

Land Available for Development in Warren County

5756 SR-48 | Hamilton Township, OH | 45039

Henkle Schueler
COMMERCIAL REAL ESTATE



COUNTY	PROPERTY TYPE	ZONING	SPACE AVAILABLE	PRICE
Warren	Land	Commercial	3.72 Acres	Call for Details

Property & Location Highlights:

- Flat land
- All utilities to site
- Ideal site for restaurants, medical offices
- 315 feet of frontage on SR-48
- Located in the heart of an established

retail/commercial corridor

- Less than 2 miles from I-71
- Less than 1 mile to River's Bend TPC Golf Community
- Located near brand new Kroger-anchored retail center

For more information, contact:

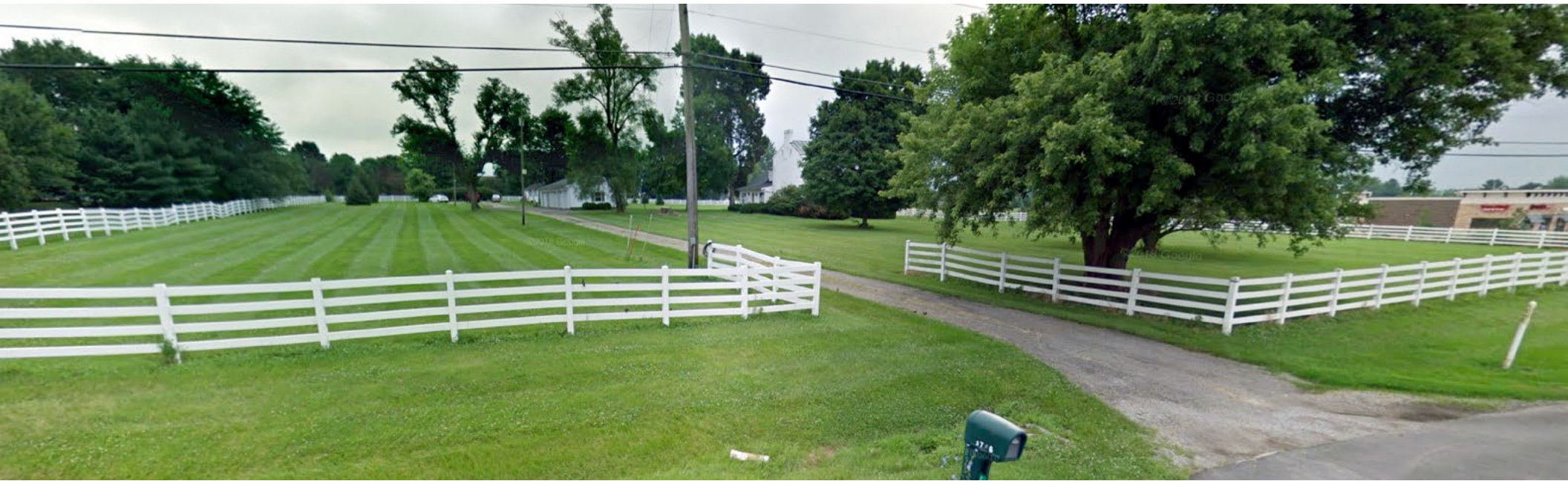


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Radius	1 Mile		5 Mile		10 Mile	
Population						
2028 Projection	6,850		81,951		306,079	
2023 Estimate	6,347		76,929		294,023	
2010 Census	4,492		60,914		257,862	
Growth 2023 - 2028	7.93%		6.53%		4.10%	
Growth 2010 - 2023	41.30%		26.29%		14.02%	
2023 Population by Hispanic Origin	222		2,622		12,134	
2023 Population	6,347		76,929		294,023	
White	5,779	91.05%	68,272	88.75%	248,768	84.61%
Black	239	3.77%	2,426	3.15%	14,395	4.90%
Am. Indian & Alaskan	10	0.16%	160	0.21%	587	0.20%
Asian	198	3.12%	4,414	5.74%	23,362	7.95%
Hawaiian & Pacific Island	8	0.13%	128	0.17%	610	0.21%
Other	113	1.78%	1,528	1.99%	6,300	2.14%
U.S. Armed Forces	0		33		181	
Households						
2028 Projection	2,438		30,672		111,481	
2023 Estimate	2,258		28,785		106,929	
2010 Census	1,592		22,778		92,952	
Growth 2023 - 2028	7.97%		6.56%		4.26%	
Growth 2010 - 2023	41.83%		26.37%		15.04%	
Owner Occupied	1,976	87.51%	24,184	84.02%	84,096	78.65%
Renter Occupied	282	12.49%	4,601	15.98%	22,833	21.35%
2023 Households by HH Income	2,259		28,783		106,929	
Income: <\$25,000	67	2.97%	1,586	5.51%	7,816	7.31%
Income: \$25,000 - \$50,000	239	10.58%	3,992	13.87%	13,693	12.81%
Income: \$50,000 - \$75,000	353	15.63%	4,658	16.18%	17,411	16.28%
Income: \$75,000 - \$100,000	194	8.59%	3,934	13.67%	14,250	13.33%
Income: \$100,000 - \$125,000	332	14.70%	3,651	12.68%	13,346	12.48%
Income: \$125,000 - \$150,000	89	3.94%	2,058	7.15%	8,730	8.16%
Income: \$150,000 - \$200,000	349	15.45%	3,811	13.24%	13,930	13.03%
Income: \$200,000+	636	28.15%	5,093	17.69%	17,753	16.60%
2023 Avg Household Income	\$158,380		\$130,492		\$127,338	
2023 Med Household Income	\$120,820		\$101,517		\$100,552	

Business Employment by Type	# of Businesses	# Employees	#Emp/Bus
Total Businesses	183	1,722	9
Retail & Wholesale Trade	32	292	9
Hospitality & Food Service	17	258	15
Real Estate, Renting, Leasing	7	28	4
Finance & Insurance	22	80	4
Information	1	20	20
Scientific & Technology Services	12	58	5
Management of Companies	0	0	0
Health Care & Social Assistance	46	283	6
Educational Services	5	81	16
Public Administration & Sales	0	0	0
Arts, Entertainment, Recreation	4	108	27
Utilities & Waste Management	7	352	50
Construction	6	26	4
Manufacturing	4	48	12
Agriculture, Mining, Fishing	0	0	0
Other Services	20	88	4

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