

FOR SALE OR GROUND LEASE IVY HILLS CENTER

7397 Main Street, Newtown, OH 45244



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**LEE &
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COMMERCIAL REAL ESTATE SERVICES

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IVY HILLS CENTER

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AVAILABLE: 0.5 Acre

GROUND LEASE: \$36,000 / Year

SALE: \$550,000

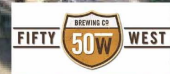
PROPERTY INFORMATION:

- 0.5 acre available
- Traffic light access
- Close proximity to US-50
- Frontage on Main Street

TRAFFIC COUNTS:

- Main Street – 16,647 VPD
- Newtown Road – 16,526 VPD





20,204 VPD



16,526 VPD

horizon
COMMUNITY CHURCH
2,200 visitors weekly

Little Miami Golf Center

RANGE @ USA

NEWTOWN ROAD

ROUND BOTTOM ROAD



WHISPERING WINDS
APARTMENTS
40 Units



MAIN STREET 32

16,647 VPD



SITE

DEMOGRAPHICS

IVY HILLS CENTER

	1 mi radius	3 mi radius	5 mi radius
Population			
2022 Estimated Population	2,810	42,134	147,241
2027 Projected Population	2,867	42,975	148,203
2020 Census Population	2,826	41,990	147,658
2010 Census Population	2,763	40,589	139,374
Projected Annual Growth 2022 to 2027	0.4%	0.4%	0.1%
Historical Annual Growth 2010 to 2022	0.1%	0.3%	0.5%
Households			
2022 Estimated Households	1,142	16,948	63,032
2027 Projected Households	1,155	17,109	62,920
2020 Census Households	1,143	16,804	62,910
2010 Census Households	1,117	16,252	59,098
2022 Est. Average Household Income	\$129,892	\$162,628	\$130,889
2022 Est. Median Household Income	\$92,041	\$102,496	\$92,352
2022 Est. Per Capita Income	\$52,843	\$65,438	\$56,120
Daytime Demographics			
2022 Est. Total Businesses	199	1,217	5,599
2022 Est. Total Employees	3,110	14,344	67,441
Traffic Counts			
Main Street		16,647 VPD	

