

FOR SALE

Freestanding Commercial Building



8039 Cincinnati Dayton Rd., West Chester Twp., OH 45069

PROPERTY HIGHLIGHTS

- Freestanding Building Right Off I-75
- Former Chiropractic Medical Office
- Full Lower Level with Ample Storage
- Beautifully Built Out with Abundant Parking
- Prominently Situated Fronting Cincinnati Dayton Rd.
- High Profile Monument Signage

DEMOGRAPHICS

Year 2025	One Mile	Three Mile	Five Mile
Estimated Population	9,088	57,400	147,325
Median Income	\$104,684	\$126,279	\$133,946
Average HH Income	\$125,011	\$155,128	\$166,356
Daytime Population	1,967	26,137	83,414



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Summary Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 39.3517/-84.3959



8039 Cincinnati Dayton Rd West Chester Twp, OH 45069	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	9,088	57,400	147,325
2030 Projected Population	9,294	57,321	147,533
2020 Census Population	8,597	57,657	145,180
2010 Census Population	8,549	54,219	131,933
Projected Annual Growth 2025 to 2030	0.5%	-	-
Historical Annual Growth 2010 to 2025	0.4%	0.4%	0.8%
2025 Median Age	35.4	39.0	38.4
Households			
2025 Estimated Households	3,559	21,236	53,288
2030 Projected Households	3,753	21,874	54,859
2020 Census Households	3,201	20,549	51,140
2010 Census Households	3,090	18,843	45,932
Projected Annual Growth 2025 to 2030	1.1%	0.6%	0.6%
Historical Annual Growth 2010 to 2025	1.0%	0.8%	1.1%
Race and Ethnicity			
2025 Estimated White	67.8%	74.5%	70.7%
2025 Estimated Black or African American	11.1%	9.2%	9.3%
2025 Estimated Asian or Pacific Islander	13.4%	9.7%	12.5%
2025 Estimated American Indian or Native Alaskan	0.1%	0.2%	0.3%
2025 Estimated Other Races	7.6%	6.4%	7.2%
2025 Estimated Hispanic	6.5%	5.6%	6.7%
Income			
2025 Estimated Average Household Income	\$125,011	\$155,128	\$166,356
2025 Estimated Median Household Income	\$104,684	\$126,279	\$133,946
2025 Estimated Per Capita Income	\$48,952	\$57,421	\$60,222
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	4.2%	2.1%	2.2%
2025 Estimated Some High School (Grade Level 9 to 11)	3.0%	2.3%	2.7%
2025 Estimated High School Graduate	19.1%	19.4%	17.8%
2025 Estimated Some College	18.3%	15.4%	14.2%
2025 Estimated Associates Degree Only	7.1%	7.4%	7.2%
2025 Estimated Bachelors Degree Only	33.7%	32.9%	33.4%
2025 Estimated Graduate Degree	14.6%	20.6%	22.4%
Business			
2025 Estimated Total Businesses	335	2,297	6,021
2025 Estimated Total Employees	1,967	26,137	83,414
2025 Estimated Employee Population per Business	5.9	11.4	13.9
2025 Estimated Residential Population per Business	27.1	25.0	24.5