

# North Main Corner Parcel

N Main Street & Hacker Road | Clayton, OH | 45415



COUNTY	PROPERTY TYPE	ZONING	SPACE AVAILABLE	PRICE
Montgomery	Land	Commercial	2.03 Acres	Call for Details

### Property & Location Highlights:

- Scraped site ready for development
- Development opportunity
- South of the I-70 interchange with over 26,000 VPD

- Located in Clayton's Main Street Overlay District
- Nearby Premier Health's Miami Valley Hospital

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:



**Henkle Schueler** Est. 1935  
CORFAC INTERNATIONAL

**Mark Langdon**

Commercial Sales Agent

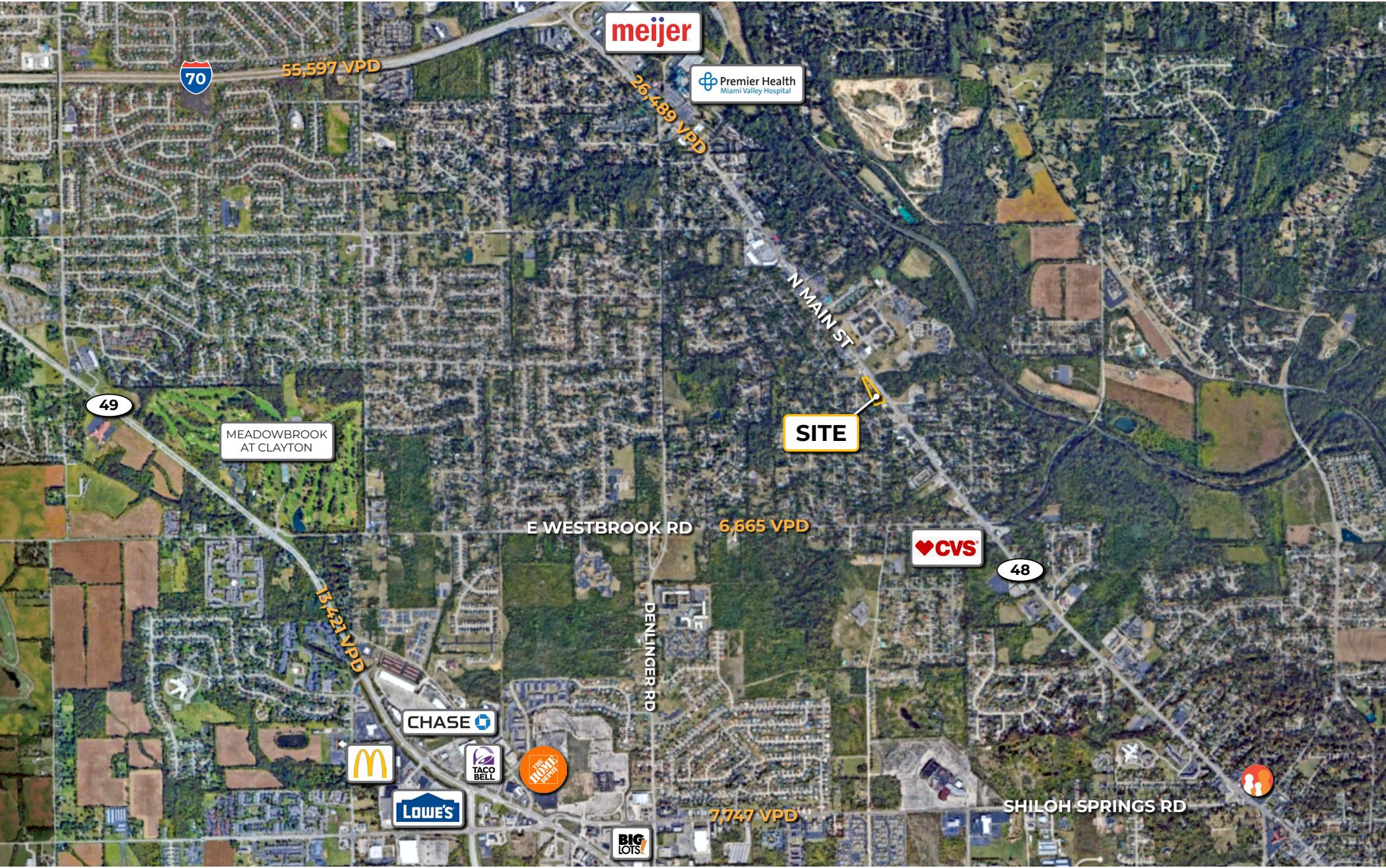
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Radius	1 Mile		3 Mile		5 Mile	
<b>Population</b>						
2027 Projection	4,758		45,406		118,711	
2022 Estimate	4,746		45,381		118,382	
2010 Census	4,694		45,357		116,970	
Growth 2022 - 2027	0.25%		0.06%		0.28%	
Growth 2010 - 2022	1.11%		0.05%		1.21%	
<b>2022 Population by Hispanic Origin</b>	146		862		2,515	
<b>2022 Population</b>	4,746		45,381		118,382	
White	3,206	67.55%	24,824	54.70%	60,640	51.22%
Black	1,264	26.63%	18,404	40.55%	52,284	44.17%
Am. Indian & Alaskan	16	0.34%	101	0.22%	269	0.23%
Asian	96	2.02%	652	1.44%	1,397	1.18%
Hawaiian & Pacific Island	0	0.00%	29	0.06%	72	0.06%
Other	164	3.46%	1,371	3.02%	3,719	3.14%
U.S. Armed Forces	2		24		56	
<b>Households</b>						
2027 Projection	1,984		19,204		50,222	
2022 Estimate	1,981		19,190		50,060	
2010 Census	1,974		19,198		49,437	
Growth 2022 - 2027	0.15%		0.07%		0.32%	
Growth 2010 - 2022	0.35%		-0.04%		1.26%	
Owner Occupied	1,363	68.80%	12,826	66.84%	30,681	61.29%
Renter Occupied	618	31.20%	6,364	33.16%	19,379	38.71%
<b>2022 Households by HH Income</b>						
Income: <\$25,000	310	15.64%	4,000	20.84%	13,116	26.20%
Income: \$25,000 - \$50,000	334	16.85%	4,515	23.53%	12,921	25.81%
Income: \$50,000 - \$75,000	437	22.05%	3,668	19.11%	9,052	18.08%
Income: \$75,000 - \$100,000	369	18.62%	2,580	13.44%	5,910	11.81%
Income: \$100,000 - \$125,000	229	11.55%	1,709	8.91%	3,636	7.26%
Income: \$125,000 - \$150,000	113	5.70%	1,080	5.63%	2,358	4.71%
Income: \$150,000 - \$200,000	131	6.61%	1,036	5.40%	1,970	3.94%
Income: \$200,000+	59	2.98%	602	3.14%	1,099	2.20%
<b>2022 Avg Household Income</b>	\$80,552		\$72,371		\$62,970	
<b>2022 Med Household Income</b>	\$69,999		\$57,877		\$47,254	

Business Employment by Type	# of Businesses	# Employees	#Emp/Bus
<b>Total Businesses</b>	<b>241</b>	<b>1,971</b>	<b>8</b>
Retail & Wholesale Trade	23	106	5
Hospitality & Food Service	12	97	8
Real Estate, Renting, Leasing	7	53	8
Finance & Insurance	17	60	4
Information	0	0	0
Scientific & Technology Services	15	70	5
Management of Companies	0	0	0
Health Care & Social Assistance	108	743	7
Educational Services	4	142	36
Public Administration & Sales	2	347	174
Arts, Entertainment, Recreation	1	7	7
Utilities & Waste Management	7	49	7
Construction	13	73	6
Manufacturing	3	19	6
Agriculture, Mining, Fishing	0	0	0
Other Services	29	205	7

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