

# CORNER OF MT ORAB PIKE & S HIGH ST

Georgetown, OH 45121



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## 1.5-2 AC Corner Retail Pad For Ground Lease

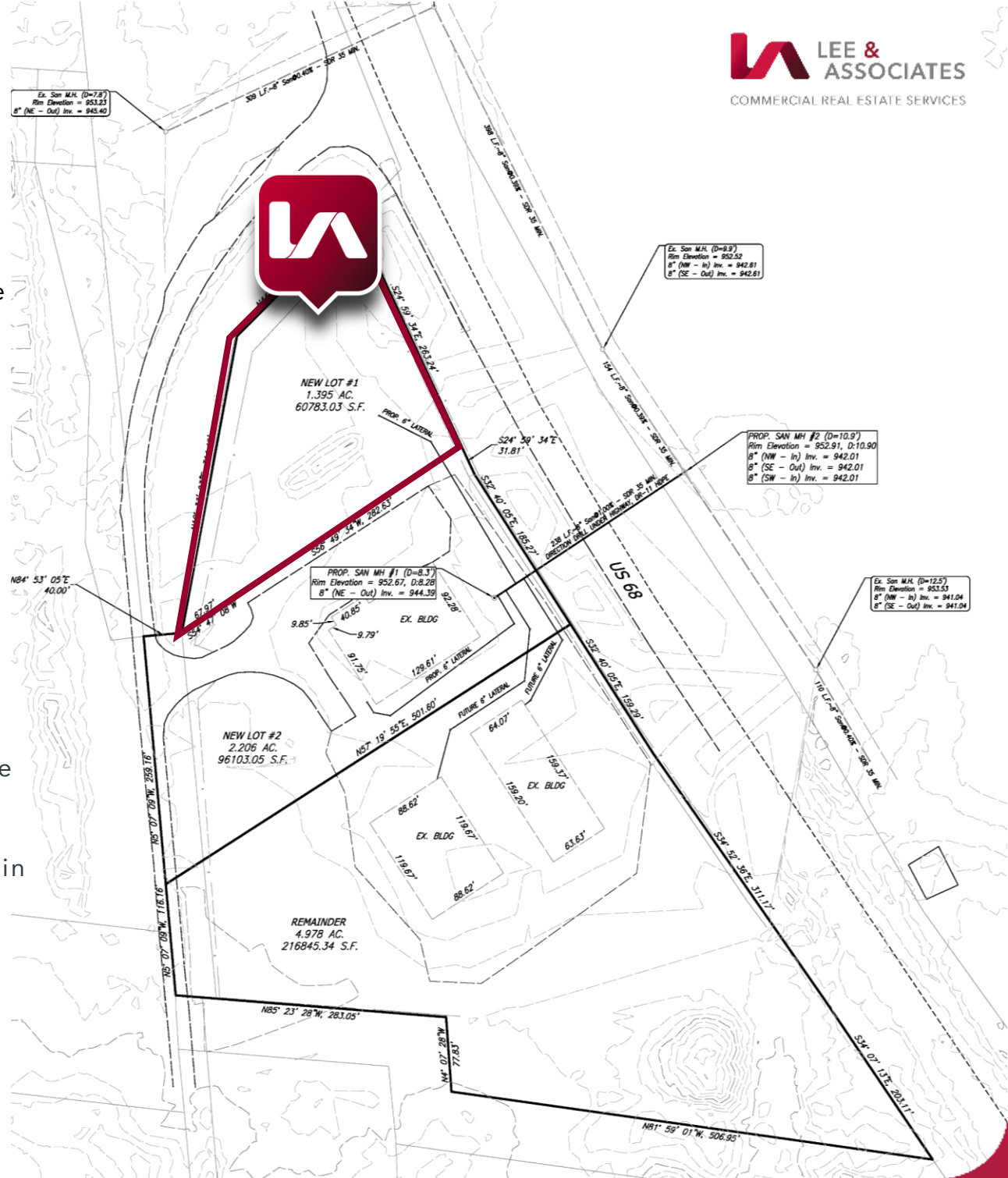
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**AVAILABLE:** 1.5-2 Acres  
**PRICING:** \$45,000/AC Ground Lease

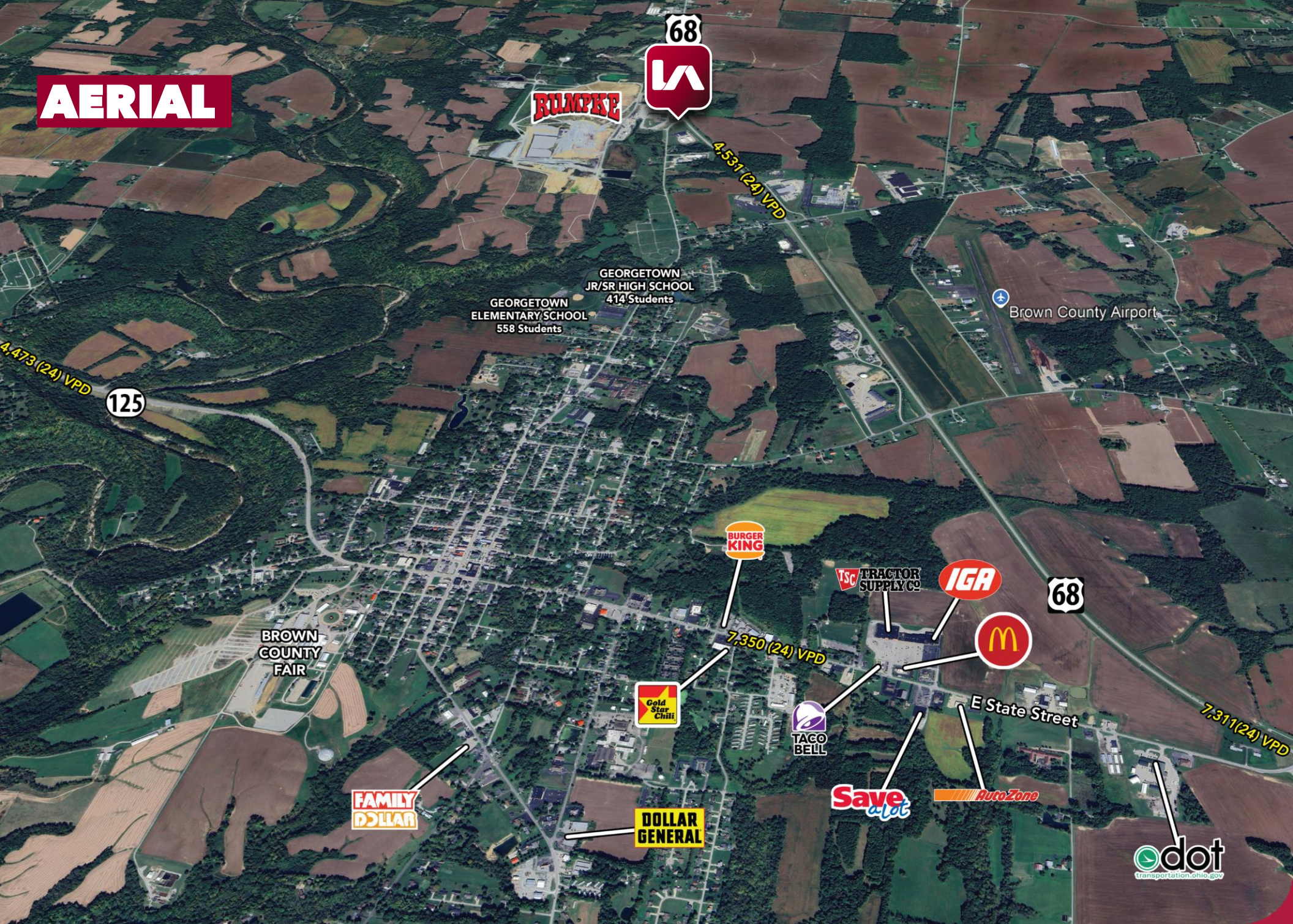
- Rapidly Growing Market
- Corner Lot
- Adjacent to Future MercyHealth Building
- Convenient Access
- New Housing Developments in the area
- 41-Acre Industrial Park: The Georgetown Port Authority, with support from REDI Cincinnati's Site Revolving Loan Fund, is developing a 41-acre industrial park in the area. This project aims to attract new businesses and support economic growth in the area.



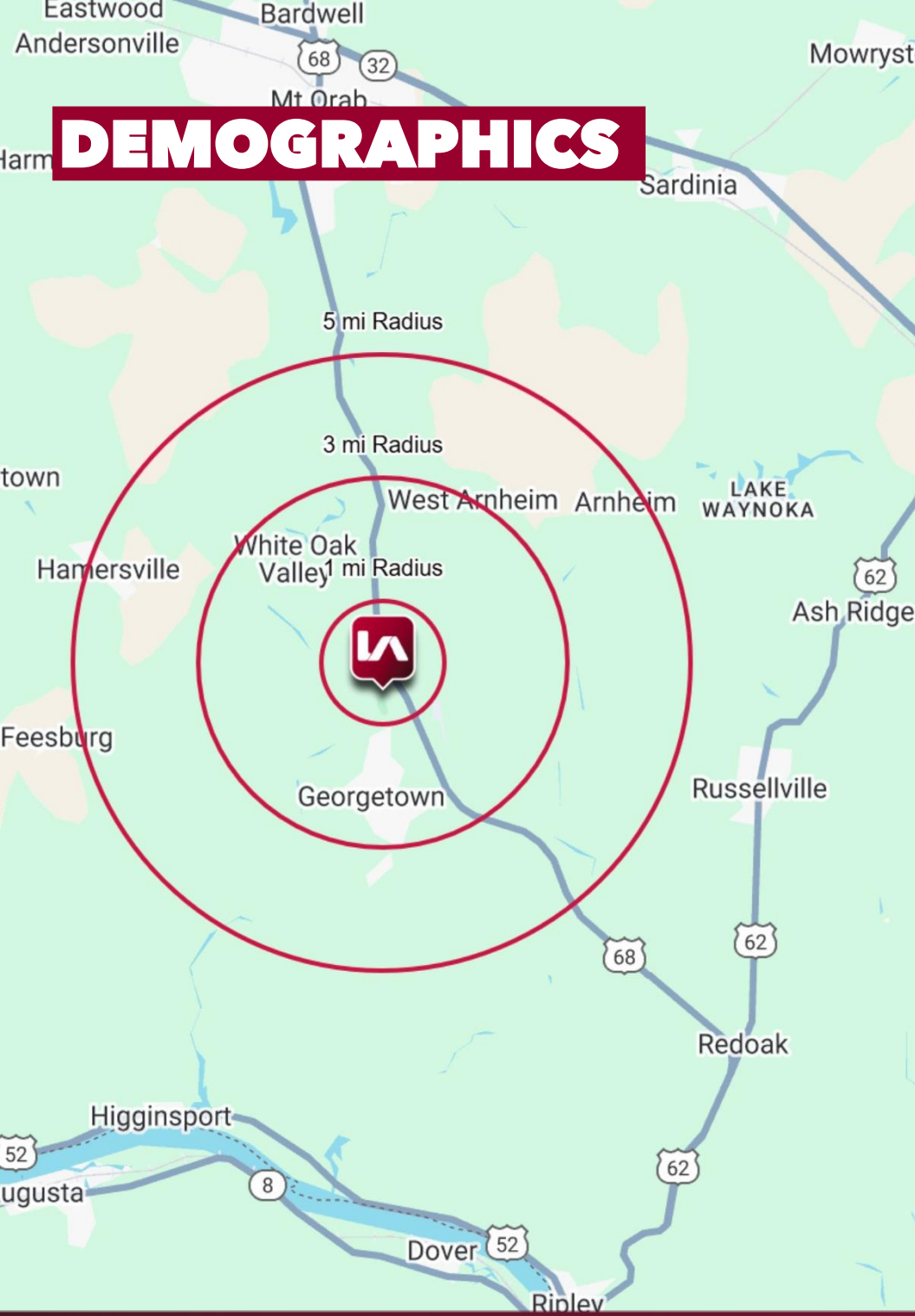
## TRAFFIC COUNTS:

- S High Street: 4,531 (24) VPD

# AERIAL



# DEMOGRAPHICS



	1 MI RADIUS	3 MI RADIUS	5 MI RADIUS
<b>POPULATION</b>			
2024 Estimated Population	217	5,192	8,607
2029 Projected Population	213	5,098	8,496
2020 Census Population	209	5,268	8,739
2010 Census Population	215	5,397	9,028
Projected Annual Growth 2024 to 2029	-0.3%	-0.4%	-0.3%
Historical Annual Growth 2010 to 2024	-	-0.3%	-0.3%
<b>HOUSEHOLDS</b>			
2024 Estimated Households	87	2,057	3,414
2029 Projected Households	83	1,973	3,289
2020 Census Households	84	2,078	3,449
2010 Census Households	83	2,062	3,443
Projected Annual Growth 2024 to 2029	-0.8%	-0.8%	-0.7%
Historical Annual Growth 2010 to 2024	0.3%	-	-
<b>AGE</b>			
2024 Est. Population Under 10 Years	11.2%	12.3%	12.1%
2024 Est. Population 10 to 19 Years	13.0%	11.6%	12.1%
2024 Est. Population 20 to 29 Years	11.0%	11.9%	11.5%
2024 Est. Population 30 to 44 Years	17.3%	17.5%	17.6%
2024 Est. Population 45 to 59 Years	20.3%	18.3%	19.1%
2024 Est. Population 60 to 74 Years	19.0%	18.6%	18.4%
2024 Est. Population 75 Years or Over	8.1%	9.8%	9.2%
2024 Est. Median Age	41.8	41.2	41.2
<b>MARITAL STATUS &amp; GENDER</b>			
2024 Est. Male Population	49.2%	51.6%	50.9%
2024 Est. Female Population	50.8%	48.4%	49.1%
2024 Est. Never Married	34.1%	27.5%	27.6%
2024 Est. Now Married	51.5%	43.8%	46.5%
2024 Est. Separated or Divorced	13.0%	18.5%	17.1%
2024 Est. Widowed	1.4%	10.2%	8.8%
<b>INCOME</b>			
2024 Est. HH Income \$200,000 or More	10.6%	5.2%	6.0%
2024 Est. HH Income \$150,000 to \$199,999	2.3%	2.0%	2.4%
2024 Est. HH Income \$100,000 to \$149,999	12.9%	10.6%	11.2%
2024 Est. HH Income \$75,000 to \$99,999	20.5%	14.9%	16.9%
2024 Est. HH Income \$50,000 to \$74,999	11.4%	22.8%	20.3%
2024 Est. HH Income \$35,000 to \$49,999	17.3%	10.5%	11.4%
2024 Est. HH Income \$25,000 to \$34,999	7.7%	6.7%	6.8%
2024 Est. HH Income \$15,000 to \$24,999	7.0%	10.9%	9.6%
2024 Est. HH Income Under \$15,000	10.2%	16.4%	15.3%
2024 Est. Average Household Income	\$85,940	\$67,215	\$73,016
2024 Est. Median Household Income	\$64,608	\$55,015	\$57,688
2024 Est. Per Capita Income	\$34,356	\$26,974	\$29,196
2024 Est. Total Businesses	29	224	264
2024 Est. Total Employees	301	1,841	2,090