

FOR SALE

N ALPHA BELLBROOK RD Beaver Creek, OH 45434



Multifamily, Commercial, Single Family | 62.5 Acres

- Large Tract
- Highway Visibility
- High Traffic Counts
- New Roadway and Interchange onto Route 35
- \$75,000-\$350,000 Determined by Area

Demographics	1 Mile	5 Miles	10 Miles
Total Population:	3,594	92,324	376,513
Average HH Income:	\$163,625	\$127,633	\$100,749



No Warranty Or Representation, Express Or Implied, Is Made As To The Accuracy Of The Information Contained Herein, And The Same Is Submitted Subject To Errors, Omissions, Change Of Price, Rental Or Other Conditions, Prior Sale, Lease Or Financing, Or Withdrawal Without Notice, And Of Any Special Listing Conditions Imposed By Our Principals No Warranties Or Representations Are Made As To The Condition Of The Property Or Any Hazards Contained Therein Are Any To Be Implied.

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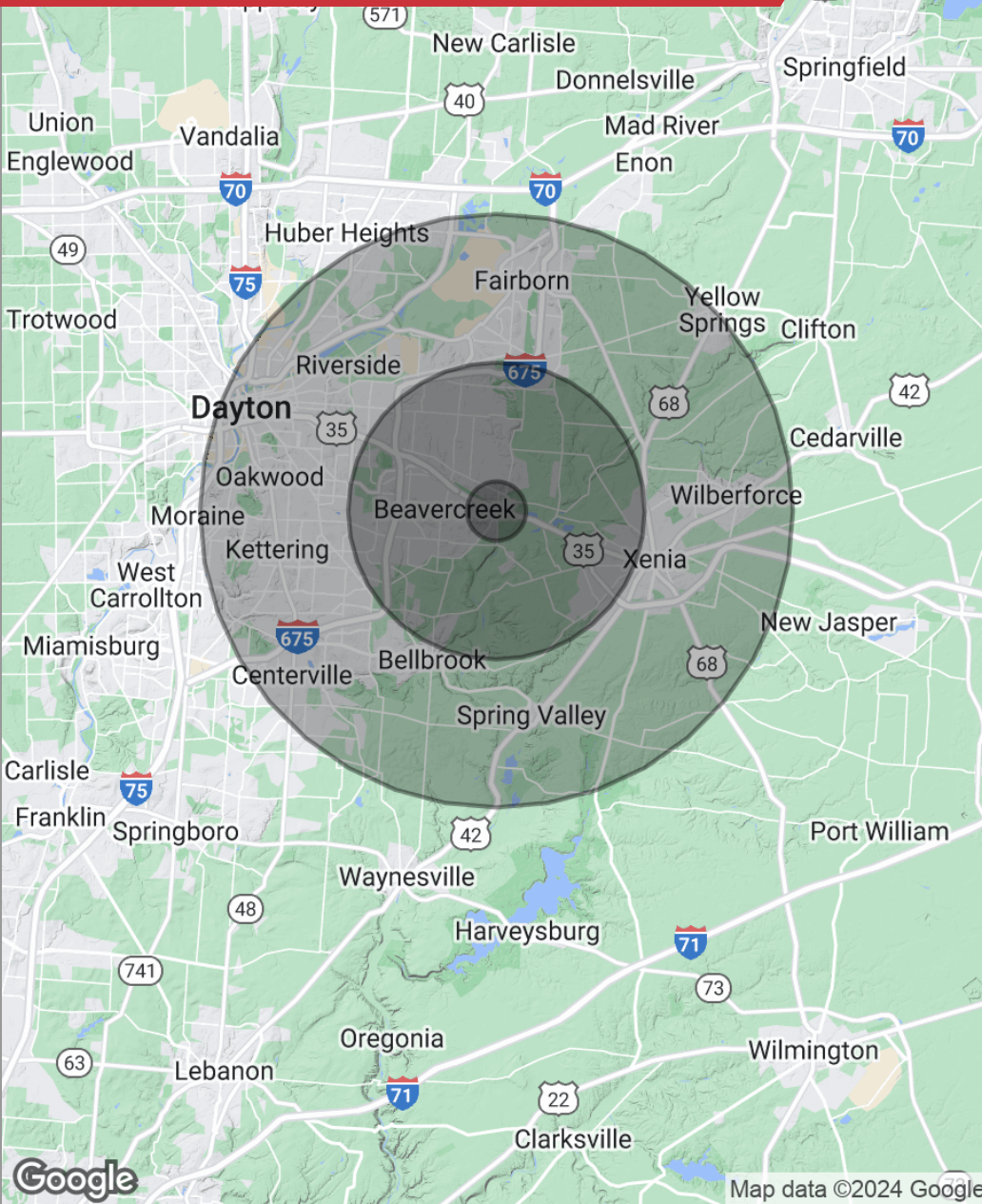
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POPULATION

	1 MILE	5 MILES	10 MILES
Total population	3,594	92,324	376,513
Median age	44	41	41
Median age (male)	0	0	0
Median age (Female)	0	0	0

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	1,372	37,026	157,886
# of persons per HH	2.6	2.5	2.4
Average HH income	\$163,625	\$127,633	\$100,749
Average house value	\$375,540	\$288,520	\$242,524

* Demographic data derived from 2020 ACS - US Census

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