

# HIGHWAY LAND AVAILABLE PARAGON ROAD

Washington Township, OH 45459



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## PROPERTY HIGHLIGHTS

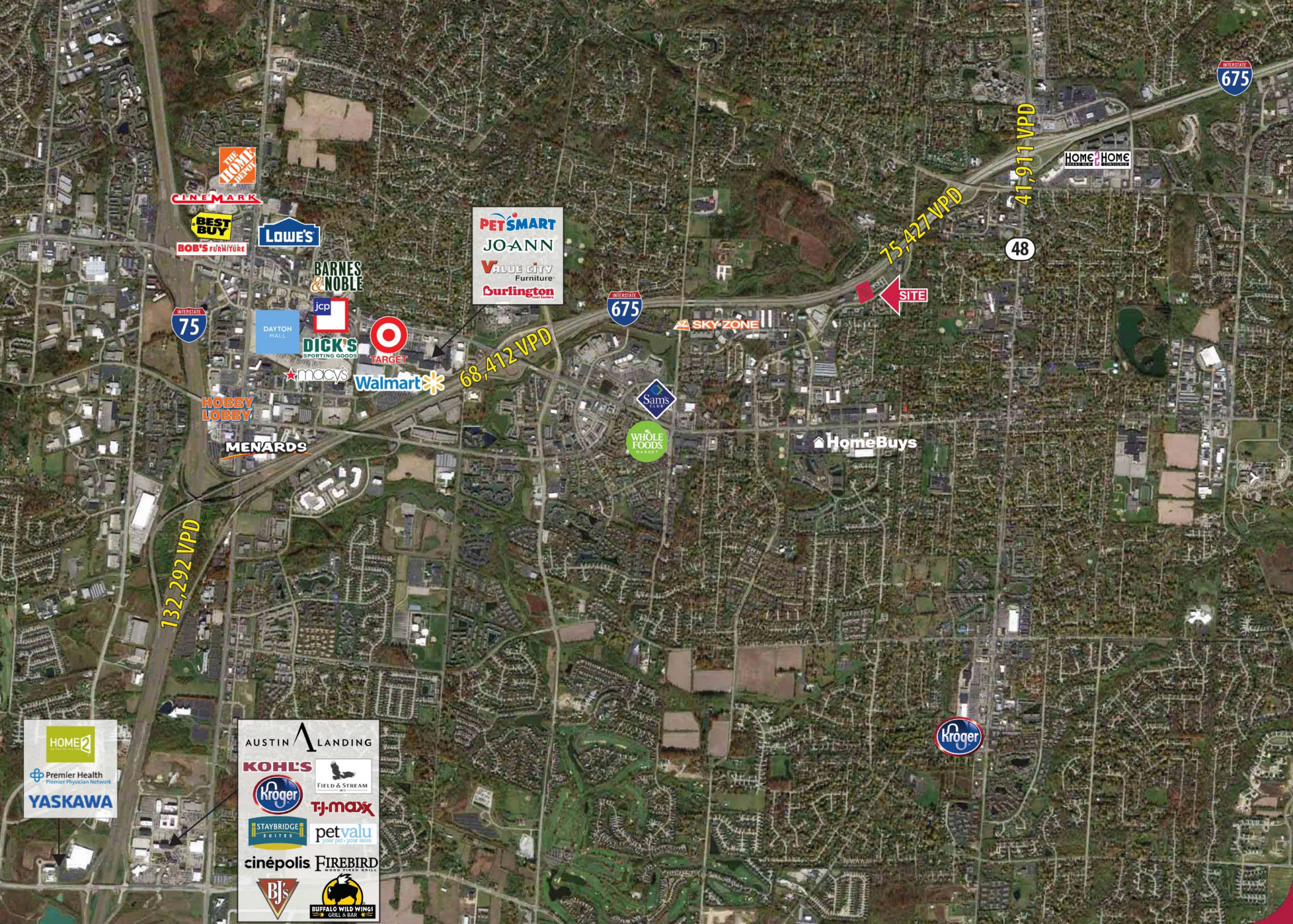
AVAILABLE: 1.87 Acre Lot

PRICING: \$308,550; \$165,000 Per Acre

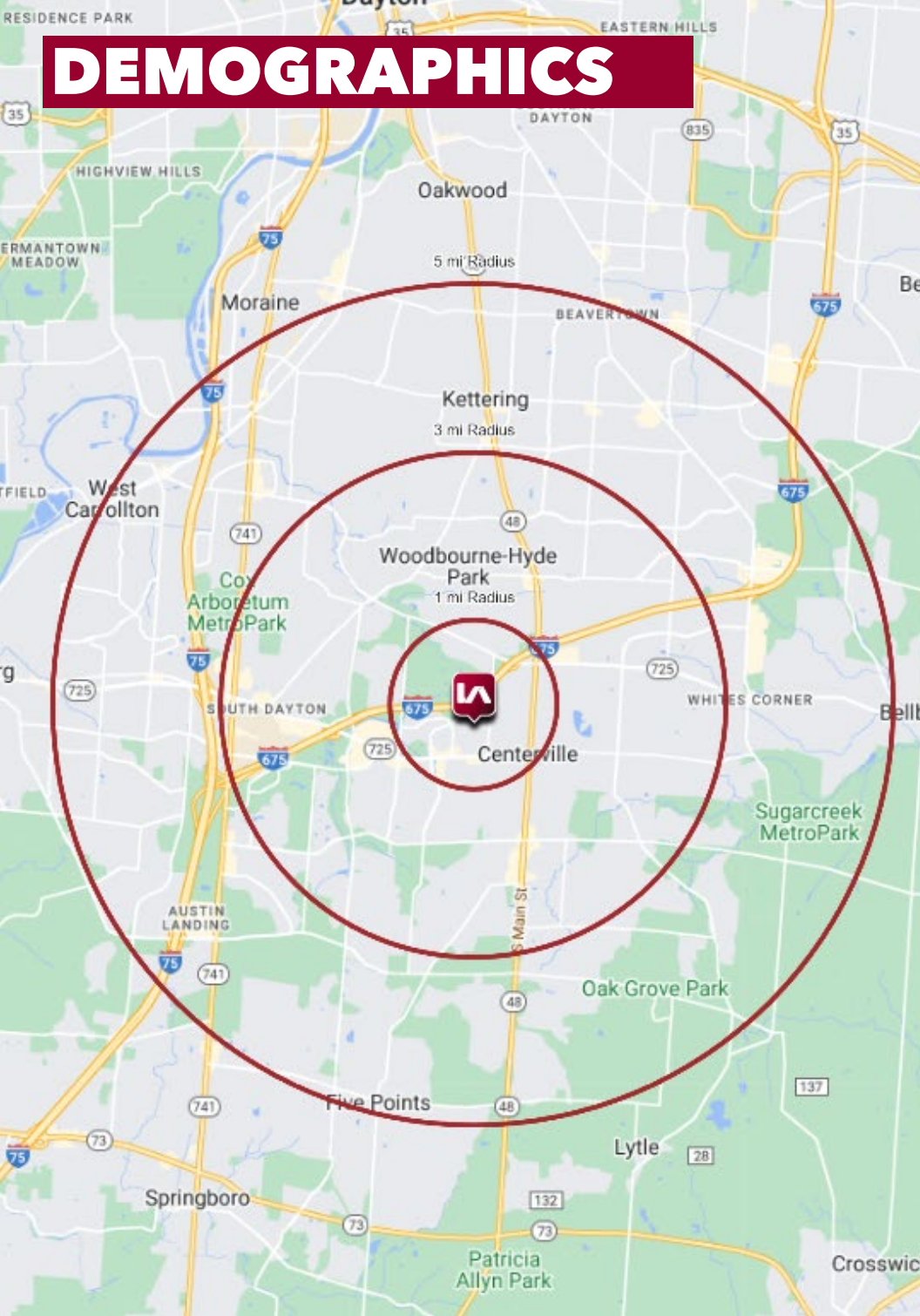
- Excellent visibility from I-675
- Located next to the new 64 bed Symphony of Centerville Senior Living Facility development
- Strong demographics
- Growing area
- PD-O2 Zoning
- 14,000 Sf building already approved for site
- No earnings tax!

## TRAFFIC COUNTS

- I-675 – 78,608 VPD
- Paragon Road – 12,418 VPD



# DEMOGRAPHICS



	1 MI RADIUS	3 MI RADIUS	5 MI RADIUS
<b>POPULATION</b>			
2024 Estimated Population	6,426	61,256	170,517
2029 Projected Population	6,364	60,848	171,598
2020 Census Population	6,264	62,458	173,478
2010 Census Population	6,276	60,419	161,927
Projected Annual Growth 2024 to 2029	-0.2%	-0.1%	0.1%
Historical Annual Growth 2010 to 2024	0.2%	-	0.4%
<b>HOUSEHOLDS</b>			
2024 Estimated Households	2,865	27,971	74,861
2029 Projected Households	2,796	27,405	74,422
2020 Census Households	2,840	28,257	74,862
2010 Census Households	2,824	27,097	69,809
Projected Annual Growth 2024 to 2029	-0.5%	-0.4%	-0.1%
Historical Annual Growth 2010 to 2024	0.1%	0.2%	0.5%
<b>AGE</b>			
2024 Est. Population Under 10 Years	11.0%	11.1%	11.7%
2024 Est. Population 10 to 19 Years	11.4%	11.1%	11.8%
2024 Est. Population 20 to 29 Years	9.1%	11.0%	11.4%
2024 Est. Population 30 to 44 Years	18.2%	17.7%	19.2%
2024 Est. Population 45 to 59 Years	16.3%	16.6%	17.5%
2024 Est. Population 60 to 74 Years	19.4%	19.8%	18.3%
2024 Est. Population 75 Years or Over	14.5%	12.6%	10.1%
2024 Est. Median Age	45.3	44.3	41.8
<b>MARITAL STATUS &amp; GENDER</b>			
2024 Est. Male Population	49.9%	48.5%	48.9%
2024 Est. Female Population	50.1%	51.5%	51.1%
2024 Est. Never Married	26.2%	24.5%	26.3%
2024 Est. Now Married	45.5%	53.3%	52.8%
2024 Est. Separated or Divorced	20.4%	14.9%	14.6%
2024 Est. Widowed	7.9%	7.4%	6.3%
<b>INCOME</b>			
2024 Est. HH Income \$200,000 or More	10.8%	11.7%	11.4%
2024 Est. HH Income \$150,000 to \$199,999	12.2%	11.4%	10.0%
2024 Est. HH Income \$100,000 to \$149,999	16.3%	17.6%	17.6%
2024 Est. HH Income \$75,000 to \$99,999	8.0%	15.1%	16.2%
2024 Est. HH Income \$50,000 to \$74,999	19.9%	16.6%	16.8%
2024 Est. HH Income \$35,000 to \$49,999	9.6%	10.6%	10.5%
2024 Est. HH Income \$25,000 to \$34,999	8.0%	6.8%	6.8%
2024 Est. HH Income \$15,000 to \$24,999	7.1%	5.5%	5.4%
2024 Est. HH Income Under \$15,000	8.1%	4.7%	5.3%
2024 Est. Average Household Income	\$112,031	\$118,744	\$115,930
2024 Est. Median Household Income	\$82,519	\$89,104	\$90,042
2024 Est. Per Capita Income	\$50,375	\$54,371	\$51,014
2024 Est. Total Businesses	916	3,003	6,072
2024 Est. Total Employees	8,015	30,396	68,959