






**CONFIDENTIAL - BUSINESS CURRENTLY OPERATING PLEASE USE DISCRETION**



705 Arlington Road, Brookville, OH 45309

### PROPERTY HIGHLIGHTS

-  Confidential Listing - Contact Agent
-  6,890 SF Operating Restaurant Since 1976
-  1.46 Acres
-  Business & Real Estate are Available or Real Estate can be Purchased Exclusively
-  Fully Built Out Restaurant
-  Great Location with Tremendous Signage & Parking
-  Close Proximity to I-70
-  Traffic Counts:  
11,437 ADT Arlington Road

**Jeffrey J. Smith**

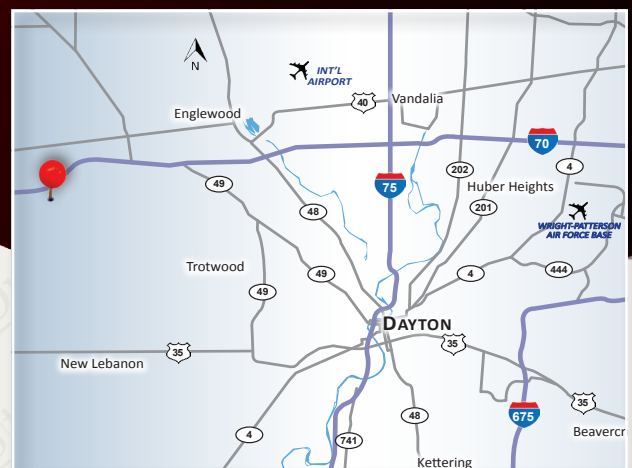
*jeff@onsiteretailgroup.com*  
513.924.5262

**Haleigh D. Jones**

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### DEMOGRAPHICS

Year 2023	One Mile	Three Mile	Five Mile
Estimated Population	4,078	9,212	14,708
Median Income	\$62,366	\$70,530	\$72,322
Average HH Income	\$93,347	\$97,118	\$102,831
Daytime Population	856	2,837	4,230



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**OnSite**  
Retail Group





Available  
1.46 AC

**SITE**

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## Summary Profile

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



Lat/Lon: 39.8433/-84.4253

<b>705 Arlington Rd</b>	<b>1 mi</b>	<b>3 mi</b>	<b>5 mi</b>
<b>Brookville, OH 45309</b>	<b>radius</b>	<b>radius</b>	<b>radius</b>
<b>Population</b>			
2023 Estimated Population	4,078	9,212	14,708
2028 Projected Population	4,121	9,447	15,099
2020 Census Population	4,113	9,111	14,627
2010 Census Population	4,030	8,991	14,551
Projected Annual Growth 2023 to 2028	0.2%	0.5%	0.5%
Historical Annual Growth 2010 to 2023	-	0.2%	-
2023 Median Age	40.7	44.1	44.0
<b>Households</b>			
2023 Estimated Households	1,796	3,915	6,089
2028 Projected Households	1,762	3,889	6,058
2020 Census Households	1,792	3,841	5,996
2010 Census Households	1,716	3,728	5,855
Projected Annual Growth 2023 to 2028	-0.4%	-0.1%	-0.1%
Historical Annual Growth 2010 to 2023	0.4%	0.4%	0.3%
<b>Race and Ethnicity</b>			
2023 Estimated White	94.7%	95.0%	93.2%
2023 Estimated Black or African American	0.9%	1.2%	2.7%
2023 Estimated Asian or Pacific Islander	1.4%	1.2%	1.1%
2023 Estimated American Indian or Native Alaskan	-	-	-
2023 Estimated Other Races	3.0%	2.5%	2.9%
2023 Estimated Hispanic	1.3%	1.1%	1.5%
<b>Income</b>			
2023 Estimated Average Household Income	\$93,347	\$97,118	\$102,831
2023 Estimated Median Household Income	\$62,366	\$70,530	\$72,322
2023 Estimated Per Capita Income	\$41,147	\$41,421	\$42,664
<b>Education (Age 25+)</b>			
2023 Estimated Elementary (Grade Level 0 to 8)	3.3%	2.6%	2.2%
2023 Estimated Some High School (Grade Level 9 to 11)	5.0%	4.1%	3.8%
2023 Estimated High School Graduate	36.3%	35.9%	36.0%
2023 Estimated Some College	21.8%	19.9%	21.1%
2023 Estimated Associates Degree Only	11.6%	11.5%	11.7%
2023 Estimated Bachelors Degree Only	16.6%	18.7%	16.8%
2023 Estimated Graduate Degree	5.4%	7.1%	8.4%
<b>Business</b>			
2023 Estimated Total Businesses	109	236	390
2023 Estimated Total Employees	856	2,837	4,230
2023 Estimated Employee Population per Business	7.8	12.0	10.9
2023 Estimated Residential Population per Business	37.3	39.1	37.7