

**LAND FOR SALE**

**3.45 ACRES**

**Wolfpen Pleasant Hill Road, Milford, OH 45150**



Chris Nachtrab  
cnachtrab@lee-associates.com  
D 513.588.1841

TC Bartoszek  
tc@lee-associates.com  
D 513.588.1840

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.





## LAND FOR SALE

# WOLFPEN PLEASANT HILL ROAD

Milford, OH 45150

**AVAILABLE:** 3.45 Acres

**PRICING:** \$425,000

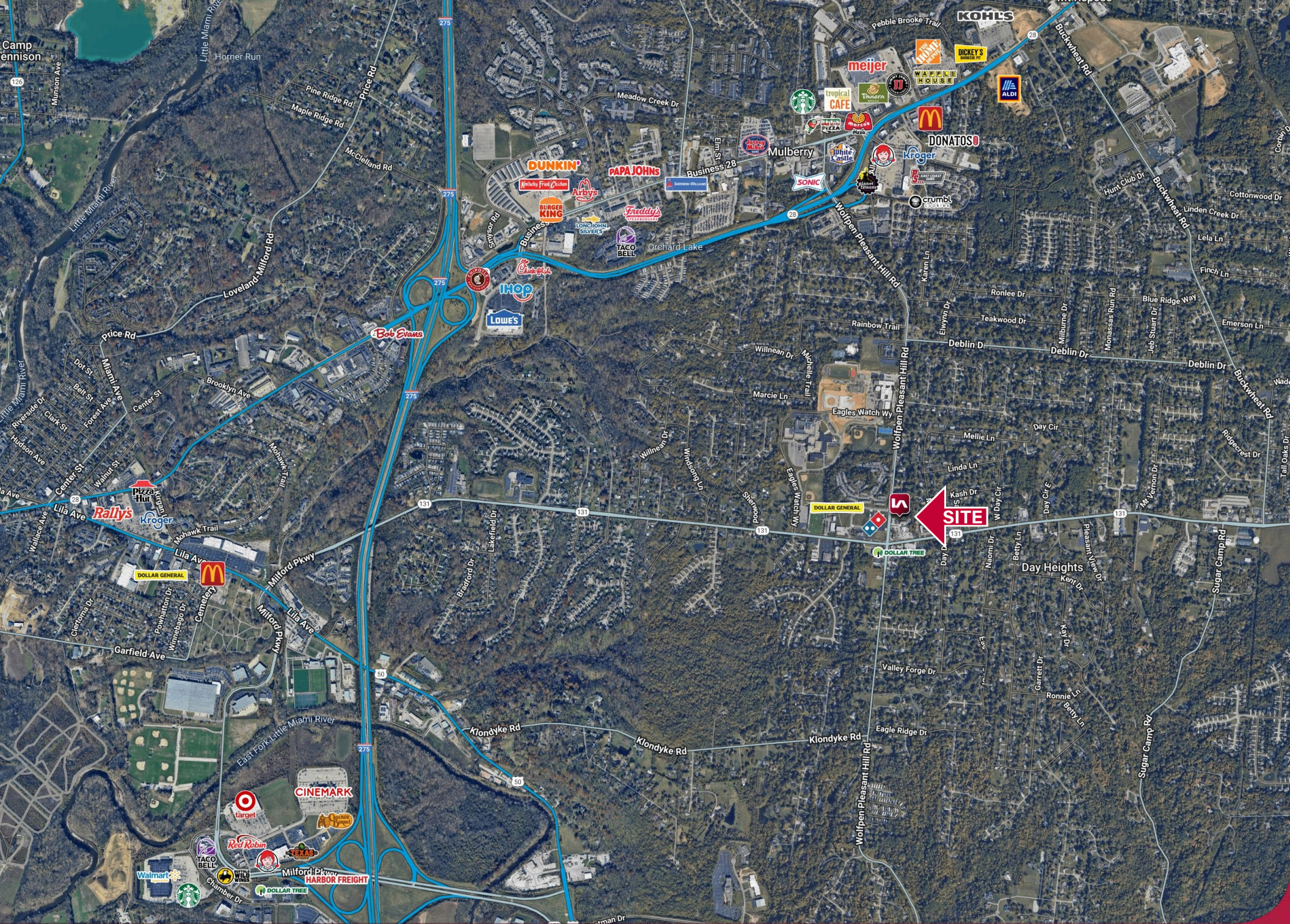
- 440' Frontage on Wolfpen Pleasant
- Currently zoned R-1
- Near Milford High School/Junior High (over 2,900 students)
- Possible zone change to commercial
- Close to CVS, Family Dollar and UDF
- Surrounded by rooftops

### TRAFFIC COUNTS:

- Wolfpen Pleasant Hill Road – 18,439 VPD
- SR 131 – 14,628 VPD

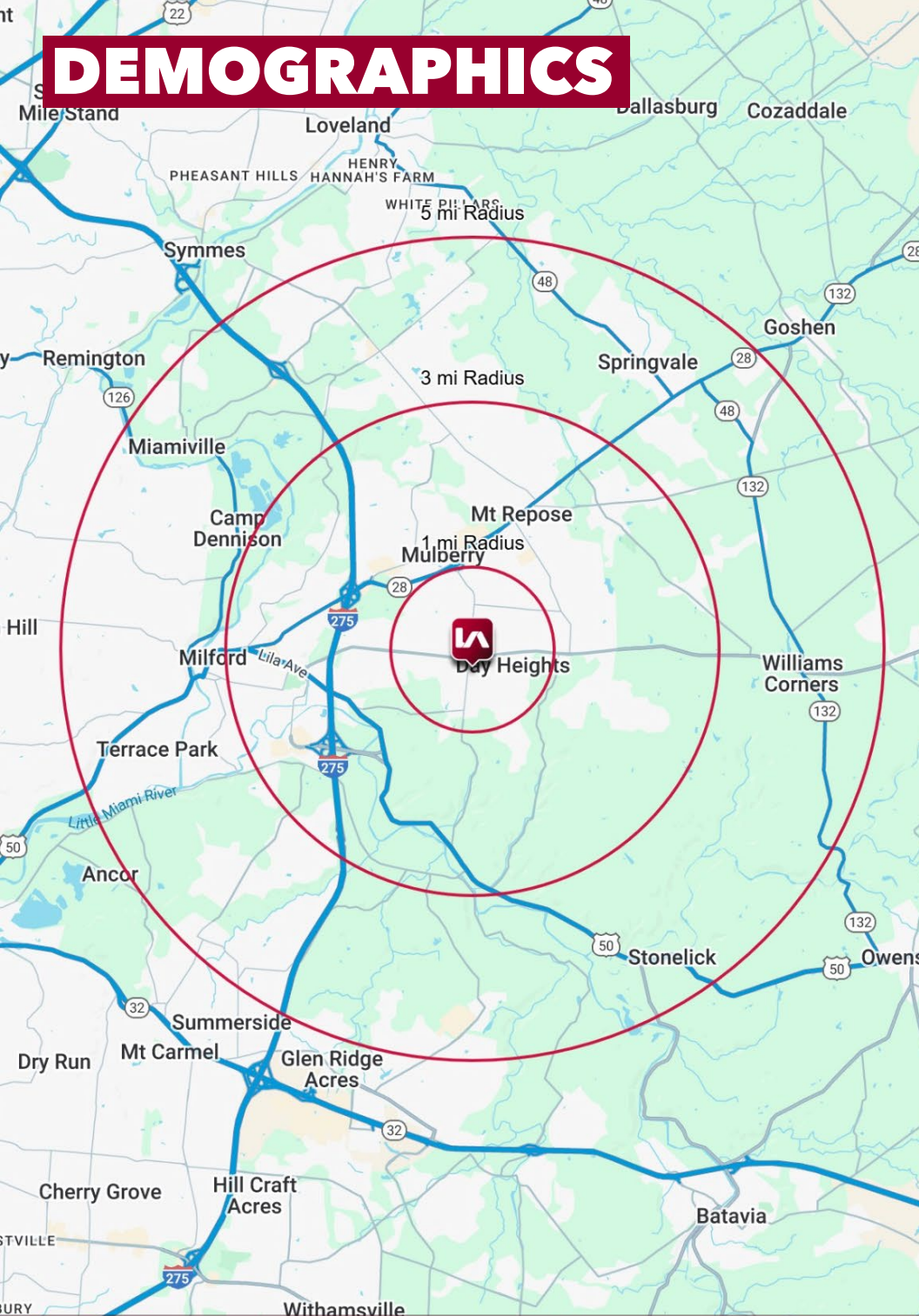
**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES







# DEMOGRAPHICS



	1 MI RADIUS	3 MI RADIUS	5 MI RADIUS
<b>POPULATION</b>			
2025 Estimated Population	5,771	37,512	73,067
2030 Projected Population	5,844	38,206	74,312
2020 Census Population	5,475	36,712	71,794
2010 Census Population	5,378	34,782	68,753
Projected Annual Growth 2025 to 2030	0.3%	0.4%	0.3%
Historical Annual Growth 2010 to 2025	0.5%	0.5%	0.4%
<b>HOUSEHOLDS</b>			
2025 Estimated Households	2,198	15,037	28,313
2030 Projected Households	2,263	15,564	29,250
2020 Census Households	2,104	14,552	27,415
2010 Census Households	2,019	13,281	25,379
Projected Annual Growth 2025 to 2030	0.6%	0.7%	0.7%
Historical Annual Growth 2010 to 2025	0.6%	0.9%	0.8%
<b>AGE</b>			
2025 Est. Population Under 10 Years	11.1%	11.4%	11.6%
2025 Est. Population 10 to 19 Years	13.5%	13.3%	13.5%
2025 Est. Population 20 to 29 Years	9.3%	10.5%	9.9%
2025 Est. Population 30 to 44 Years	18.7%	19.7%	19.6%
2025 Est. Population 45 to 59 Years	18.3%	18.9%	19.3%
2025 Est. Population 60 to 74 Years	19.5%	17.9%	17.9%
2025 Est. Population 75 Years or Over	9.7%	8.3%	8.0%
2025 Est. Median Age	42.2	41.1	41.3
<b>MARITAL STATUS &amp; GENDER</b>			
2025 Est. Male Population	49.7%	49.7%	50.1%
2025 Est. Female Population	50.3%	50.3%	49.9%
2025 Est. Never Married	24.3%	26.9%	24.5%
2025 Est. Now Married	51.1%	50.4%	54.5%
2025 Est. Separated or Divorced	15.0%	16.3%	14.6%
2025 Est. Widowed	9.7%	6.4%	6.4%
<b>INCOME</b>			
2025 Est. HH Income \$200,000 or More	14.5%	16.8%	19.4%
2025 Est. HH Income \$150,000 to \$199,999	12.4%	11.0%	12.7%
2025 Est. HH Income \$100,000 to \$149,999	19.6%	20.4%	19.8%
2025 Est. HH Income \$75,000 to \$99,999	9.3%	12.2%	12.2%
2025 Est. HH Income \$50,000 to \$74,999	21.3%	15.2%	14.2%
2025 Est. HH Income \$35,000 to \$49,999	11.2%	8.4%	7.6%
2025 Est. HH Income \$25,000 to \$34,999	6.2%	6.2%	5.3%
2025 Est. HH Income \$15,000 to \$24,999	3.1%	5.0%	4.4%
2025 Est. HH Income Under \$15,000	2.4%	4.8%	4.5%
2025 Est. Average Household Income	\$120,108	\$126,806	\$142,179
2025 Est. Median Household Income	\$90,244	\$99,843	\$111,471
2025 Est. Per Capita Income	\$45,815	\$50,919	\$55,190
2025 Est. Total Businesses	121	1,228	2,033
2025 Est. Total Employees	1,230	16,224	22,859