road - Eastbound



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