

OUTLOTS FOR SALE

US 35 & US 62 Washington Court House, OH 43160

NAIBergman



Retail/Office Lots | 1.05 - 11.654 Acres

- 7 parcels available For Sale or Build to Suit
- 1-11 Acres
- Regional shopping destination
- Ohio's largest outlet center within 10 miles
- Great access to US 35
- US 35 @ Highland Avenue - 18,379 CPD
- Leesburg Avenue @ Dice Drive - 8,607 CPD
- Retailers on site include: Holiday Inn Express, Aldi's, Roosters, LCNB, Home Depot, Aaron Rents, and Dollar Tree
- Neighbors include: Southern State Community College, Fairgrounds, Yusa Manufacturing Plant, Four Seasons of Washington



✉ **Cindy Metz**
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No Warranty Or Representation, Express Or Implied, Is Made As To The Accuracy Of The Information Contained Herein, And The Same Is Submitted Subject To Errors, Omissions, Change Of Price, Rental Or Other Conditions, Prior Sale, Lease Or Financing, Or Withdrawal Without Notice, And Of Any Special Listing Conditions Imposed By Our Principals No Warranties Or Rep-resentations Are Made As To The Condition Of The Property Or Any Hazards Contained Therein Are Any To Be Implied.

📍 **4695 Lake Forest Drive**
Cincinnati, OH 45242
bergmancommercial.com

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7 PARCELS AVAILABLE / ACREAGE:

- * Lot 11 11.65 acres - \$100,000 / acre
- * Lot 12 8.66 acres - \$150,000 / acre
- * Lot 14 1.51 acres - \$250,000 / acre
- * Lot 15 1.47 acres - \$250,000 / acre
- Lot 16 1.90 acres - \$450,000 / acre
- Lot 17 1.40 acres - \$300,000 / acre
- Lot 18 2.14 acres - \$400,000 / acre

NEIGHBORS INCLUDE:

- Southern State Community College
- Fairgrounds
- Yusa Manufacturing Plant
- Four Seasons of Washington

- UTILITIES AT SITE

* LOT SIZE IS FLEXIBLE

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Summary Profile

2010-2020 Census, 2022 Estimates with 2027 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 39.5275/-83.4656

Washington Court House, OH 43160	1 mi radius	3 mi radius	5 mi radius
Population			
2022 Estimated Population	1,572	15,836	18,605
2027 Projected Population	1,545	15,609	18,339
2020 Census Population	1,565	15,808	18,655
2010 Census Population	1,565	15,744	18,590
Projected Annual Growth 2022 to 2027	-0.3%	-0.3%	-0.3%
Historical Annual Growth 2010 to 2022	-	-	-
2022 Median Age	42.5	40.1	40.5
Households			
2022 Estimated Households	682	6,634	7,762
2027 Projected Households	662	6,458	7,559
2020 Census Households	678	6,617	7,778
2010 Census Households	659	6,329	7,462
Projected Annual Growth 2022 to 2027	-0.6%	-0.5%	-0.5%
Historical Annual Growth 2010 to 2022	0.3%	0.4%	0.3%
Income			
2022 Estimated Average Household Income	\$66,438	\$60,491	\$63,248
2022 Estimated Median Household Income	\$56,548	\$49,438	\$50,309
2022 Estimated Per Capita Income	\$29,461	\$25,561	\$26,588
Education (Age 25+)			
2022 Estimated Elementary (Grade Level 0 to 8)	1.4%	3.7%	3.9%
2022 Estimated Some High School (Grade Level 9 to 11)	19.8%	14.7%	14.1%
2022 Estimated High School Graduate	34.6%	43.1%	43.1%
2022 Estimated Some College	16.5%	16.4%	16.5%
2022 Estimated Associates Degree Only	2.2%	6.5%	6.6%
2022 Estimated Bachelors Degree Only	14.2%	10.4%	10.6%
2022 Estimated Graduate Degree	11.4%	5.2%	5.3%
Business			
2022 Estimated Total Businesses	76	501	578
2022 Estimated Total Employees	2,495	6,669	8,039
2022 Estimated Employee Population per Business	32.6	13.3	13.9
2022 Estimated Residential Population per Business	20.6	31.6	32.2

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