

FOR SALE

Former Frisch's Restaurant + Adjacent Land



PROPERTY HIGHLIGHTS

-  2nd Generation Restaurant Property w. Drive Thru
-  Valuable Pylon Signage Available
-  Cobblestone Hotels will open a new \$11 million, 62 room hotel in Eaton in November 2025
-  Pennsylvania based Progressive Processing Opened a New Manufacturing Facility in Eaton in August 2025, Employing more than 50
-  Maronda Homes restarted their Eaton manufacturing facility in Eaton in 2024 employing more than 50
-  Kroger opened a new \$19 million, over 70,000 SF store in Eaton in August 2025, employing more than 100 additional employees
-  Dunkin broke ground on a new store in Eaton in September 2025
-  Traffic Counts - 10,792 N Barron St.

Zamaris "Z" M. Garcia

zamaris@onsiteretailgroup.com
513.924.5265

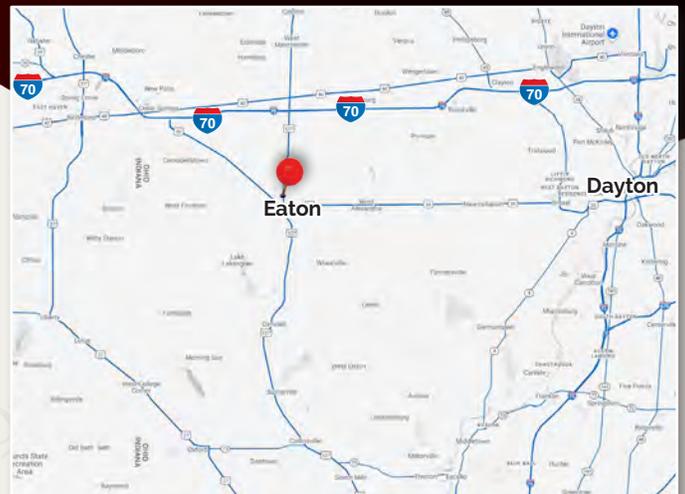
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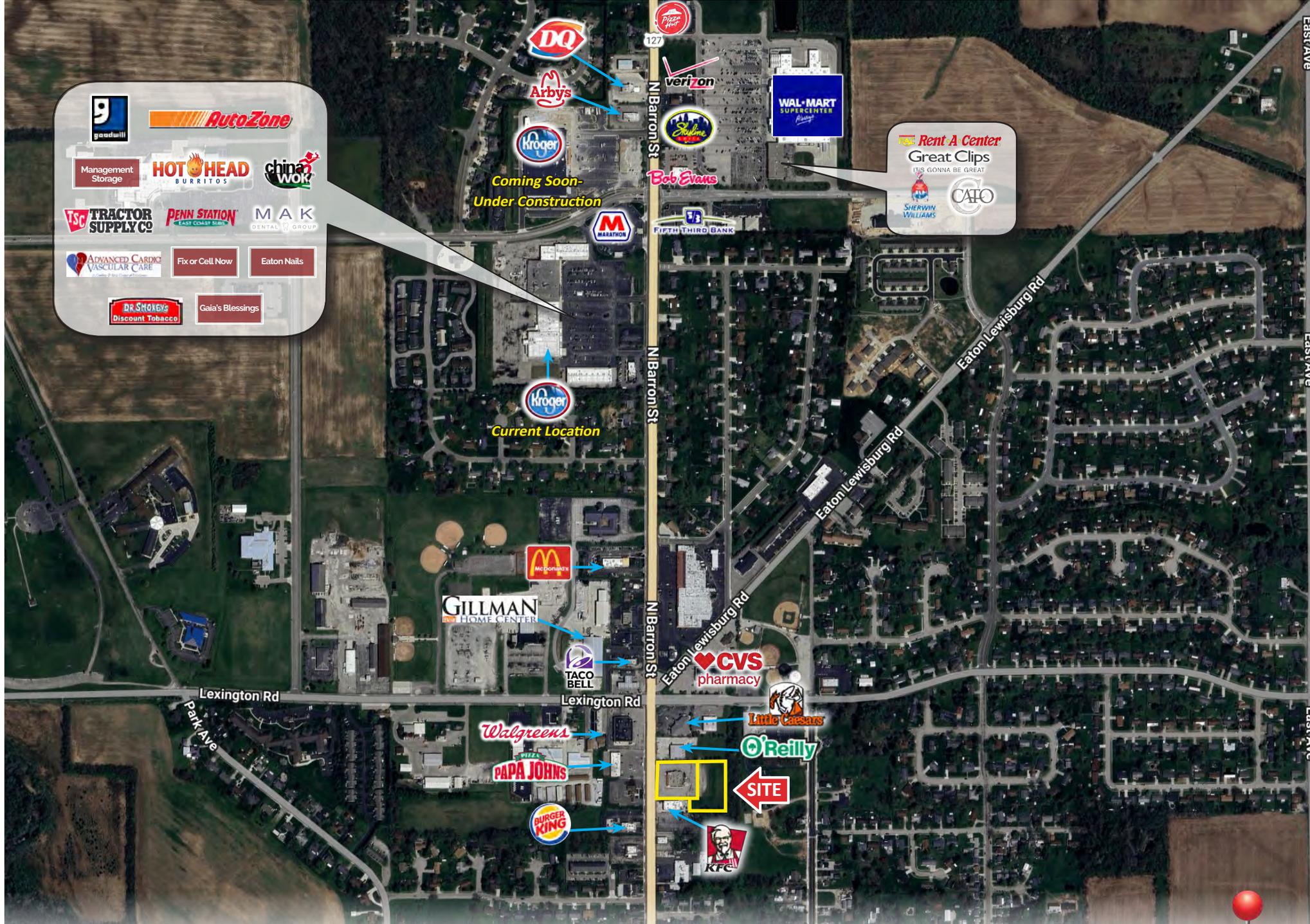
1204 N Barron Street, Eaton, OH 45320

DEMOGRAPHICS

<u>Year 2025</u>	<u>One Mile</u>	<u>Three Mile</u>	<u>Five Mile</u>
Estimated Population	5,717	9,819	12,615
Median Income	\$52,681	\$60,225	\$64,371
Average HH Income	\$72,971	\$80,601	\$85,334
Daytime Population	6,828	9,129	165,452



[CLICK HERE TO VIEW OUR OTHER LISTINGS!](#)



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Walgreens

Little Caesars

Advance Auto Parts

O'Reilly
AUTO PARTS

Available
6,444 SF/1.50 AC
+ Additional 1.114 AC

PIZZA
PAPA JOHN'S

KFC

BURGER KING

10,792 ADT '25

N Barron St

N Barron St

127

1118

1120 1/2

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OnSite
Retail Group

Summary Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 39.7573/-84.636

1204 N Barron St Eaton, OH 45320	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	5,717	9,819	12,615
2030 Projected Population	5,746	9,914	12,771
2020 Census Population	5,697	9,836	12,606
2010 Census Population	5,705	9,941	12,847
Projected Annual Growth 2025 to 2030	0.1%	0.2%	0.2%
Historical Annual Growth 2010 to 2025	-	-	-0.1%
2025 Median Age	42.2	42.6	42.5
Households			
2025 Estimated Households	2,525	4,233	5,353
2030 Projected Households	2,556	4,305	5,456
2020 Census Households	2,511	4,207	5,309
2010 Census Households	2,398	4,044	5,165
Projected Annual Growth 2025 to 2030	0.2%	0.3%	0.4%
Historical Annual Growth 2010 to 2025	0.4%	0.3%	0.2%
Race and Ethnicity			
2025 Estimated White	93.9%	94.3%	94.7%
2025 Estimated Black or African American	1.7%	1.7%	1.5%
2025 Estimated Asian or Pacific Islander	1.5%	1.3%	1.1%
2025 Estimated American Indian or Native Alaskan	-	0.1%	0.1%
2025 Estimated Other Races	2.9%	2.6%	2.5%
2025 Estimated Hispanic	1.4%	1.2%	1.1%
Income			
2025 Estimated Average Household Income	\$72,971	\$80,601	\$85,334
2025 Estimated Median Household Income	\$52,681	\$60,225	\$64,371
2025 Estimated Per Capita Income	\$32,457	\$34,937	\$36,358
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	1.0%	1.0%	1.1%
2025 Estimated Some High School (Grade Level 9 to 11)	5.5%	5.4%	5.5%
2025 Estimated High School Graduate	45.9%	44.7%	44.2%
2025 Estimated Some College	23.4%	22.3%	21.7%
2025 Estimated Associates Degree Only	6.9%	7.8%	8.2%
2025 Estimated Bachelors Degree Only	10.5%	9.9%	9.8%
2025 Estimated Graduate Degree	6.8%	9.0%	9.4%
Business			
2025 Estimated Total Businesses	379	503	536
2025 Estimated Total Employees	6,828	9,129	9,335
2025 Estimated Employee Population per Business	18.0	18.2	17.4
2025 Estimated Residential Population per Business	15.1	19.5	23.5