

FOR SALE/GROUNDLEASE

1.26 AC Outlot Along SR-48



6734 OH-48, Maineville, OH 45039

PROPERTY HIGHLIGHTS

- Corner Site Just 0.4 Miles South of Brand New Kroger Marketplace
- In the Heart of S. Lebanon/Maineville's Booming Trade Area
- Very Tight Market with Limited Opportunity
- Top 5 Area for New Home Building Starts
- Several New Commercial Developments Underway Nearby
- Staggering High Household Incomes
- Traffic count: 13,203 ADT OH-48

DEMOGRAPHICS

Year 2022	One Mile	Three Mile	Five Mile
Estimated Population	6,358	34,224	76,627
Median Income	\$116,712	\$106,074	\$104,262
Average HH Income	\$122,994	\$117,001	\$123,590
Daytime Population	894	5,561	25,337



Joshua M. Rothstein
josh@onsiteretailgroup.com
513.268.4453

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OnSite
 Retail Group



Kroger

Huntington

AAA

Peoples

48

Shooters

Kroger

Proposed Relocation

DUNKIN'
Jenny Holm
Auto Zone
CARRIAGE HOUSE
PENN STATION
EAST COAST SUBS
PIZZA
PAPA JOHN'S
Wendy's
TACO BELL



Towne Center Blvd

PNC

Kids R Kids

Tire Discounters

Walgreens

22,391 ADT '22

16,111 ADT '22

Gold Star Chili

20

SERVATH

Marco's Pizza

16,079 ADT '22

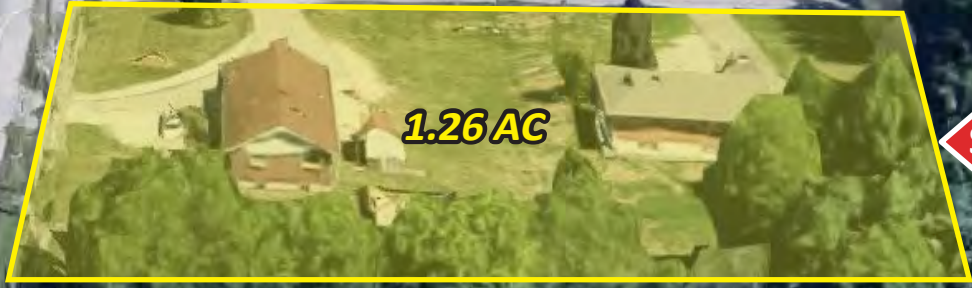
20

United Dairy Farmers

CVS

13,203 ADT '22

Nunner Rd



1.26 AC

← SITE

48

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Summary Profile

2010-2020 Census, 2022 Estimates with 2027 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 39.3369/-84.2192

6734 OH-48	1 mi radius	3 mi radius	5 mi radius
Maineville, OH 45039			
Population			
2022 Estimated Population	6,358	34,244	76,627
2027 Projected Population	7,142	37,542	82,900
2020 Census Population	6,053	33,051	73,408
2010 Census Population	4,818	26,203	60,995
Projected Annual Growth 2022 to 2027	2.5%	1.9%	1.6%
Historical Annual Growth 2010 to 2022	2.7%	2.6%	2.1%
2022 Median Age	37.1	36.8	38.4
Households			
2022 Estimated Households	2,413	12,807	29,604
2027 Projected Households	2,783	14,408	32,749
2020 Census Households	2,267	12,219	28,163
2010 Census Households	1,802	9,572	23,272
Projected Annual Growth 2022 to 2027	3.1%	2.5%	2.1%
Historical Annual Growth 2010 to 2022	2.8%	2.8%	2.3%
Race and Ethnicity			
2022 Estimated White	89.2%	89.5%	84.4%
2022 Estimated Black or African American	2.9%	2.7%	3.2%
2022 Estimated Asian or Pacific Islander	3.4%	3.3%	7.6%
2022 Estimated American Indian or Native Alaskan	-	-	-
2022 Estimated Other Races	4.4%	4.4%	4.7%
2022 Estimated Hispanic	3.2%	3.2%	3.6%
Income			
2022 Estimated Average Household Income	\$122,994	\$117,001	\$123,590
2022 Estimated Median Household Income	\$116,712	\$106,074	\$104,262
2022 Estimated Per Capita Income	\$46,686	\$43,788	\$47,777
Education (Age 25+)			
2022 Estimated Elementary (Grade Level 0 to 8)	2.6%	1.7%	1.2%
2022 Estimated Some High School (Grade Level 9 to 11)	1.5%	2.6%	2.3%
2022 Estimated High School Graduate	20.6%	24.3%	21.4%
2022 Estimated Some College	13.5%	14.1%	14.7%
2022 Estimated Associates Degree Only	9.0%	8.4%	8.3%
2022 Estimated Bachelors Degree Only	35.8%	32.8%	32.9%
2022 Estimated Graduate Degree	16.9%	16.1%	19.2%
Business			
2022 Estimated Total Businesses	133	531	1,622
2022 Estimated Total Employees	894	5,561	25,337
2022 Estimated Employee Population per Business	6.7	10.5	15.6
2022 Estimated Residential Population per Business	47.6	64.5	47.2