

**FOR LEASE | RENOVATIONS UNDERWAY**



## **MORROW PLAZA**

535 W Pike St, Morrow, OH 45152

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**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

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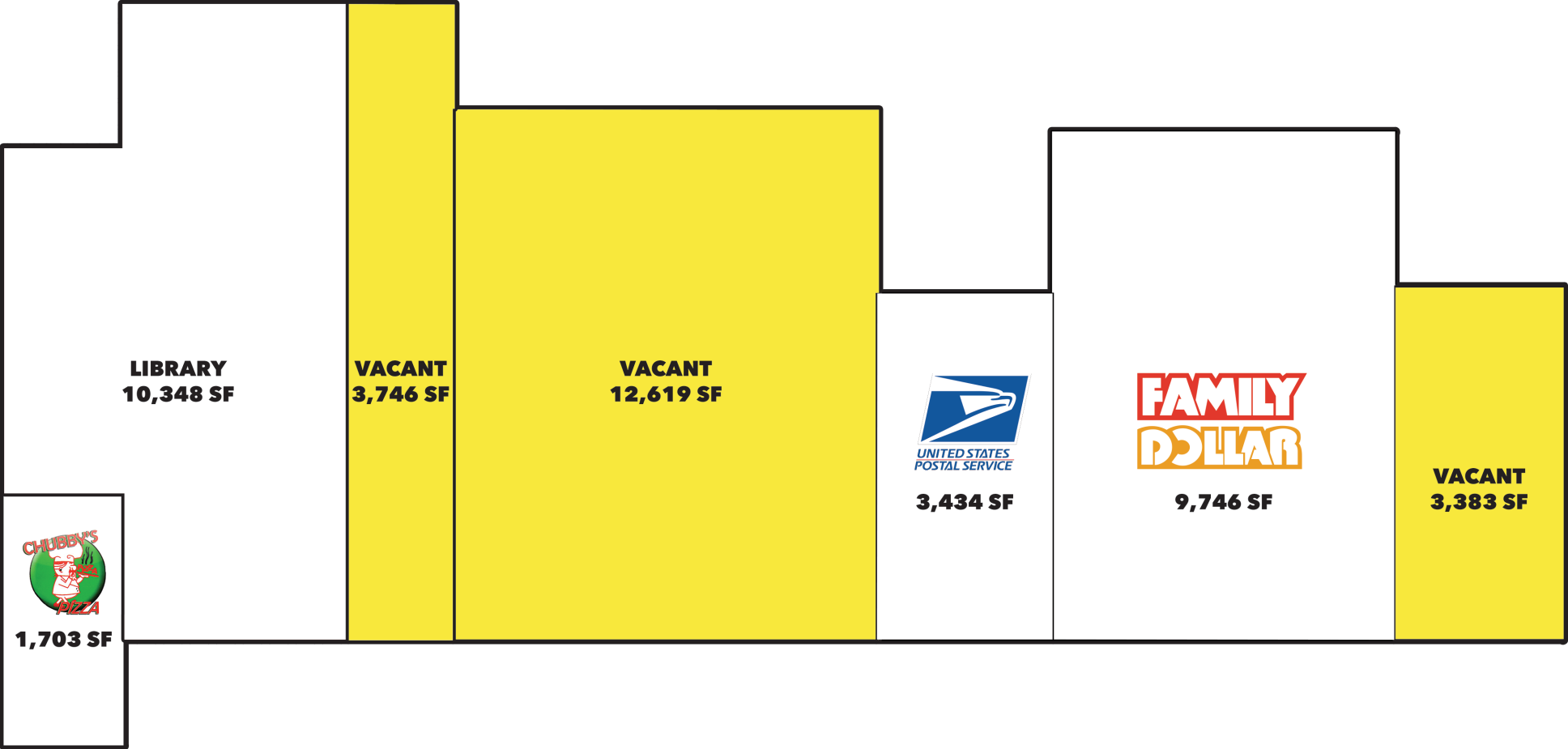
## MORROW PLAZA

### ABOUT THE PROPERTY

- 48,000 SF Center along major roadway (SR22/3)
- Planned total renovation (Façade, roof, parking lot, etc.)
- Good existing tenants (US Post Office and Family Dollar)
- Growing residential area with great household incomes
- 3,200 – 27,000 SF of available space
- Planned new public library next door 2027



# SITE PLAN





# SITE AERIAL

Peoplesfirst  
Savings Bank



 **123.4K Visits**  
**Placer.ai** Ranked 93/353 in Ohio  
*People travel from Loveland,  
Blanchester, Clarksville and Lebanon*

**PLANNED LIBRARY**  
Coming 2027



**535 W PIKE STREET  
MORROW, OH 45152**

W Pike Street

97183/1231 VPD



# DEMOGRAPHICS



	1 MI RADIUS	3 MI RADIUS	5 MI RADIUS
<b>POPULATION</b>			
2025 Estimated Population	2,078	11,057	39,739
2030 Projected Population	2,266	11,955	41,792
2020 Census Population	1,691	9,400	35,183
2010 Census Population	1,508	7,710	28,247
Projected Annual Growth 2025 to 2030	1.8%	1.6%	1.0%
Historical Annual Growth 2010 to 2025	2.5%	2.9%	2.7%
<b>HOUSEHOLDS</b>			
2025 Estimated Households	785	3,996	14,548
2030 Projected Households	874	4,436	15,729
2020 Census Households	644	3,406	12,950
2010 Census Households	578	2,828	10,340
Projected Annual Growth 2025 to 2030	2.3%	2.2%	1.6%
Historical Annual Growth 2010 to 2025	2.4%	2.8%	2.7%
<b>AGE</b>			
2025 Est. Population Under 10 Years	12.3%	13.3%	13.4%
2025 Est. Population 10 to 19 Years	13.2%	14.0%	13.8%
2025 Est. Population 20 to 29 Years	11.2%	9.9%	10.3%
2025 Est. Population 30 to 44 Years	20.3%	21.1%	21.2%
2025 Est. Population 45 to 59 Years	18.7%	19.3%	19.1%
2025 Est. Population 60 to 74 Years	17.8%	16.9%	16.7%
2025 Est. Population 75 Years or Over	6.6%	5.6%	5.6%
2025 Est. Median Age	39.5	38.6	38.4
<b>MARITAL STATUS &amp; GENDER</b>			
2025 Est. Male Population	50.4%	50.3%	50.0%
2025 Est. Female Population	49.6%	49.7%	50.0%
2025 Est. Never Married	22.9%	23.0%	24.7%
2025 Est. Now Married	45.7%	53.0%	56.1%
2025 Est. Separated or Divorced	23.2%	18.3%	15.3%
2025 Est. Widowed	8.1%	5.7%	3.9%
<b>INCOME</b>			
2025 Est. HH Income \$200,000 or More	8.9%	14.2%	22.4%
2025 Est. HH Income \$150,000 to \$199,999	8.2%	10.6%	11.6%
2025 Est. HH Income \$100,000 to \$149,999	33.7%	32.4%	25.4%
2025 Est. HH Income \$75,000 to \$99,999	15.9%	17.2%	13.0%
2025 Est. HH Income \$50,000 to \$74,999	13.4%	12.7%	12.8%
2025 Est. HH Income \$35,000 to \$49,999	5.9%	5.7%	5.8%
2025 Est. HH Income \$25,000 to \$34,999	3.1%	1.9%	2.5%
2025 Est. HH Income \$15,000 to \$24,999	3.0%	1.9%	2.4%
2025 Est. HH Income Under \$15,000	7.9%	3.5%	4.1%
2025 Est. Average Household Income	\$127,262	\$154,647	\$162,952
2025 Est. Median Household Income	\$96,913	\$109,886	\$116,788
2025 Est. Per Capita Income	\$48,099	\$55,920	\$59,676
2025 Est. Total Businesses	79	214	736
2025 Est. Total Employees	566	1,457	6,233