



Middletown Farm

881 MIDDLETOWN EATON ROAD, MIDDLETOWN, OH 45042





PROPERTY HIGHLIGHTS

- South facing land with incredible views
- Largest piece of land close to Middletown and walkable to public transport
- 275 acres of tillable income producing land; yielding 1,200 big round bales a year
- New fence surrounding the property
- Raw land with well water onsite from one of the best rated aquifers in the country
- Madison schools
- Sewer line 1,500 ft from property line
- Electric on site

Lot Size	367 Acres
Listing Price	\$3,950,000
Type	Agricultural

Demographics

DEMOGRAPHICS

2023 Estimates	1 Mile	3 Mile	5 Mile	10 Mile
Population	1,480	34,329	73,747	235,866
Households	570	13,274	29,347	87,545
Avg. Household Income	\$126,791	\$77,910	\$79,552	\$109,373
Total Number of Employees	101	7,214	14,756	55,990

Traffic Counts

Middletown Eaton Road	8,905 ADT (ODOT 2023)
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SUMMARY PROFILE

		1 Mi Radius	3 Mi Radius	5 Mi Radius	10 Mi Radius
POPULATION	2020 Estimated Population	1,147	24,273	68,897	194,491
	2025 Projected Population	1,137	26,073	71,601	200,276
	2010 Census Population	1,053	23,389	66,920	183,601
	2000 Census Population	1,062	24,594	66,454	156,596
	Projected Annual Growth 2020 to 2025	-0.2%	1.5%	0.8%	0.6%
	Historical Annual Growth 2000 to 2020	0.4	-	0.2%	1.2%
	Median Age	44.9	36.6	38.5	39.2
HOUSEHOLDS	2020 Estimated Households	430	9,760	27,920	73,237
	2025 Projected Households	430	10,579	29,267	76,146
	2010 Census Households	383	9,133	26,398	67,240
	2000 Census Households	371	9,779	26,536	59,577
	Projected Annual Growth 2020 to 2025	-	1.7%	1.0%	0.8%
	Historical Annual Growth 2000 to 2020	0.8%	-	0.3%	1.1%
2020 RACE & ETHNICITY	Estimated White	94.6%	75.4%	84.6%	86.6%
	Estimated Black or African American	2.8%	18.3%	10.0%	7.8%
	Estimated Asian or Pacific Islander	0.5%	0.7%	1.0%	2.2%
	Estimated American Indian or Native Alaskan	-	0.3%	0.2%	0.2%
	Estimated Other Races	2.0%	5.3%	4.2%	3.2%
	Estimated Hispanic	1.4%	4.0%	3.7%	3.0%
2020 INCOME	Estimated Average Household Income	\$87,437	\$56,240	\$66,862	\$87,185
	Estimated Median Household Income	\$78,624	\$50,547	\$56,947	\$74,567
	Estimated Per Capita Income	\$32,750	\$22,703	\$27,148	\$33,266
2020 EDUCATION (AGE 25+)	Estimated Elementary (Grade 0 to 8)	3.4%	3.3%	2.8%	2.1%
	Estimated Some High School (Grade 9 to 11)	7.2%	10.7%	9.6%	7.9%
	Estimated High School Graduate	42.1%	44.7%	41.3%	36.7%
	Estimated Some College	24.1%	19.2%	20.5%	20.0%
	Estimated Associates Degree Only	8.3%	7.5%	7.9%	8.4%
	Estimated Bachelors Degree Only	11.1%	10.1%	12.3%	16.1%
	Estimated Graduate Degree	3.7%	4.5%	5.6%	8.8%
2020 BUSINESS	Estimated Total Businesses	32	618	1,459	4,093
	Estimated Total Employees	425	9,389	17,849	54,565
	Estimated Employee Population per Business	13.3	15.2	12.2	13.3
	Estimated Residential Population per Business	35.8	39.3	47.2	47.5

This report was produced using data from private and government sources deemed to be reliable.
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