

LAND FOR SALE

1.35 Acres Parcel of Land



Angel Dr./S.R. 232 at S.R. 125/W. Plane St., Bethel, OH

PROPERTY HIGHLIGHTS

- In the Heart of the Bethel Business District
- Next-Door to Elementary, Middle Schools, and Burke Park Walking Trail
- Easy Access to St. Routes 125 and 232
- Zoned B2 General Business, Allowing Fuel Centers, Restaurants, Car Washes and Automotive
- Traffic Counts: 17,783 ADT W. Plane Street

DEMOGRAPHICS

Year 2023	One Mile	Three Mile	Five Mile
Estimated Population	3,306	7,158	14,112
Median Income	\$55,770	\$72,430	\$77,634
Average HH Income	\$64,439	\$76,893	\$84,555
Daytime Population	1,099	1,320	2,038

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[CLICK HERE TO VIEW OUR OTHER LISTINGS!](#)



EASTGATE

EASTGATE MALL

Kroger Marshalls

DICK'S SPORTING GOODS Michaels HomeGoods

JUNGLE JIM'S INTERNATIONAL MARKET WAL-MART SUPERCENTER Always meijer

KOHL'S Dillard's jcpenney

HOBBY LOBBY Burlington Coat Factory

MERCYHEALTH
Clermont Hospital

BETHEL

TACO BELL McDonald's Wendy's Arby's

Skylime & N.I.L.I. Frisch's BIG BOY Save a Lot DOLLAR TREE

ACE Hardware CVS pharmacy DQ Grill & Chill

GRANT
CAREER CENTER

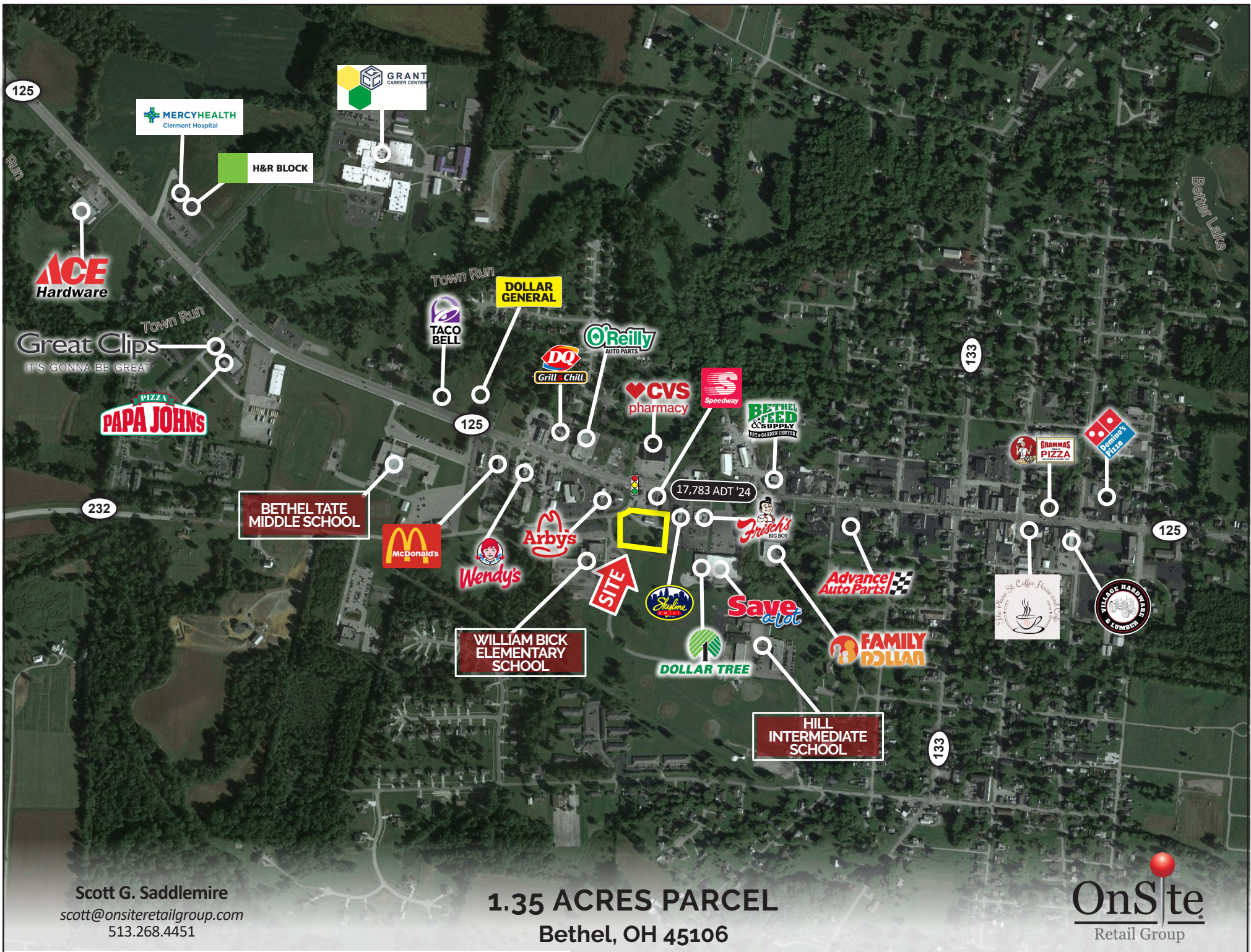
EAST FORK LAKE

SITE

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1.35 ACRES PARCEL
Bethel, OH 45106

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O'Reilly
AUTO PARTS

DUNKIN'
(Coming Soon)

CVS
pharmacy

125

Arby's

17,783 ADT '24

CHASE

Speedway

CLERMONT COUNTY
PUBLIC LIBRARY

3,064 ADT '24

232

Angel Dr

Skylime
CHILI

Frisch's
BIG BOY

1.35 AC

Save
a lot

DOLLAR TREE

WILLIAM BICK
ELEMENTARY
SCHOOL

SITE

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1.35 ACRES PARCEL
Bethel, OH 45106

Summary Profile

2010-2020 Census, 2024 Estimates with 2029 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 38.9631/-84.0891

101 Fossyl Dr	1 mi	3 mi	5 mi
Bethel, OH 45106	radius	radius	radius
Population			
2024 Estimated Population	3,306	7,158	14,112
2029 Projected Population	3,380	7,379	14,560
2020 Census Population	3,226	6,927	13,710
2010 Census Population	3,304	7,058	14,003
Projected Annual Growth 2024 to 2029	0.5%	0.6%	0.6%
Historical Annual Growth 2010 to 2024	-	0.1%	-
2024 Median Age	37.7	40.8	41.6
Households			
2024 Estimated Households	1,372	2,881	5,549
2029 Projected Households	1,412	2,989	5,752
2020 Census Households	1,312	2,721	5,278
2010 Census Households	1,261	2,634	5,171
Projected Annual Growth 2024 to 2029	0.6%	0.7%	0.7%
Historical Annual Growth 2010 to 2024	0.6%	0.7%	0.5%
Race and Ethnicity			
2024 Estimated White	89.9%	91.0%	92.1%
2024 Estimated Black or African American	3.0%	3.2%	2.8%
2024 Estimated Asian or Pacific Islander	1.4%	1.3%	1.2%
2024 Estimated American Indian or Native Alaskan	0.1%	0.1%	0.1%
2024 Estimated Other Races	5.6%	4.4%	3.8%
2024 Estimated Hispanic	2.0%	2.1%	2.4%
Income			
2024 Estimated Average Household Income	\$64,439	\$76,893	\$84,555
2024 Estimated Median Household Income	\$55,770	\$72,430	\$77,634
2024 Estimated Per Capita Income	\$26,761	\$30,960	\$33,282
Education (Age 25+)			
2024 Estimated Elementary (Grade Level 0 to 8)	5.0%	4.0%	3.5%
2024 Estimated Some High School (Grade Level 9 to 11)	9.2%	7.0%	6.4%
2024 Estimated High School Graduate	50.6%	48.2%	47.9%
2024 Estimated Some College	19.0%	19.2%	18.8%
2024 Estimated Associates Degree Only	7.8%	9.0%	9.6%
2024 Estimated Bachelors Degree Only	6.2%	8.8%	9.0%
2024 Estimated Graduate Degree	2.2%	3.8%	4.9%
Business			
2024 Estimated Total Businesses	121	167	297
2024 Estimated Total Employees	1,099	1,320	2,038
2024 Estimated Employee Population per Business	9.1	7.9	6.9
2024 Estimated Residential Population per Business	27.3	42.9	47.6

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Summary Profile

2010-2020 Census, 2024 Estimates with 2029 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 38.9631/-84.0891

101 Fossyl Dr Bethel, OH 45106	5 mi radius	7 mi radius	10 mi radius
Population			
2024 Estimated Population	14,112	30,225	74,218
2029 Projected Population	14,560	31,214	76,706
2020 Census Population	13,710	29,570	72,168
2010 Census Population	14,003	29,619	69,241
Projected Annual Growth 2024 to 2029	0.6%	0.7%	0.7%
Historical Annual Growth 2010 to 2024	-	0.1%	0.5%
2024 Median Age	41.6	41.0	40.0
Households			
2024 Estimated Households	5,549	11,712	28,875
2029 Projected Households	5,752	12,131	29,944
2020 Census Households	5,278	11,185	27,455
2010 Census Households	5,171	10,800	25,451
Projected Annual Growth 2024 to 2029	0.7%	0.7%	0.7%
Historical Annual Growth 2010 to 2024	0.5%	0.6%	1.0%
Race and Ethnicity			
2024 Estimated White	92.1%	93.0%	92.9%
2024 Estimated Black or African American	2.8%	2.2%	2.1%
2024 Estimated Asian or Pacific Islander	1.2%	1.2%	1.8%
2024 Estimated American Indian or Native Alaskan	0.1%	0.1%	0.1%
2024 Estimated Other Races	3.8%	3.5%	3.1%
2024 Estimated Hispanic	2.4%	2.2%	2.0%
Income			
2024 Estimated Average Household Income	\$84,555	\$86,154	\$95,289
2024 Estimated Median Household Income	\$77,634	\$74,681	\$76,780
2024 Estimated Per Capita Income	\$33,282	\$33,461	\$37,143
Education (Age 25+)			
2024 Estimated Elementary (Grade Level 0 to 8)	3.5%	3.1%	3.5%
2024 Estimated Some High School (Grade Level 9 to 11)	6.4%	7.4%	7.6%
2024 Estimated High School Graduate	47.9%	46.9%	43.4%
2024 Estimated Some College	18.8%	20.0%	18.7%
2024 Estimated Associates Degree Only	9.6%	8.8%	8.7%
2024 Estimated Bachelors Degree Only	9.0%	8.9%	11.7%
2024 Estimated Graduate Degree	4.9%	5.0%	6.4%
Business			
2024 Estimated Total Businesses	297	511	1,383
2024 Estimated Total Employees	2,038	3,859	14,489
2024 Estimated Employee Population per Business	6.9	7.6	10.5
2024 Estimated Residential Population per Business	47.6	59.2	53.7

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