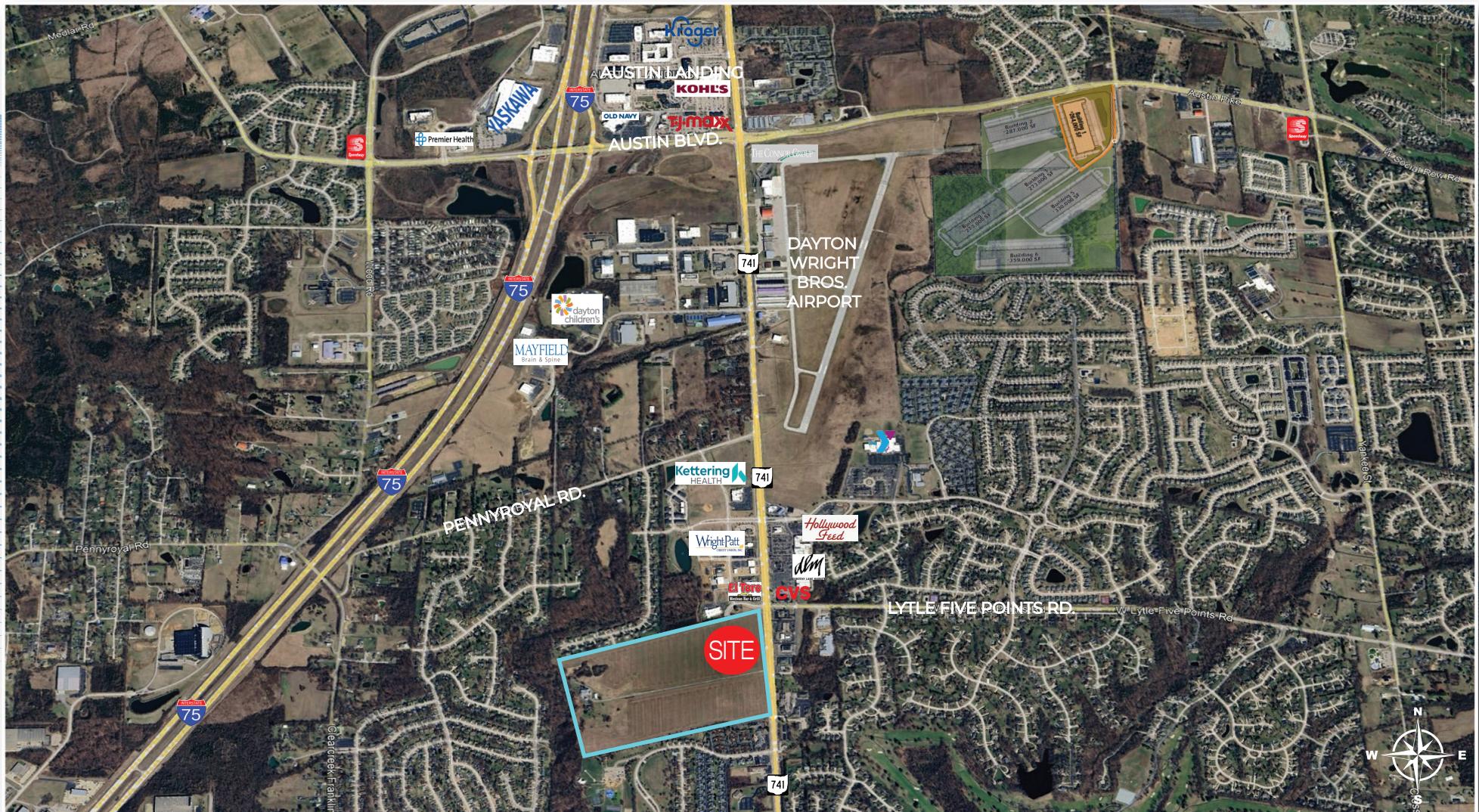


# EASTON FARM

LYTLE FIVE POINTS RD. & ST. RT. 741 SPRINGBORO, OH



RESTAURANT/RETAIL  
SPACE FOR LEASE OR SALE



WOODARD  
DEVELOPMENT



ASCENT  
REAL ESTATE ADVISORS

STEVEN SPERANZA  
MOBILE 937.903.2132

STEVEN@WOODARDDEVELOPMENT.COM

## EASTON FARM

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# PROPERTY HIGHLIGHTS

11.92 acres, commercial-zoned frontage along St. Rt. 741 @ Lytle Five Points

Signalized corner at Lytle Five Points delivers premium accessibility.

Strategically across from Dorothy Lane Market 55,000 +/- SF, upscale grocery anchor

Affluent trade area - 3 mile radius population exceeds 41,000; average household incomes over \$149K

Top-tier school district, bolstering long-term community strength and stability

Located in Warren County, the 5th fastest growing county in Ohio (2025)

Establishing an Ohio CED to secure non-population based D5J liquor permits for future use.



# KEY FACTS

**6,100**  
Population



**42.2**  
Median Age



**\$118,385**

Median Household Income

## BUSINESS



**257**  
Total Businesses



**1,749**  
Total Employees

## INCOME



**\$59,079**

Per Capita Income



**\$118,385**

Median Household Income



**\$153,377**

Average Household Income

## EDUCATION



**1.7%**  
No High School Diploma



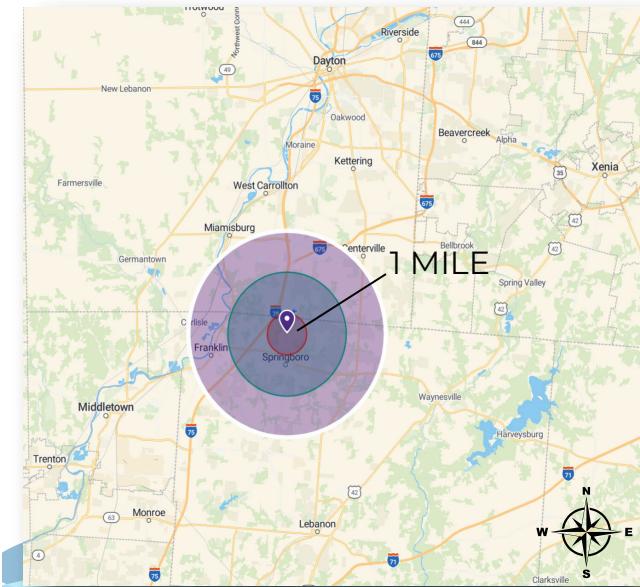
**17.9%**  
High School Graduate



**79.4%**  
Some College



**54.5%**  
Bachelor's/Grad/Prof Degree



**1-MILE  
RADIUS  
DEMOS**

**EASTON FARM**

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# KEY FACTS

**41,973**

Population



Average Household Size

**39.4**

Median Age



**\$121,833**

Median Household Income

## B U S I N E S S



Total Businesses

**1,380**



Total Employees

**17,976**

## I N C O M E



**\$57,930**

Per Capita Income



**\$121,833**

Median Household Income



**\$149,490**

Average Household Income



**2.5%**

No High School Diploma



**20.4%**

High School Graduate



**76.1%**

Some College



**52.0%**

Bachelor's/Grad/Prof Degree

## E M P L O Y M E N T



**68.7**

White Collar %



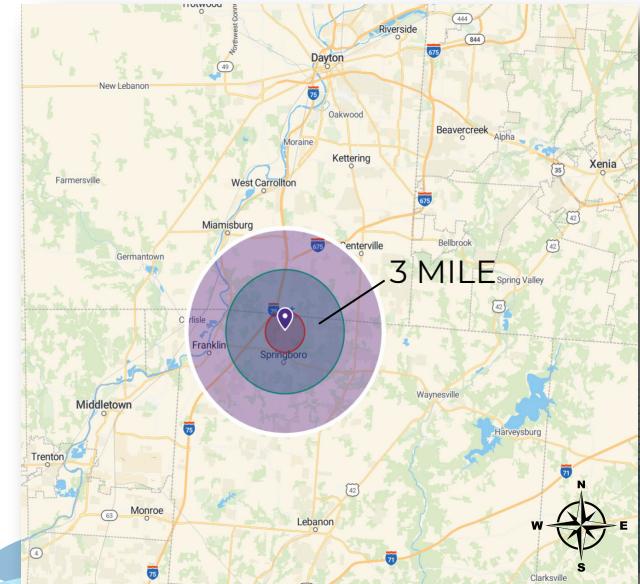
**31.3**

Blue Collar %



**13.3**

Services %



**3-MILE  
RADIUS  
DEMOS**

**E A S T O N   F A R M**

RESTAURANT/RETAIL SPACE FOR LEASE OR SALE  
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# KEY FACTS

**104,092**

Population



Average Household Size

**40.1**

Median Age



**\$106,696**

Median Household Income

## BUSINESS



**3,699**

Total Businesses



**46,116**

Total Employees

## INCOME



**\$54,517**

Per Capita Income



**\$106,696**

Median Household Income



**\$133,116**

Average Household Income

## EDUCATION



**3.2%**

No High School Diploma



**16.2%**

High School Graduate



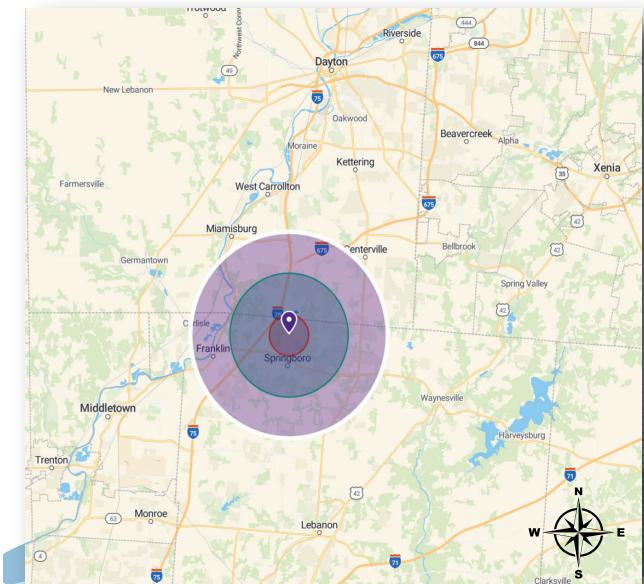
**71.6%**

Some College



**46.2%**

Bachelor's/Grad/Prof Degree



**5-MILE  
RADIUS  
DEMOS**

**EASTON FARM**

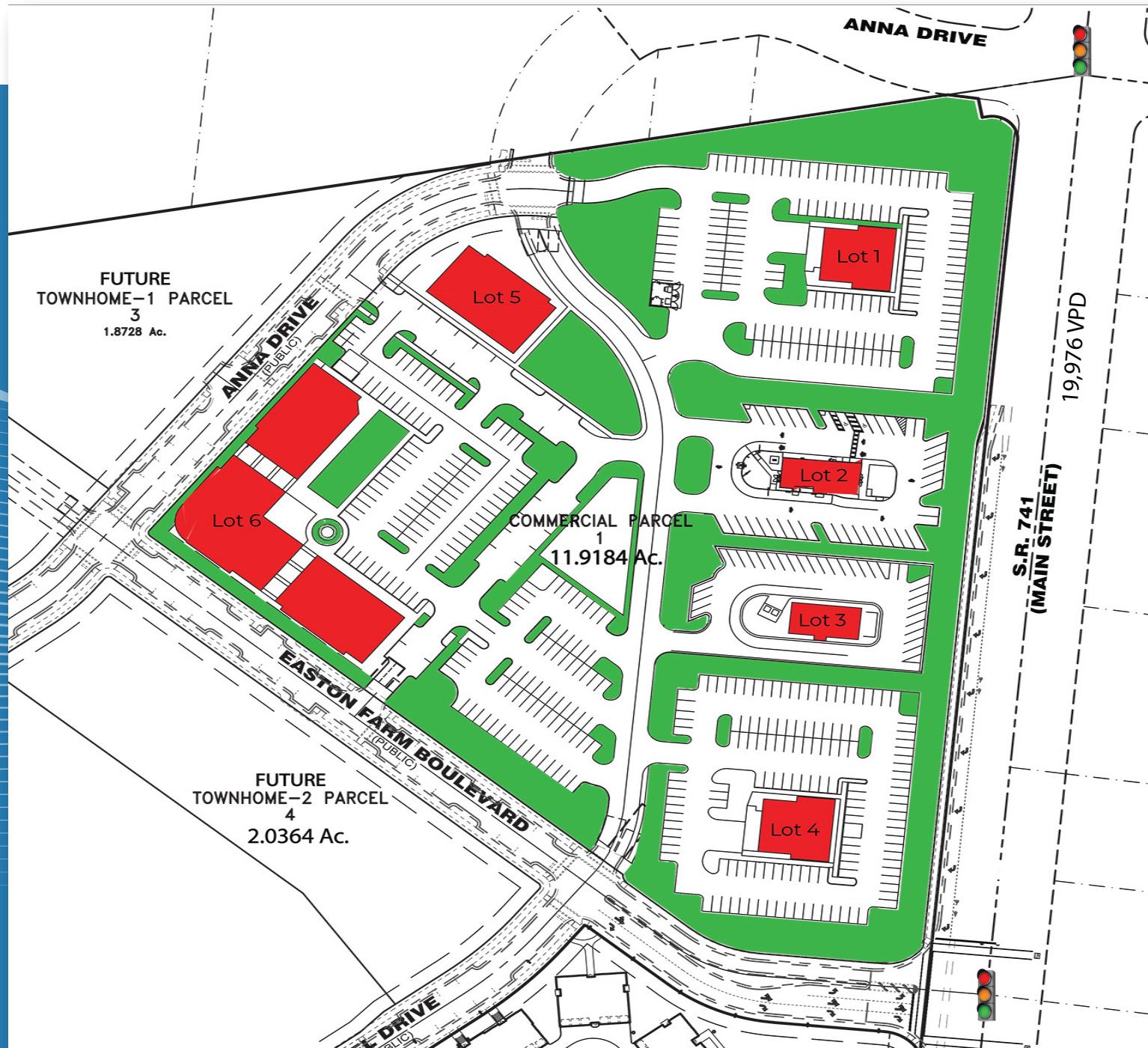
RESTAURANT/RETAIL SPACE FOR LEASE OR SALE  
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# EASTON FARM

# SITE PLAN

(QSR/RESTAURANT/RETAIL SITES AVAILABLE)

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# SITE PLAN

(QSR/RESTAURANT/RETAIL SITES AVAILABLE)

E A S T O N   F A R M

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# MARKET DRIVERS & SURROUNDING USES

EASTON FARM

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# HOUSING SUBDIVISION GROWTH (SINCE 2002)

# EASTON FARM

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(SINCE 2002)

