

GROUND LEASE OR BTS STEPHENS RD & 48

Maineville, Ohio 45039

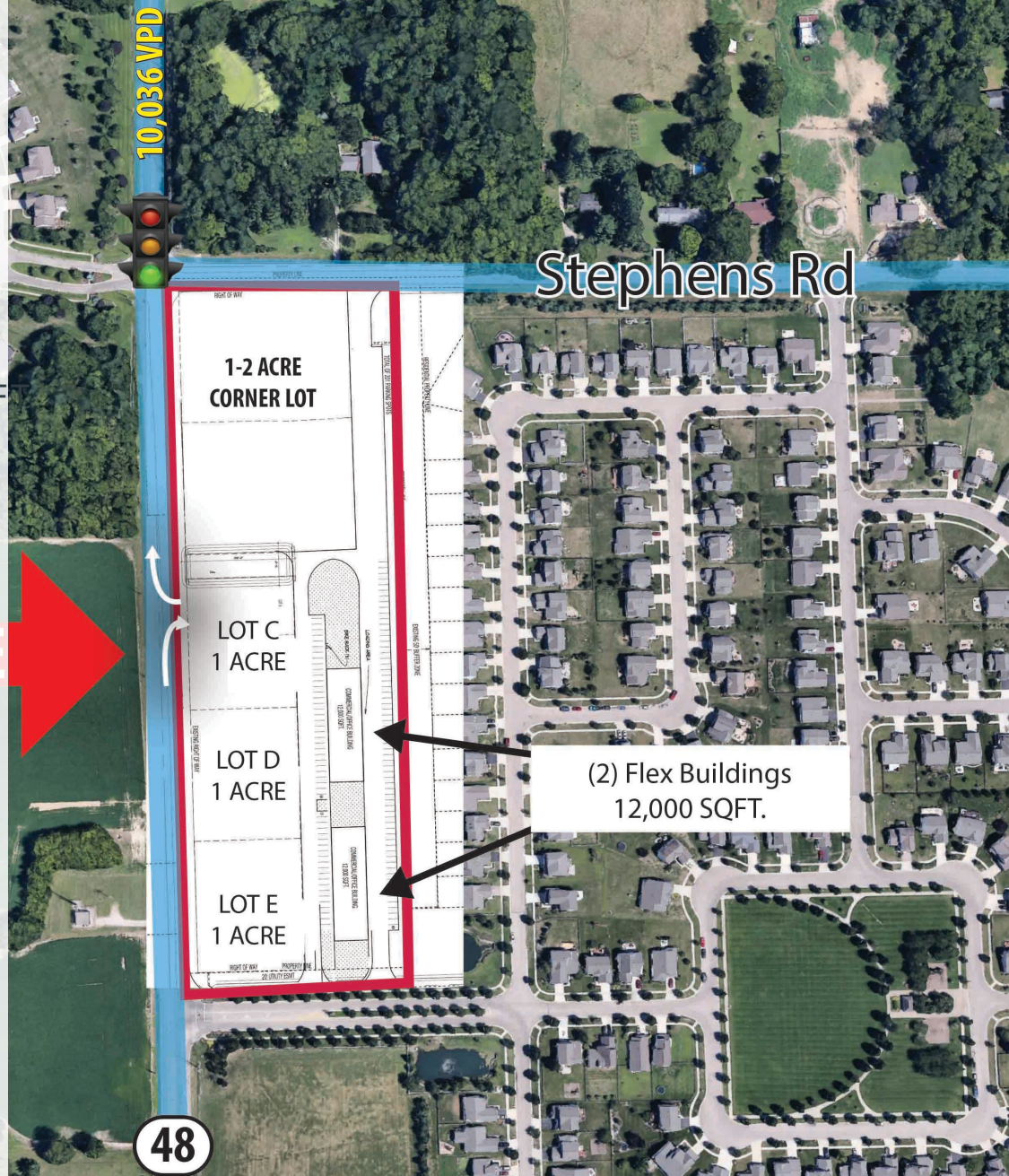
FOR LEASE: 1-2 Acre Corner Lot /
Up to Four 1 Acre Lots /
Two Flex Buildings 12,000 SQF

PRICING: \$150,000 Per Acre GL /
Flex Pricing TBD

PROPERTY INFORMATION:

- 1-2 Acre Corner Lot
- Up to Four 1 Acre Lots
- (2) Flex Buildings 12,000 SQFT
- Ground Lease or BTS
- Estimates Population (2021 - 5 Mile Radius) 78,934
- Total Businesses (2021 - 5 Mile Radius) 1,777
- Daytime Population (2021 - 5 Mile Radius) 27,319

SITE



TC Bartoszek
tc@lee-associates.com
D 513.588.1840

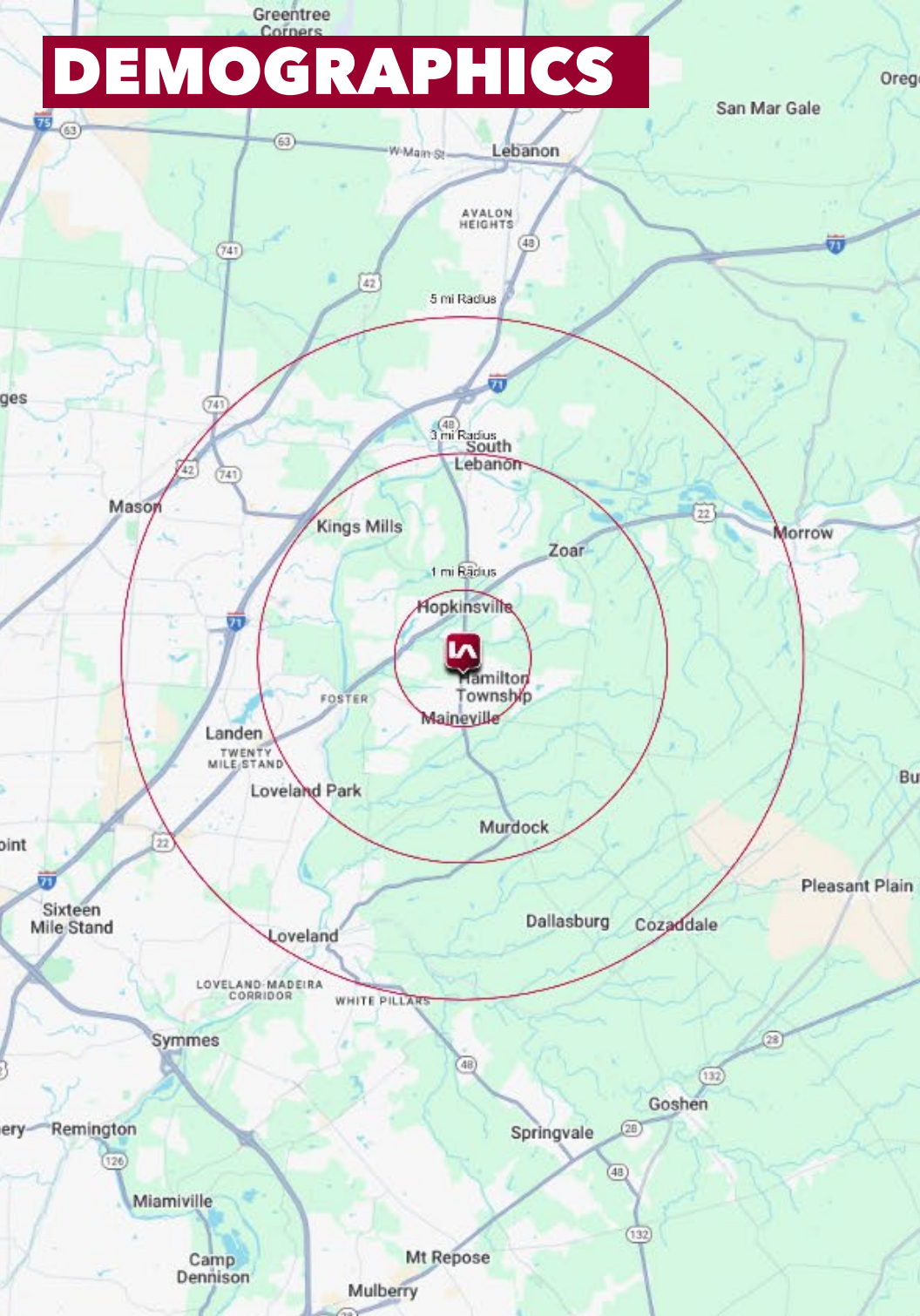
Molly Hoffman
mhoffman@lee-associates.com
D 513.588.1843

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.



DEMOGRAPHICS



	1 MI RADIUS	3 MI RADIUS	5 MI RADIUS
POPULATION			
2024 Estimated Population	7,437	34,573	83,152
2029 Projected Population	8,171	37,689	88,648
2020 Census Population	7,002	31,436	78,512
2010 Census Population	5,320	25,243	65,786
Projected Annual Growth 2024 to 2029	2.0%	1.8%	1.3%
Historical Annual Growth 2010 to 2024	2.8%	2.6%	1.9%
HOUSEHOLDS			
2024 Estimated Households	2,802	12,771	32,414
2029 Projected Households	3,116	14,084	34,848
2020 Census Households	2,647	11,583	30,275
2010 Census Households	1,988	9,206	25,213
Projected Annual Growth 2024 to 2029	2.2%	2.1%	1.5%
Historical Annual Growth 2010 to 2024	2.9%	2.8%	2.0%
AGE			
2024 Est. Population Under 10 Years	13.6%	13.4%	12.6%
2024 Est. Population 10 to 19 Years	13.0%	14.2%	13.6%
2024 Est. Population 20 to 29 Years	8.4%	9.1%	10.3%
2024 Est. Population 30 to 44 Years	21.3%	21.4%	21.7%
2024 Est. Population 45 to 59 Years	18.5%	19.3%	19.3%
2024 Est. Population 60 to 74 Years	18.4%	16.9%	16.3%
2024 Est. Population 75 Years or Over	6.7%	5.7%	6.2%
2024 Est. Median Age	39.9	38.9	38.9
MARITAL STATUS & GENDER			
2024 Est. Male Population	49.7%	49.6%	49.3%
2024 Est. Female Population	50.3%	50.4%	50.7%
2024 Est. Never Married	20.9%	21.3%	23.8%
2024 Est. Now Married	61.5%	61.3%	57.6%
2024 Est. Separated or Divorced	14.3%	13.9%	14.5%
2024 Est. Widowed	3.3%	3.4%	4.1%
INCOME			
2024 Est. HH Income \$200,000 or More	17.5%	19.7%	18.9%
2024 Est. HH Income \$150,000 to \$199,999	14.4%	14.1%	13.0%
2024 Est. HH Income \$100,000 to \$149,999	28.8%	24.7%	22.7%
2024 Est. HH Income \$75,000 to \$99,999	14.0%	13.2%	14.1%
2024 Est. HH Income \$50,000 to \$74,999	14.2%	16.1%	15.5%
2024 Est. HH Income \$35,000 to \$49,999	6.5%	6.9%	6.8%
2024 Est. HH Income \$25,000 to \$34,999	1.4%	1.7%	2.9%
2024 Est. HH Income \$15,000 to \$24,999	1.3%	1.8%	2.9%
2024 Est. HH Income Under \$15,000	1.9%	1.8%	3.2%
2024 Est. Average Household Income	\$153,531	\$152,554	\$152,815
2024 Est. Median Household Income	\$118,765	\$118,027	\$112,085
2024 Est. Per Capita Income	\$57,873	\$56,381	\$59,601
2024 Est. Total Businesses	106	477	1,907
2024 Est. Total Employees	598	3,397	27,855