



LAND FOR SALE

WOLFPEN PLEASANT HILL ROAD

Milford, OH 45150



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AVAILABLE: 3.45 Acres

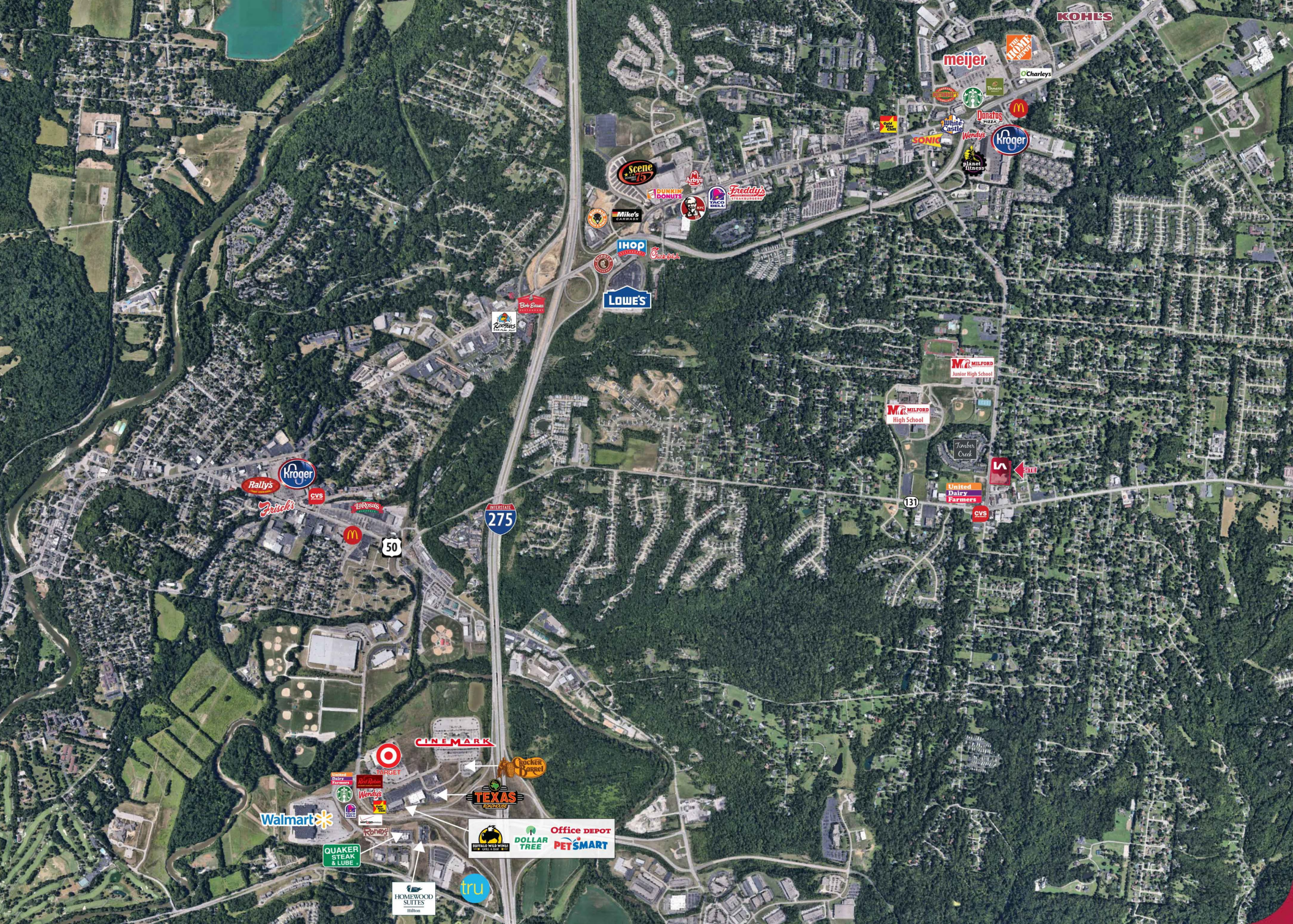
PRICING: \$425,000

- 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

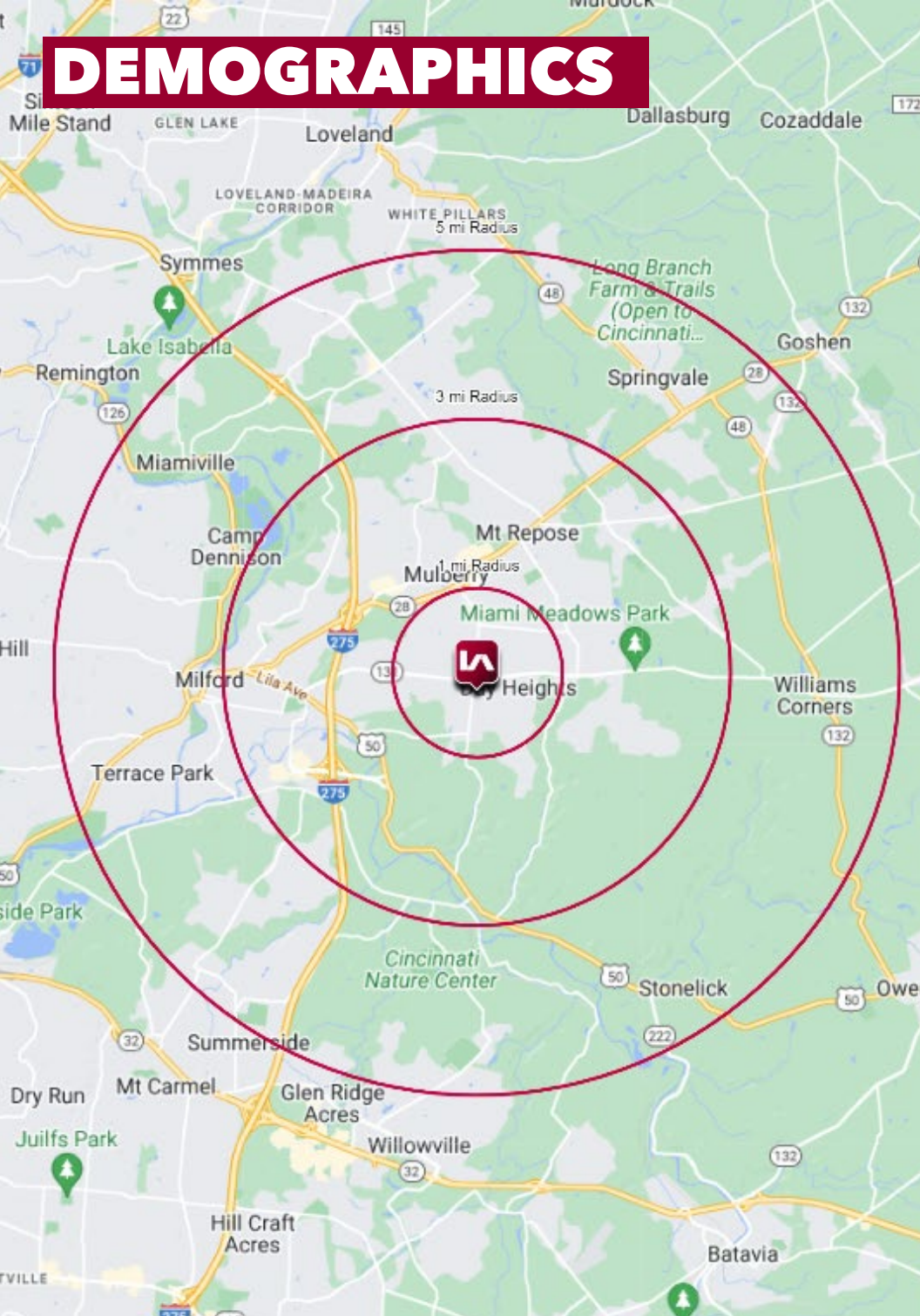
TRAFFIC COUNTS:

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

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES



DEMOGRAPHICS



	1 MI RADIUS	3 MI RADIUS	5 MI RADIUS
POPULATION			
2024 Estimated Population	5,678	37,288	72,557
2029 Projected Population	5,719	37,823	73,539
2020 Census Population	5,475	36,712	71,794
2010 Census Population	5,378	34,782	68,753
Projected Annual Growth 2024 to 2029	0.1%	0.3%	0.3%
Historical Annual Growth 2010 to 2024	0.4%	0.5%	0.4%
HOUSEHOLDS			
2024 Estimated Households	2,173	15,017	28,277
2029 Projected Households	2,205	15,405	28,956
2020 Census Households	2,104	14,552	27,415
2010 Census Households	2,019	13,281	25,379
Projected Annual Growth 2024 to 2029	0.3%	0.5%	0.5%
Historical Annual Growth 2010 to 2024	0.5%	0.9%	0.8%
AGE			
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%
2024 Est. Population 20 to 29 Years	9.2%	10.4%	9.9%
2024 Est. Population 30 to 44 Years	18.7%	19.7%	19.7%
2024 Est. Population 45 to 59 Years	18.4%	19.0%	19.5%
2024 Est. Population 60 to 74 Years	19.6%	18.1%	18.1%
2024 Est. Population 75 Years or Over	10.0%	8.4%	8.1%
2024 Est. Median Age	42.6	41.2	41.4
MARITAL STATUS & GENDER			
2024 Est. Male Population	49.5%	49.7%	50.0%
2024 Est. Female Population	50.5%	50.3%	50.0%
2024 Est. Never Married	24.3%	26.9%	24.6%
2024 Est. Now Married	51.0%	50.5%	54.5%
2024 Est. Separated or Divorced	14.9%	16.2%	14.6%
2024 Est. Widowed	9.7%	6.4%	6.3%
INCOME			
2024 Est. HH Income \$200,000 or More	12.3%	13.1%	15.0%
2024 Est. HH Income \$150,000 to \$199,999	9.9%	9.9%	12.5%
2024 Est. HH Income \$100,000 to \$149,999	20.6%	19.3%	18.6%
2024 Est. HH Income \$75,000 to \$99,999	12.5%	15.9%	15.7%
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%
2024 Est. HH Income \$25,000 to \$34,999	8.7%	7.3%	6.1%
2024 Est. HH Income \$15,000 to \$24,999	3.3%	5.9%	5.1%
2024 Est. HH Income Under \$15,000	3.4%	4.4%	4.0%
2024 Est. Average Household Income	\$107,690	\$122,046	\$134,070
2024 Est. Median Household Income	\$86,940	\$94,140	\$103,203
2024 Est. Per Capita Income	\$41,279	\$49,246	\$52,352
2024 Est. Total Businesses	89	1,230	2,016
2024 Est. Total Employees	944	16,566	22,861