



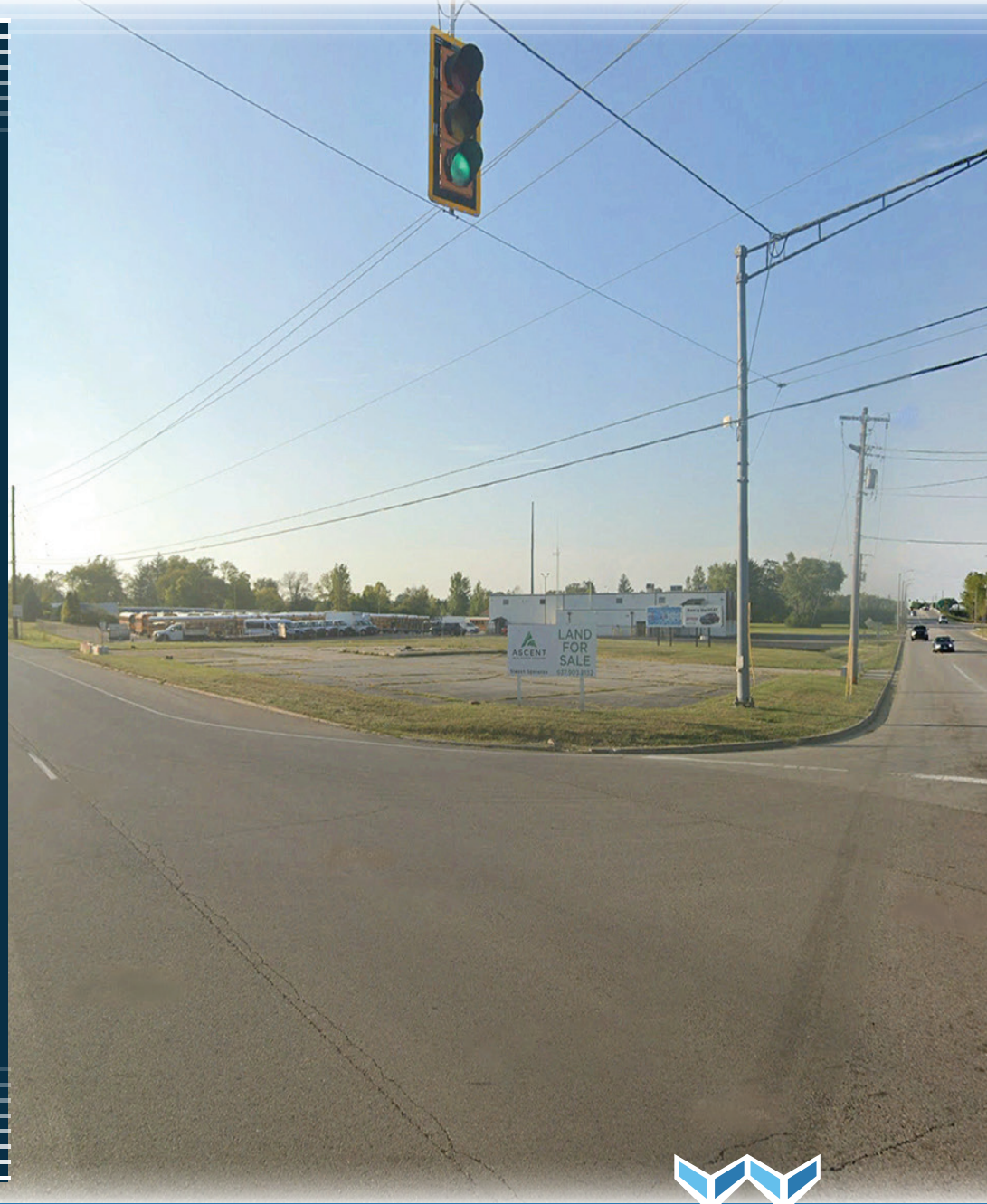
7437 Salem Ave. Englewood, Oh 45315  
1.073 ACRES LAND FOR  
SALE OR BUILD TO SUIT LEASE



## PROPERTY HIGHLIGHTS

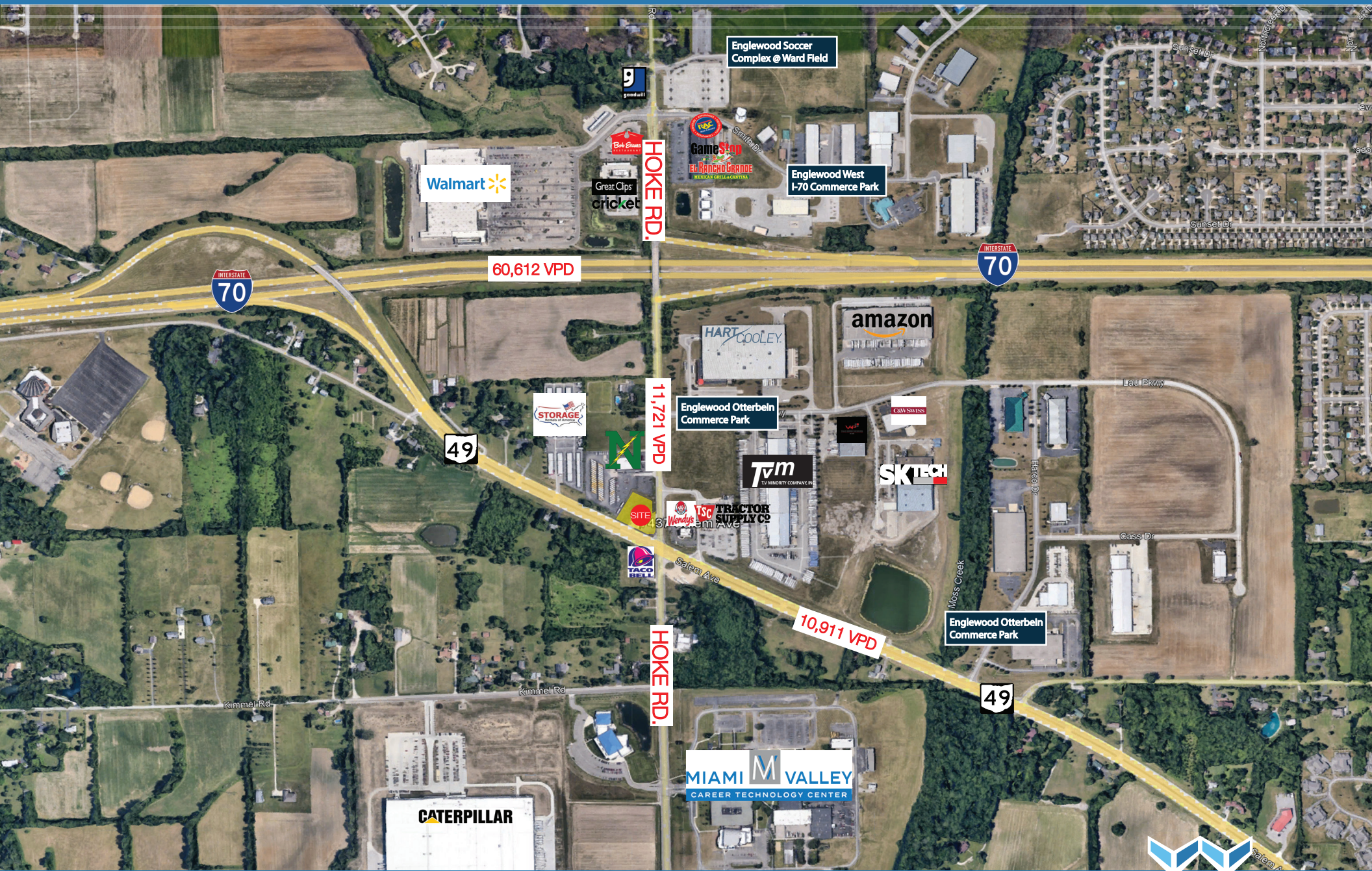
- 1.073 Acres, located at Hoke Rd. & Salem Ave. (Oh-49)
- 1/8th of a mile to the 1.4 Million SF Caterpillar facility which staffs more than 600 employees, Miami Valley Career Technology Center with 2,200 students/staff daily and Englewood Industrial Park
- Prime hard corner lot for development. Ideal for multiple Retail uses and Quick Service Restaurant uses
- At signalized intersection of Hoke Rd. & Salem Ave. (Oh-49)
- 300' +/- of Frontage on Salem Ave
- Zoned C-2 for Highway Commercial District
- 3/5th of a mile to Walmart Supercenter, Retail & Restaurants
- 1/8th of a mile from the I-70/Hoke Rd. Interchange
- Population of Clayton & Englewood is more than 26,700 with an Average Household Income of \$105,626

\*\*Demographic Source: Applied Geographic Solutions 11/2024



WOODARD  
DEVELOPMENT







## DEMOGRAPHICS

1 mi radius 3 mi radius 5 mi radius

|      |                           |       |        |        |
|------|---------------------------|-------|--------|--------|
| POP. | 2024 Estimated Population | 1,944 | 26,790 | 59,634 |
|      | 2029 Projected Population | 1,934 | 26,518 | 59,294 |
|      | 2020 Census Population    | 2,056 | 27,651 | 60,648 |
|      | Trade Area Size           | 3.1   | 28.3   | 78.5   |

### HOUSEHOLDS & INCOME

|                                      |           |          |          |
|--------------------------------------|-----------|----------|----------|
| 2024 Estimated Households            | 772       | 11,338   | 25,450   |
| 2029 Projected Households            | 764       | 11,146   | 25,157   |
| 2020 Census Households               | 781       | 11,443   | 25,590   |
| 2024 Est. Avg. Household Income      | \$121,340 | \$96,233 | \$93,207 |
| 2029 Projected Avg. Household Income | \$125,372 | \$99,070 | \$96,144 |
| 2010 Census Avg. Household Income    | \$77,975  | \$62,890 | \$58,652 |

### TOTAL ANNUAL CONSUMER EXPENDITURE

|                                   |           |           |           |
|-----------------------------------|-----------|-----------|-----------|
| Total Annual Consumer Expenditure |           |           |           |
| Total Household Expenditure       | \$87.04M  | \$1.08B   | \$2.35B   |
| Total Non-Retail Expenditure      | \$43.01M  | \$519.37M | \$1.13B   |
| Total Retail Expenditure          | \$44.03M  | \$559.92M | \$1.22B   |
| Apparel                           | \$536.63K | \$6.61M   | \$14.31M  |
| Contributions                     | \$2.88M   | \$34.18M  | \$73.44M  |
| Education                         | \$2.03M   | \$24.44M  | \$52.68M  |
| Entertainment                     | \$4.92M   | \$62.01M  | \$134.94M |
| Food Away from Home               | \$3.81M   | \$47.59M  | \$103.37M |
| Furnishings and Equipment         | \$2.32M   | \$28.74M  | \$62.34M  |
| Grocery                           | \$5.27M   | \$72.03M  | \$159.24M |
| Health Care                       | \$5.33M   | \$76.28M  | \$171.06M |
| Household Operations              | \$1.59M   | \$20.18M  | \$43.99M  |
| Miscellaneous Expenses            | \$1.49M   | \$18.55M  | \$40.27M  |
| Personal Care                     | \$1.05M   | \$14.09M  | \$31.01M  |
| Shelter                           | \$12.75M  | \$169.23M | \$373.41M |
| Tax and Retirement                | \$23.12M  | \$250.49M | \$529.05M |
| Tobacco and Related               | \$345.63K | \$5.53M   | \$12.57M  |
| Transportation                    | \$14.27M  | \$177.94M | \$386.31M |
| Utilities                         | \$3.73M   | \$51.42M  | \$113.87M |

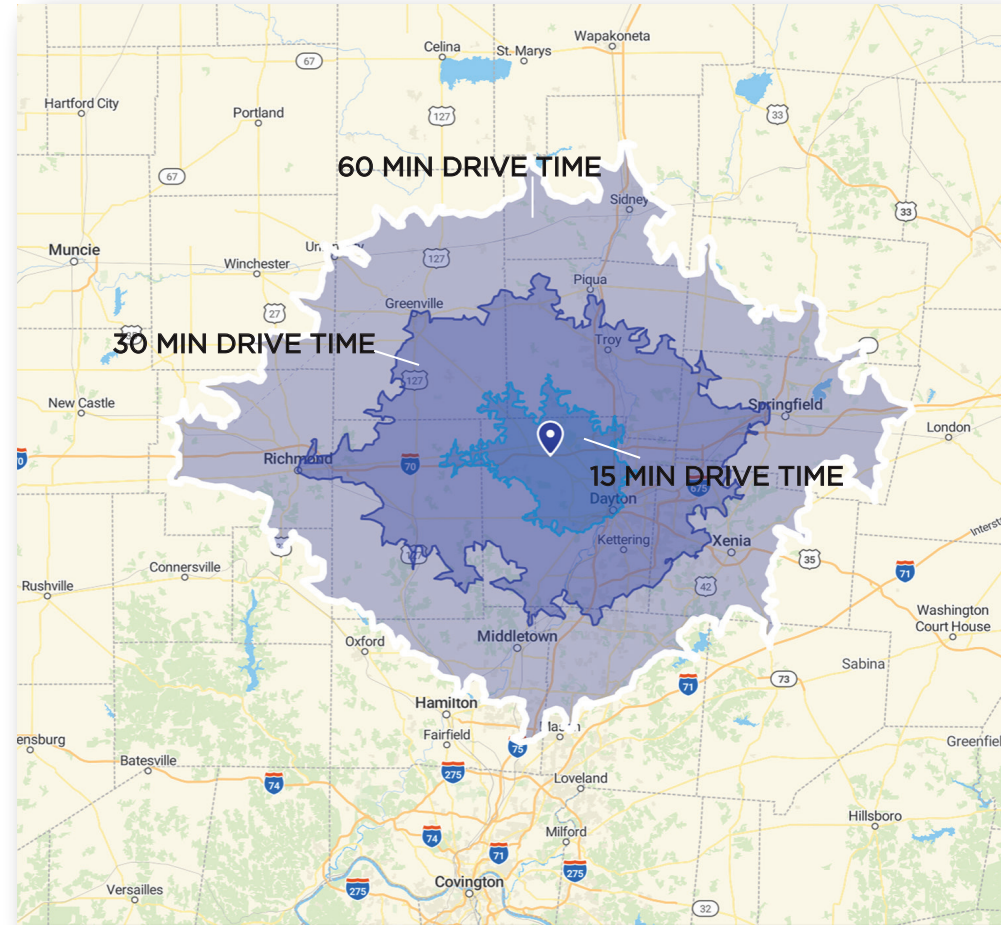
### INCOME DISTRIBUTION

|  |          |          |          |
|--|----------|----------|----------|
| 2024 Est. HH Income \$200,000 or More      | 13.3%    | 7.5%     | 6.9%     |
| 2024 Est. HH Income \$150,000 to \$199,999 | 17.0%    | 9.8%     | 7.6%     |
| 2024 Est. HH Income \$125,000 to \$149,999 | 6.4%     | 5.8%     | 6.0%     |
| 2024 Est. HH Income \$100,000 to \$124,999 | 12.7%    | 10.8%    | 10.9%    |
| 2024 Est. HH Income \$74,999 to \$99,999   | 10.5%    | 14.3%    | 13.3%    |
| 2024 Est. HH Income \$50,000 to \$74,999   | 14.3%    | 16.9%    | 19.3%    |
| 2024 Est. HH Income \$35,000 to \$49,999   | 11.3%    | 13.9%    | 13.2%    |
| 2024 Est. HH Income \$25,000 to \$34,999   | 5.9%     | 7.0%     | 8.4%     |
| 2024 Est. HH Income \$15,000 to \$24,999   | 4.2%     | 5.3%     | 5.3%     |
| 2024 Est. HH Income \$10,000 to \$14,999   | 3.4%     | 6.2%     | 5.5%     |
| 2024 Est. HH Income Under \$10,000         | 0.9%     | 2.4%     | 3.7%     |
| 2024 Est. Per Capita Income                | \$48,516 | \$40,844 | \$39,899 |

### BUSINESS

|                            |       |       |        |
|----------------------------|-------|-------|--------|
| 2020 Est. Total Businesses | 90    | 753   | 1,656  |
| 2020 Est. Total Employees  | 1,501 | 9,065 | 18,217 |

## DEMOGRAPHICS & DRIVE TIME



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