

2.25 AC RETAIL DEVELOPMENT SITE AT SPIRE INSTITUTE & ACADEMY

1862 S BROADWAY, HARPERSFIELD TOWNSHIP, OH 44041

FOR LEASE | FOR SALE



RETAIL PAD IN FRONT OF
SPIRE IA WHICH DRAWS OVER
1.5 M ANNUAL VISITORS

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THE OPPORTUNITY



- New proposed 2.25 AC retail outparcel in front of the world renowned 500+ AC SPIRE Institute & Academy
- For Sale: \$350,000
- Dimensions: 208' x 454'
- SPIRE IA is one of the largest athletic training facilities in North America with over 750,000 SF under roof with future plans for additional training facilities
 - SPIRE hosts global events, including Olympic Trials, NCAA, Big East Big Ten & Atlantic 10 conference tournaments and draws over 1.5 M annual visitors
- SPIRE is undergoing a major campus expansion and redevelopment with new athletic facilities, hotels, on-site dorms, residential and much more planned & under construction
- The site has traffic counts of 11,804 VPD (Source: ODOT TIMS)
- The site has a large regional draw with 30 minute population of 274,538 people

DEMO SNAP SHOT - 30 MINS



DAYTIME
POPULATION

256,445



2024
POPULATION

274,538



2024
HOUSEHOLDS

113,776



2024
POPULATION
25 & OVER

198,222



2024
AVG. HOUSEHOLD
INCOME

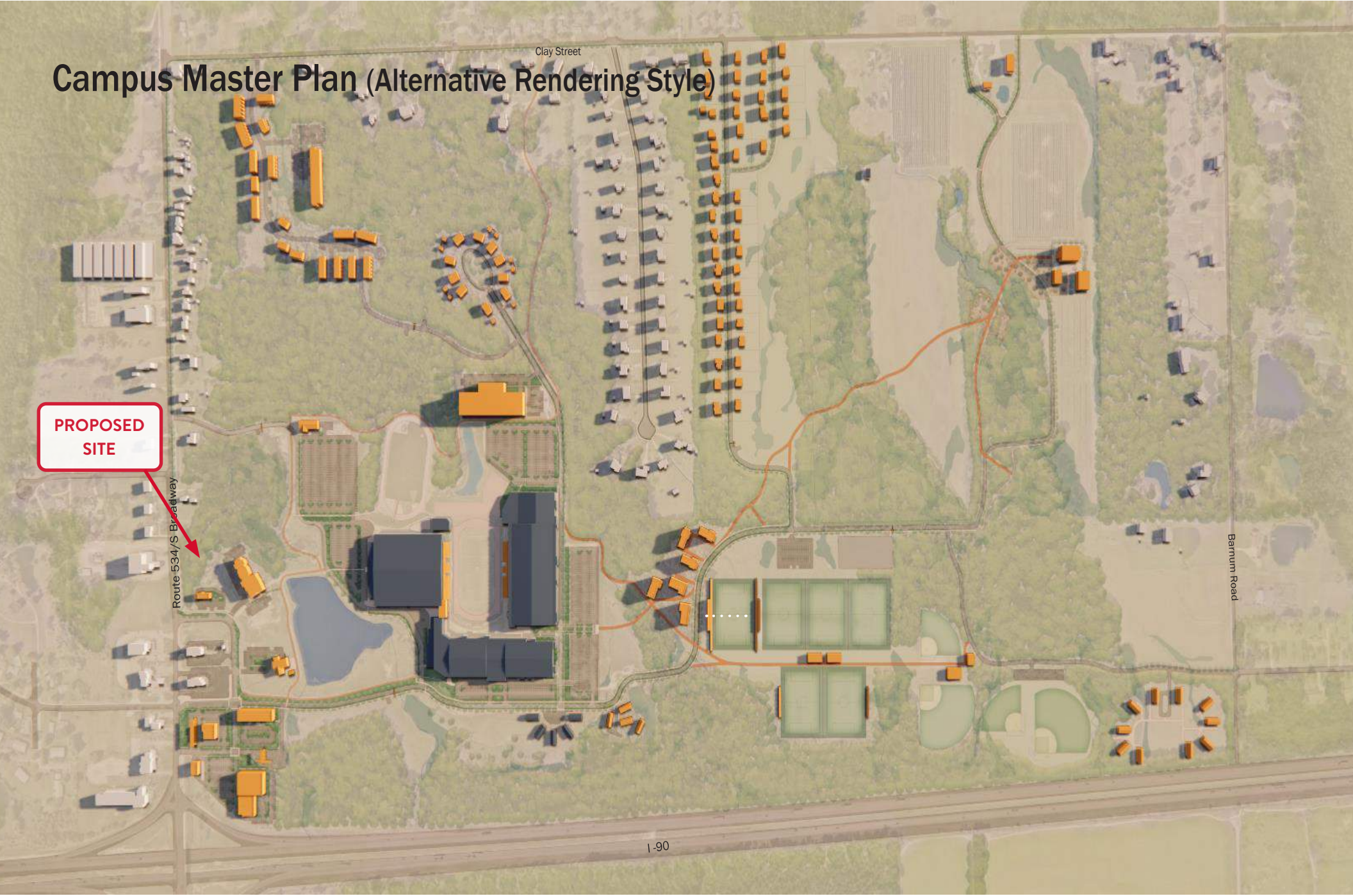
\$99,299

CAMPUS MASTER PLAN



CAMPUS MASTER PLAN 2

Campus Master Plan (Alternative Rendering Style)



**PROPOSED
SITE**

Route 534/S Broadway

Clay Street

Barrum Road

DEMOGRAPHICS

	10 Minutes	20 Minutes	30 Minutes
2024 Population - Current Year Estimate	15,865	109,136	274,538
2024 Daytime Population	14,519	98,822	256,445
2024 Households - Current Year Estimate	6,428	45,230	113,776
2024 Average Household Income	\$87,643	\$90,993	\$99,299
2029 Average Household Income Projection	\$101,032	\$105,874	\$115,017
2024 Median Household Income	\$61,934	\$65,522	\$74,787
2024 Per Capita Income	\$35,905	\$37,635	\$41,199
2024 Population 25 and Over	11,561	78,714	198,222

CONTACT US

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