

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

For more information, contact:



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

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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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