








AVAILABLE

.75 AC Outlot at US-42 & I-275



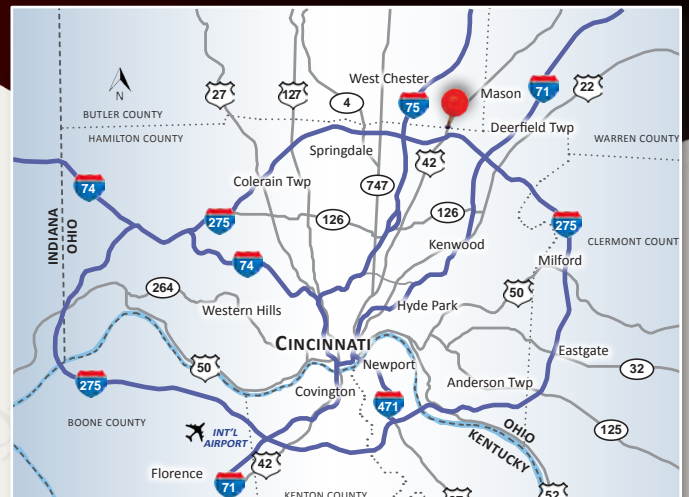
11957 U.S. 42, Sharonville, OH 45241

PROPERTY HIGHLIGHTS

-  .75 AC Outlot at Signalized Intersection
-  Convenient Location Immediately off Highway I-275
-  Site Offers Easy Access to a Huge Population Base Near the Junction of I-275 & U.S. 42
-  New, Fully-Leased Outlot Drawing Increased Traffic
-  Anchored by Gabriel Brothers & The Tile Shop
-  Near Restaurants, Hotels, Shopping & Other Amenities
-  Traffic Counts: 30,577 ADT Lebanon Road

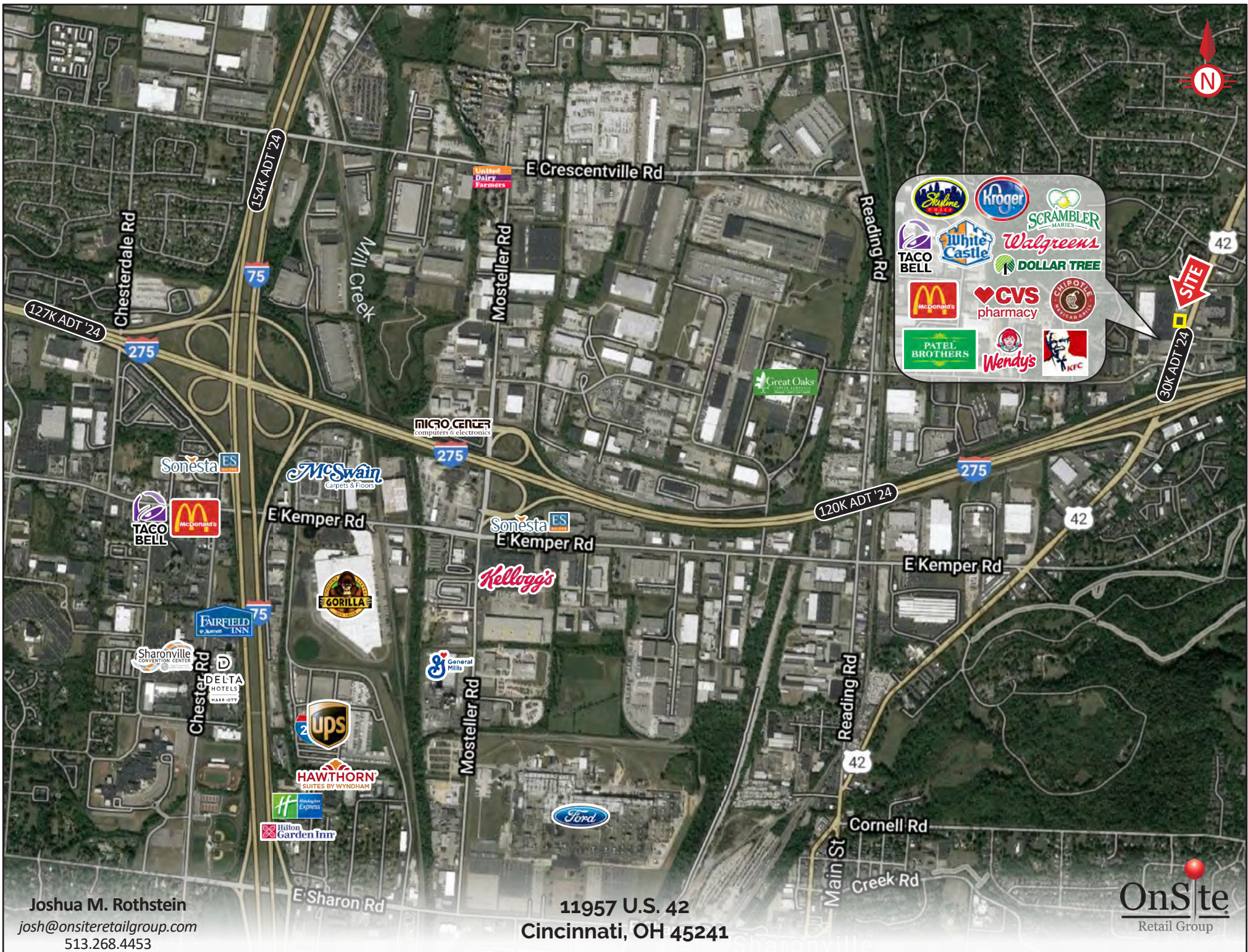
DEMOGRAPHICS

<u>Year 2024</u>	<u>One Mile</u>	<u>Three Mile</u>	<u>Five Mile</u>
Estimated Population	4,692	36,182	139,021
Median Income	\$89,576	\$99,594	\$102,678
Average HH Income	\$110,306	\$133,225	\$140,184
Daytime Population	8,210	63,535	170,644



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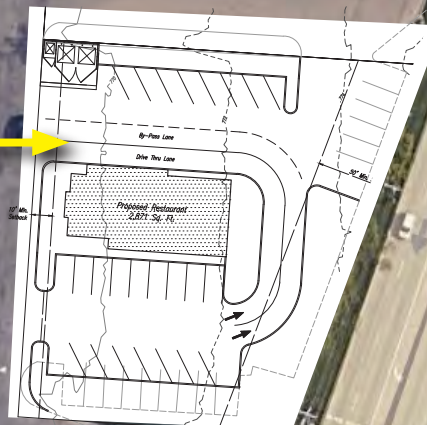
Gabe's
unbelievable!

DUNKIN'

Kroger
FUEL
Center

DOLLAR TREE

Available
.75 AC



PATEL BROTHERS

The Tile Shop

30,577 ADT '24

42

42

KFC

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OnSite
Retail Group

Summary Profile

2010-2020 Census, 2024 Estimates with 2029 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 39.2915/-84.3961

11957 Lebanon Rd Sharonville, OH 45241	1 mi radius	3 mi radius	5 mi radius
Population			
2024 Estimated Population	4,692	36,182	139,021
2029 Projected Population	4,448	36,094	140,472
2020 Census Population	4,639	36,910	139,604
2010 Census Population	4,405	35,084	132,167
Projected Annual Growth 2024 to 2029	-1.0%	-	0.2%
Historical Annual Growth 2010 to 2024	0.5%	0.2%	0.4%
2024 Median Age	40.3	41.7	39.6
Households			
2024 Estimated Households	1,966	14,645	56,126
2029 Projected Households	1,856	14,639	56,901
2020 Census Households	1,924	14,742	54,966
2010 Census Households	1,888	14,175	51,912
Projected Annual Growth 2024 to 2029	-1.1%	-	0.3%
Historical Annual Growth 2010 to 2024	0.3%	0.2%	0.6%
Race and Ethnicity			
2024 Estimated White	68.1%	75.1%	69.7%
2024 Estimated Black or African American	11.9%	9.6%	12.9%
2024 Estimated Asian or Pacific Islander	11.2%	7.1%	10.4%
2024 Estimated American Indian or Native Alaskan	0.4%	0.3%	0.3%
2024 Estimated Other Races	8.5%	7.8%	6.8%
2024 Estimated Hispanic	7.7%	7.1%	6.1%
Income			
2024 Estimated Average Household Income	\$110,306	\$133,225	\$140,184
2024 Estimated Median Household Income	\$89,676	\$99,594	\$102,678
2024 Estimated Per Capita Income	\$46,507	\$54,043	\$56,690
Education (Age 25+)			
2024 Estimated Elementary (Grade Level 0 to 8)	3.1%	3.2%	2.9%
2024 Estimated Some High School (Grade Level 9 to 11)	3.7%	3.7%	3.5%
2024 Estimated High School Graduate	21.4%	26.1%	23.5%
2024 Estimated Some College	19.2%	15.6%	16.0%
2024 Estimated Associates Degree Only	6.6%	7.7%	6.7%
2024 Estimated Bachelors Degree Only	28.0%	25.3%	27.5%
2024 Estimated Graduate Degree	17.9%	18.4%	20.0%
Business			
2024 Estimated Total Businesses	372	3,736	10,426
2024 Estimated Total Employees	8,210	63,535	170,644
2024 Estimated Employee Population per Business	22.1	17.0	16.4
2024 Estimated Residential Population per Business	12.6	9.7	13.3

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