

State Route 73 Freestanding Retail Building

950 W Central Ave | Springboro, OH | 45066

Henkle Schueler
COMMERCIAL REAL ESTATE



COUNTY	PROPERTY TYPE	ZONING	SPACE AVAILABLE	PRICE
Warren	Retail	Retail	7,410 SF 1.43 Acres	\$1,200,000

Property & Location Highlights:

- Great visibility and access to I-75 and State Route 73
- Surrounded by new retail and restaurant development in the city of Springboro
- Ample parking on site: 91+ spaces
- Strong demographics

- Site includes a utilities easement
- Ideal for retail or other service business
- Site allows room for expansion or new build
- Numerous retail sites nearby
- About 20 miles from Dayton International Airport

All information furnished is from sources deemed reliable and is subject to errors, omissions and changes prior to sale as withdrawal without notice.

For more information, contact:



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Tom Cloud

Commercial Sales Associate

O: 513.932.6010

C: 513.535.4736

tcloud@hsabh.com

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DEMOGRAPHICS

Radius	1 Mile		5 Mile		10 Mile	
Population						
2029 Projection	2,633		91,899		319,808	
2024 Estimate	2,400		87,267		311,485	
2020 Census	2,182		86,219		312,407	
Growth 2024 - 2029	9.71%		5.31%		2.67%	
Growth 2020 - 2024	9.99%		1.22%		-0.30%	
2024 Population by Hispanic Origin	56		2,335		11,928	
2024 Population	2,400		87,267		311,485	
White	2,163	90.13%	76,046	87.14%	260,213	83.54%
Black	64	2.67%	2,918	3.34%	19,193	6.16%
Am. Indian & Alaskan	4	0.17%	103	0.12%	226	0.07%
Asian	37	1.54%	3,110	3.56%	8,835	2.84%
Hawaiian & Pacific Island	0	0.00%	4	0.00%	85	0.03%
Other	131	5.46%	5,086	5.83%	22,932	7.36%
U.S. Armed Forces	4		179		572	
Households						
2029 Projection	1,066		36,009		129,501	
2024 Estimate	971		34,271		126,406	
2020 Census	877		33,932		126,913	
Growth 2024 - 2029	9.78%		5.07%		2.45%	
Growth 2020 - 2024	10.72%		1.00%		-0.40%	
Owner Occupied	627	64.57%	25,190	73.50%	83,400	65.98%
Renter Occupied	344	35.43%	9,080	26.49%	43,006	34.02%
2024 Households by HH Income	970		34,270		126,405	
Income: <\$25,000	130	13.40%	3,184	9.29%	16,961	13.42%
Income: \$25,000 - \$50,000	226	23.30%	5,490	16.02%	25,401	20.09%
Income: \$50,000 - \$75,000	163	16.80%	5,349	15.61%	21,856	17.29%
Income: \$75,000 - \$100,000	138	14.23%	5,322	15.53%	17,851	14.12%
Income: \$100,000 - \$125,000	110	11.34%	4,519	13.19%	13,157	10.41%
Income: \$125,000 - \$150,000	125	12.89%	3,248	9.48%	9,261	7.33%
Income: \$150,000 - \$200,000	57	5.88%	3,214	9.38%	10,664	8.44%
Income: \$200,000+	21	2.16%	3,944	11.51%	11,254	8.90%
2024 Avg Household Income	\$81,513		\$110,624		\$96,707	
2024 Med Household Income	\$70,446		\$89,618		\$73,800	

Business Employment by Type	# of Businesses	# Employees	#Emp/Bus
Total Businesses	473	6,086	13
Retail & Wholesale Trade	77	1,111	14
Hospitality & Food Service	35	842	24
Real Estate, Renting, Leasing	19	113	6
Finance & Insurance	35	140	4
Information	5	356	71
Scientific & Technology Services	47	308	7
Management of Companies	0	0	0
Health Care & Social Assistance	94	314	3
Educational Services	9	131	15
Public Administration & Sales	2	8	4
Arts, Entertainment, Recreation	6	148	25
Utilities & Waste Management	17	333	20
Construction	28	259	9
Manufacturing	37	1,760	48
Agriculture, Mining, Fishing	2	7	4
Other Services	60	256	4

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