

Chris Nachtrab cnachtrab@lee-associates.com D 513.588.1841

10260 Alliance Road, Suite 200

TC Bartoszek tc@lee-associates.com D 513.588.1840

Molly Hoffman mhoffman@lee-associates.com D 513.588.1843



All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.





LAND FOR SALE

WOLFPEN PLEASANT HILL ROAD

Milford, OH 45150

AVAILABLE: 3.45 Acres **PRICING**: \$425,000

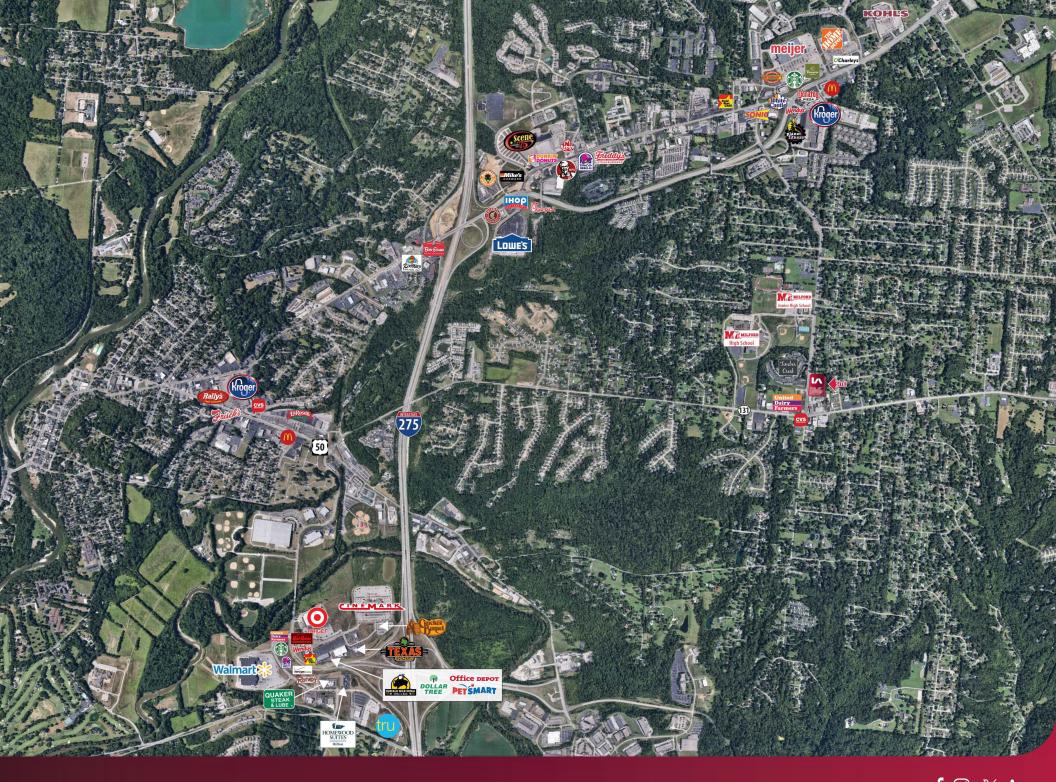
- 440' Frontage on Wolfpen Pleasant
- Currently zoned R-1
- Near Milford High School/Junior High (over 2,900 students)
- Possible zone change to commercial
- · Close to CVS, Family Dollar and UDF
- Surrounded by rooftops

TRAFFIC COUNTS:

- Wolfpen Pleasant Hill Road 24,024 VPD
- SR 131 12,497 VPD



f ◎ ※ in



f ◎ ※ in

| 1 1/6 | Too. | Wididock | | 1120 [132] | 183 | | | |
|-----------------------|-------------------|------------------------------|-----------------|--|--------------|-------------|-------------|-----|
| | [2] | 145 | | | 1 MI RADIUS | 3 MI RADIUS | 5 MI RADIUS | |
| | MOGRA | APHICS | | POPULATION | 500 | (133) | | |
| Si | | Dallasbu | rg Coraddala 17 | 2024 Estimated Population | 5,678 | 37,288 | 72,557 | |
| Mile Stand | GLEN LAKE Lovelar | nd | rg Cozaddale | 2029 Projected Population | 5,719 | 37,823 | 73,539 | |
| | 1 | | | 2020 Census Population | 5,475 | 36,712 | 71,794 | |
| 6 | LOVELAND-MADEIRA | | | 2010 Census Population | 5,378 | 34,782 | 68,753 | |
| 11 . | CORRIDOR | WHITE PILLARS 5 mi Radius | | Projected Annual Growth 2024 to 2029 | 0.1% Woo | dville 0.3% | 0.3% | |
| Tal | | 5 mi Radius | | Historical Annual Growth 2010 to 2024 | 0.4% | 0.5% | 0.4% | |
| | Symmes | Long Branch | 1 \ (| HOUSEHOLDS | 1// | Della Gate | 2 | |
| | | 48 Farm & Trails | 132 | 2024 Estimated Households | 2,173 | 15,017 | 28,277 | |
| X / 11 | Y | (Open to Cincinnati | | 2029 Projected Households | 2,205 | 15,405 | 28,956 | 03 |
| Lake | e Isabella | Cinciniati | Goshen | 2020 Census Households | 2,104 | 14,552 | 27,415 | |
| Remington | | Springvale | 28 | 2010 Census Households | 2,019 | 13,281 | 25,379 | |
| (126) | | 3 mi Radius | (13) | Projected Annual Growth 2024 to 2029 | 0.3% | 0.5% | 0.5% | |
| | | | 48 | Historical Annual Growth 2010 to 2024 | 0.5% | 0.9% | 0.8% | |
| / A | Miamiville | | | AGE | 0.576 | 0.770 | 0.076 | - |
| | WII WIII C | | | 2024 Est. Population Under 10 Years | 11.0% | 11.2% | 11.3% | - / |
| -/- | | | | 2024 Est. Population 10 to 19 Years | 13.2% | 13.2% | 13.4% | |
| | Camp | Mt Repose | | 2024 Est. Population 10 to 17 Tears | 9.2% | 10.4% | 9.9% | |
| 1 | Dennison | Muloerry Muloerry | | The state of the s | | | | |
| | | Mulderry | | 2024 Est. Population 30 to 44 Years | 18.7% | 19.7% | 19.7% | |
| | | Miami Meadows Park | | 2024 Est. Population 45 to 59 Years | 18.4% | 19.0% | 19.5% | Fay |
| iiii - | 775 | | | 2024 Est. Population 60 to 74 Years | 19.6% | 18.1% | 18.1% | 50 |
| | Verte a Sia | 13) 🔼 | | 2024 Est. Population 75 Years or Over | 10.0% | 8.4% | 8.1% | |
| | Milford Lila Also | Heigh | Williams | 2024 Est. Median Age | 42.6 | erado 41.2 | 41.4 | |
| | | | Corners | MARITAL STATUS & GENDER | | | | |
| - | SK SK | | 132 | 2024 Est. Male Population | 49.5% | 49.7% | 50.0% | |
| Terrac | ce Park | | | 2024 Est. Female Population | 50.5% | 50.3% | 50.0% | Cha |
| | 775 | | | 2024 Est. Never Married | 24.3% | 26.9% | 24.6% | |
| | | | | 2024 Est. Now Married | 51.0% | 50.5% | 54.5% | 311 |
| | | | | 2024 Est. Separated or Divorced | 14.9% | 16.2% | 14.6% | |
| | | | × × | 2024 Est. Widowed | 9.7% | 6.4% | 6.3% | |
| ide Park | | | 16 - | INCOME | | (286) | | 18 |
| | | | | 2024 Est. HH Income \$200,000 or More | 12.3% | 13.1% | 15.0% | |
| | | Cincinnati | | 2024 Est. HH Income \$150,000 to \$199,999 | 9.9% | 9.9% | 12.5% | |
| | / N | lature Center 50 Stonelie | ck 50 Owe | 2024 Est. HH Income \$100,000 to \$149,999 | 20.6% | 19.3% | 18.6% | U |
| | | | (80) | 2024 Est. HH Income \$75,000 to \$99,999 | 12.5% | 15.9% | 15.7% | Fiv |
| (32) | Summerside | | | 2024 Est. HH Income \$50,000 to \$74,999 | 23.5% | 16.6% | 15.0% | |
| | | | | 2024 Est. HH Income \$35,000 to \$49,999 | 5.8% | 7.5% | 7.8% | |
| Dry Run Mt | Carmel Glen Ridge | e | | 2024 Est. HH Income \$25,000 to \$34,999 | 8.7% | 7.3% | 6.1% | Fi |
| and the second second | Acres | | | 2024 Est. HH Income \$15,000 to \$24,999 | 3.3% | 5.9% | 5.1% | 7 |
| Juilfs Park | V | Willowville | 132 | 2024 Est. HH Income Under \$15,000 | 3.4% | 4.4% | 4.0% | 124 |
| 0 | E LIE | 32 | 135 | 2024 Est. Average Household Income | \$107,690 Cr | \$122,046 | \$134,070 | 124 |
| N. Contraction | | GAG | | 2024 Est. Median Household Income | \$86,940 | \$94,140 | \$103,203 | |
| pi . | Hill Craft | | | 2024 Est. Per Capita Income | \$41,279 | \$49,246 | \$52,352 | |
| | Acres | | Batavia | 2024 Est. Total Businesses | 89 | 1,230 | 2,016 | |
| VILLE | -/ | | Les of the | 2024 Est. Total Employees | 944 | 16,566 | 22,861 | 1 |
| | 3/ | | | Lot I Lot Total Employees | , | 006 | 22,001 | |

f ◎ % in