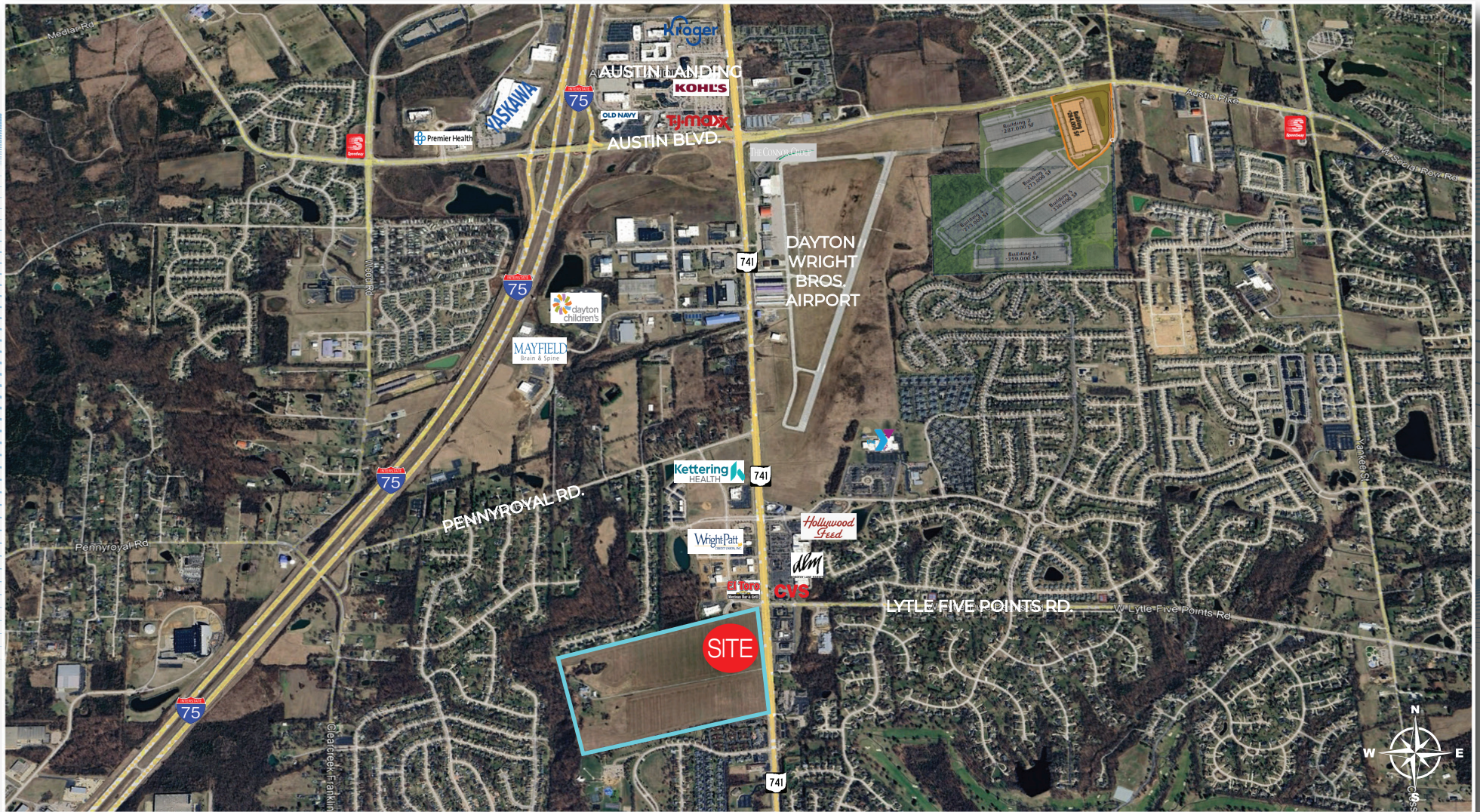


EASTON FARM

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



RESTAURANT/RETAIL SPACE FOR LEASE OR SALE



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EASTON FARM

RESTAURANT/RETAIL SPACE FOR LEASE OR SALE
LYTLE FIVE POINTS RD. & ST. RT. 741, SPRINGBORO, OH



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

2.6
Average
Household Size

42.2
Median Age

\$118,385
Median Household Income

BUSINESS

257
Total Businesses

1,749
Total Employees

EDUCATION

1.7%
No High School
Diploma

79.4%
Some
College

17.9%
High School
Graduate

54.5%
Bachelor's/Grad/Prof
Degree

INCOME

\$59,079
Per Capita
Income

\$118,385
Median
Household
Income

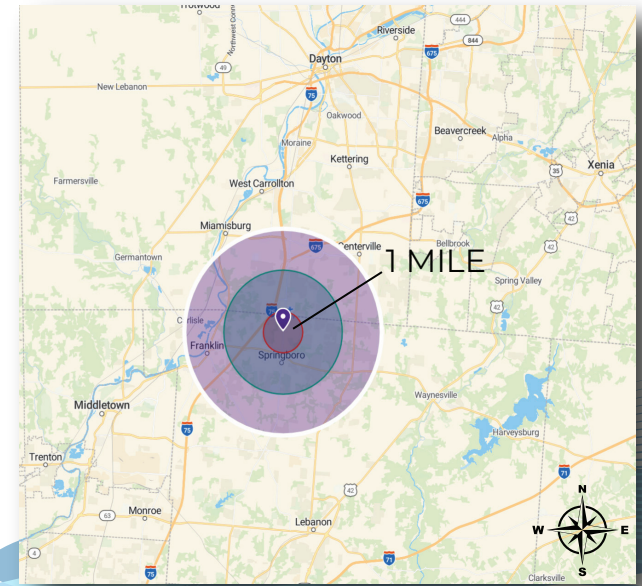
\$153,377
Average
Household
Income

EMPLOYMENT

74.7
White
Collar %

25.3
Blue
Collar %

10.1
Services
%

















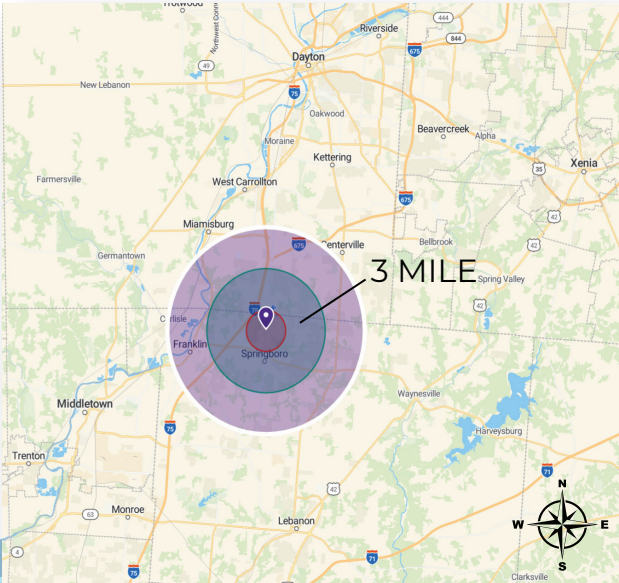
**1-MILE
RADIUS
DEMOS**

EASTON FARM

RESTAURANT/RETAIL SPACE FOR LEASE OR SALE
LYTLE FIVE POINTS RD. & ST. RT. 741, SPRINGBORO, OH

KEY FACTS

<div>41,973</div> <div>Population</div>	<div></div> <div>Average Household Size</div>	<div>39.4</div> <div>Median Age</div>	<div></div> <div>\$121,833</div> <div>Median Household Income</div>
BUSINESS		EDUCATION	
<div></div> <div>1,380</div> <div>Total Businesses</div>		<div></div> <div>2.5%</div> <div>No High School Diploma</div>	<div></div> <div>20.4%</div> <div>High School Graduate</div>
<div></div> <div>17,976</div> <div>Total Employees</div>		<div></div> <div>76.1%</div> <div>Some College</div>	<div></div> <div>52.0%</div> <div>Bachelor's/Grad/Prof Degree</div>
INCOME		EMPLOYMENT	
<div></div> <div>\$57,930</div> <div>Per Capita Income</div>	<div></div> <div>\$121,833</div> <div>Median Household Income</div>	<div></div> <div>68.7</div> <div>White Collar %</div>	<div></div> <div>31.3</div> <div>Blue Collar %</div>
	<div></div> <div>\$149,490</div> <div>Average Household Income</div>	<div></div> <div>13.3</div> <div>Services %</div>	



3-MILE RADIUS DEMOS

EASTON FARM

RESTAURANT/RETAIL SPACE FOR LEASE OR SALE
LYTLE FIVE POINTS RD. & ST. RT. 741, SPRINGBORO, OH

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

EDUCATION



3.2%

No High School
Diploma



16.2%

High School
Graduate



71.6%

Some
College



46.2%

Bachelor's/Grad/Prof
Degree

INCOME



\$54,517

Per Capita
Income



\$106,696

Median
Household
Income



\$133,116

Average
Household
Income

EMPLOYMENT



66.5

White
Collar %



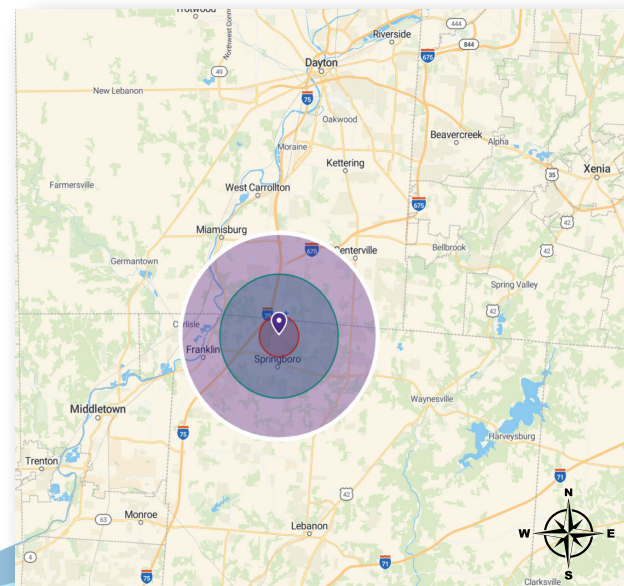
33.5

Blue
Collar %



14.2

Services
%



**5-MILE
RADIUS
DEMOS**

EASTON FARM

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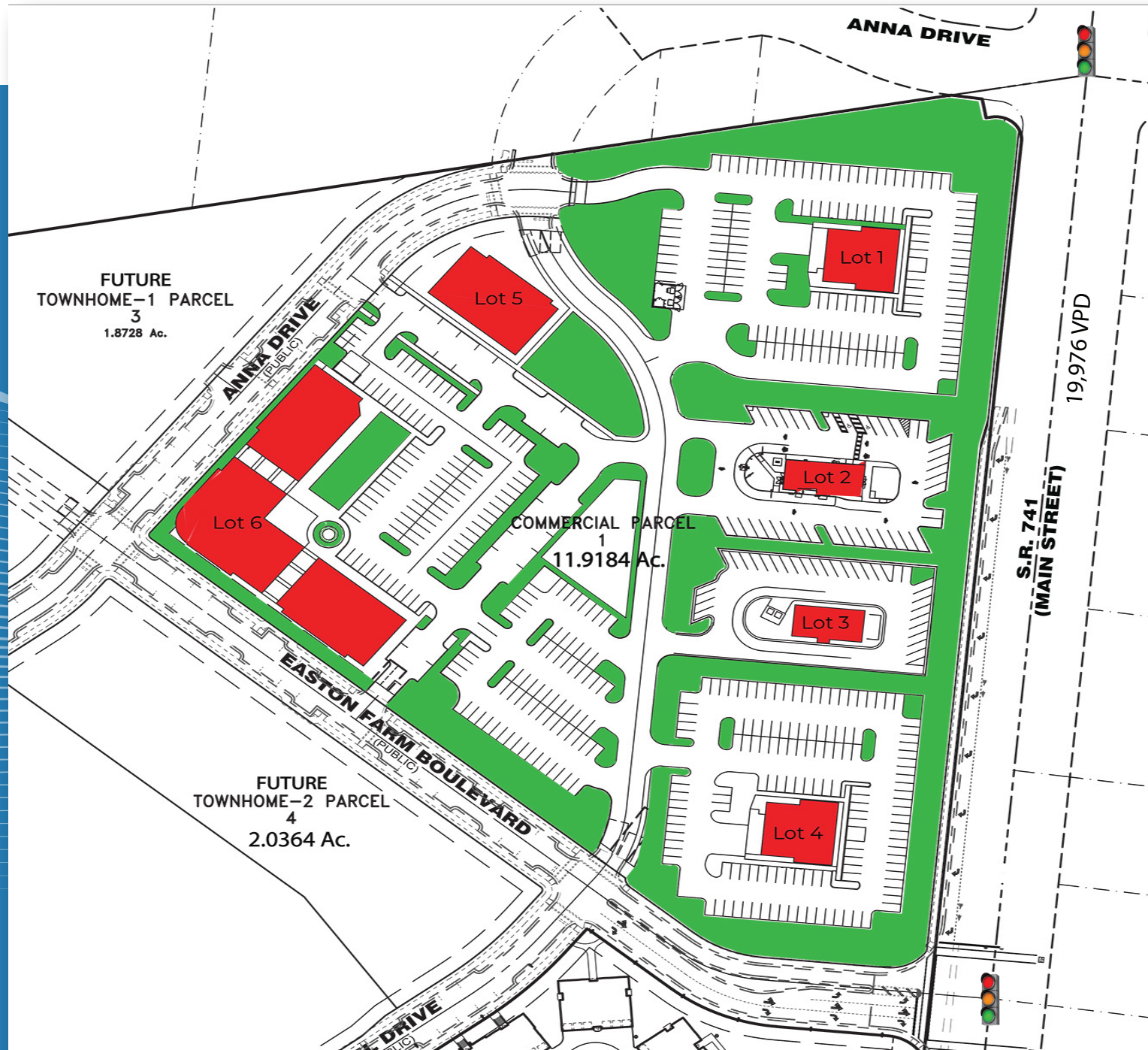
SITE PLAN

(QSR/RESTAURANT/RETAILS SITES AVAILABLE)

EASTON FARM

RESTAURANT/RETAIL SPACE FOR LEASE OR SALE

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



SITE PLAN

(QSR/RESTAURANT/RETAILS SITES AVAILABLE)

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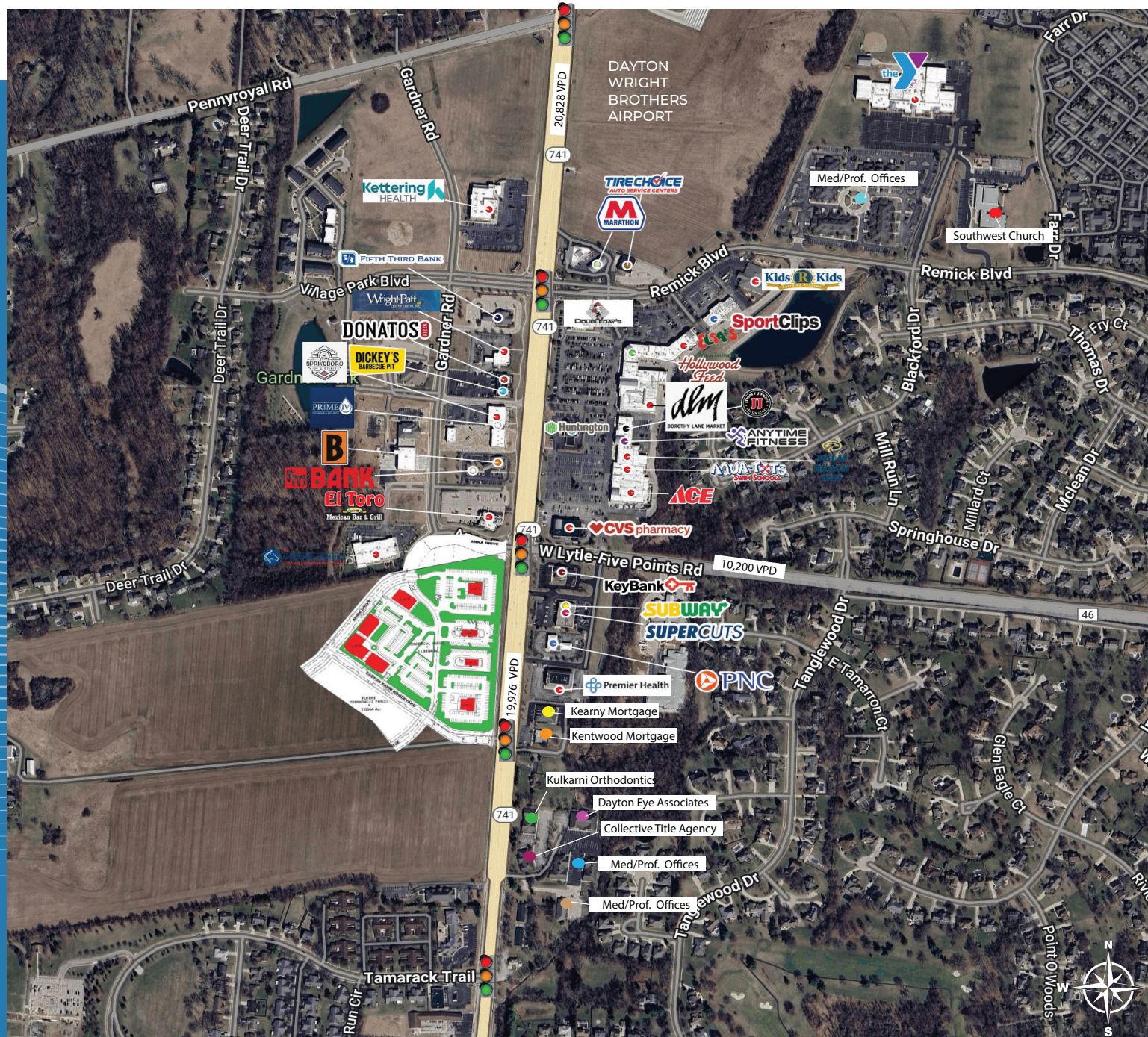


MARKET DRIVERS & SURROUNDING USES

EASTON FARM

RESTAURANT/RETAIL SPACE FOR LEASE OR SALE

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



(SINCE 2002)

RESTAURANT/RETAIL SPACE FOR LEASE OR SALE
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