

Barron Mixed-Use Buildings for Lease

1302-1312 N Barron Street | Eaton, OH | 45320

Henkle Schueler
COMMERCIAL REAL ESTATE



COUNTY	PROPERTY TYPE	ZONING	SPACE AVAILABLE	LEASE PRICE	CAM
Preble	Retail/Office	Mixed-Use	1st Floor: 1328: 1,780 SF; 1338: 1,900 SF 2nd Floor: 225 SF - 7,000 SF	1st Floor: \$12.50/SF NNN 2nd Floor: \$5/SF NNN	\$3.00/SF

Property & Location Highlights:

- Multiple office spaces available for lease above the inline retail strip in various sizes, ranging from 225 to 7,000 square feet, with flexible terms.
- Located just five miles south of I-70 on SR-127 within a retail & residential dense area of Eaton
- Other tenants include Casson's Pizza & Subs, DollarTree, Fiesta Charra, and Village Laundromat

All information furnished is from sources deemed reliable and is subject to errors, omissions and changes prior to sale as withdrawal without notice.

For more information, contact:



Henkle Schueler
COMMERCIAL REAL ESTATE

Sri Annapareddy

Commercial Sales Agent

O: 513.932.6010

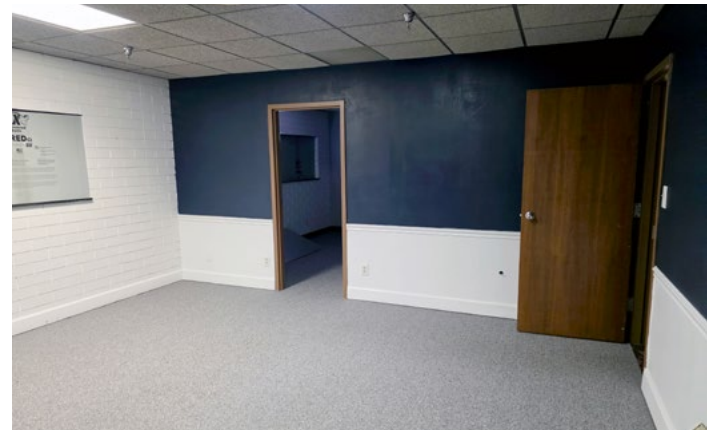
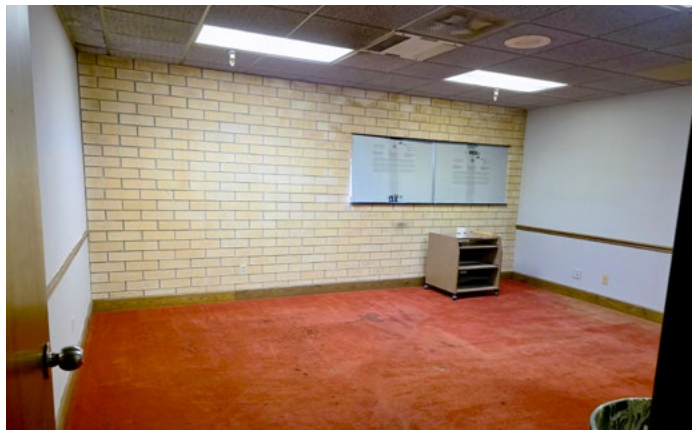
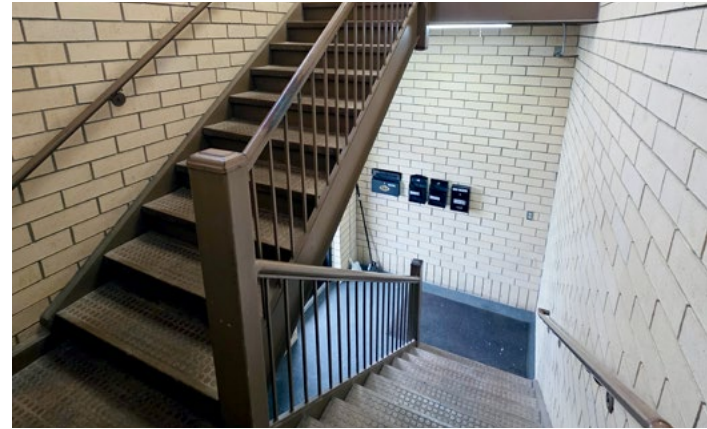
C: 513.999.2324

sri@hsabh.com

Barron Mixed-Use Buildings for Lease

1302-1312 N Barron Street | Eaton, OH | 45320

Henkle Schueler
COMMERCIAL REAL ESTATE



Learn more about our services—visit [SchuelerGroup.com](https://www.schuelergroup.com) today!
3000-G Henkle Drive | Lebanon, OH 45036 | 513.932.6010 | 800.589.7535

Barron Mixed-Use Buildings for Lease

1302-1312 N Barron Street | Eaton, OH | 45320

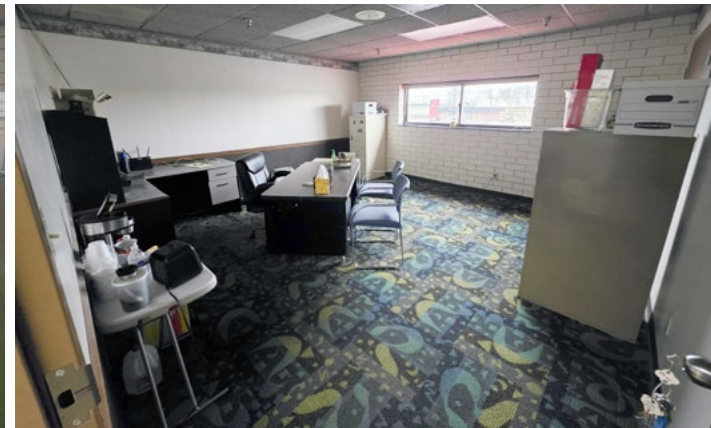
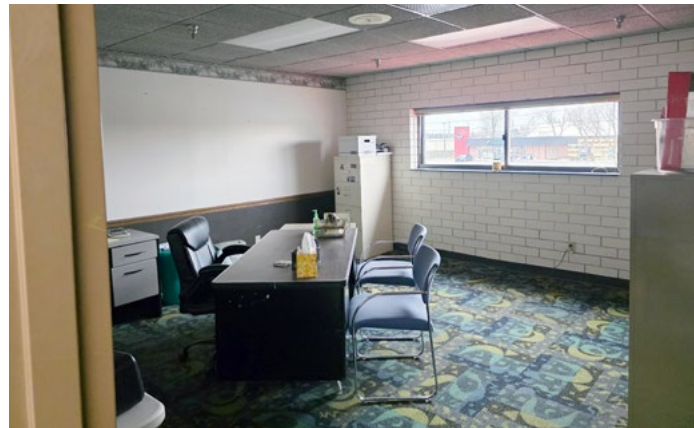
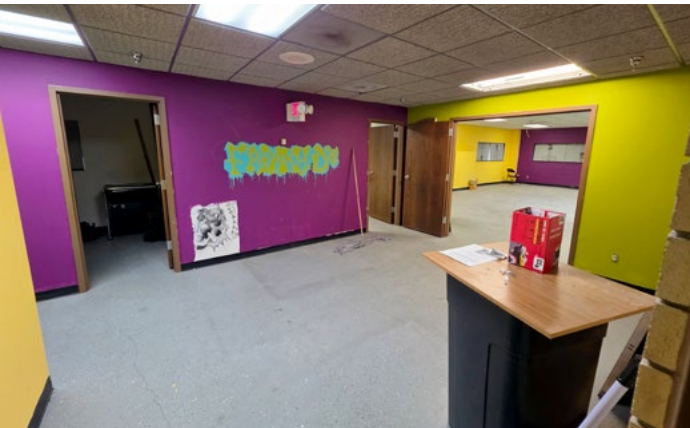
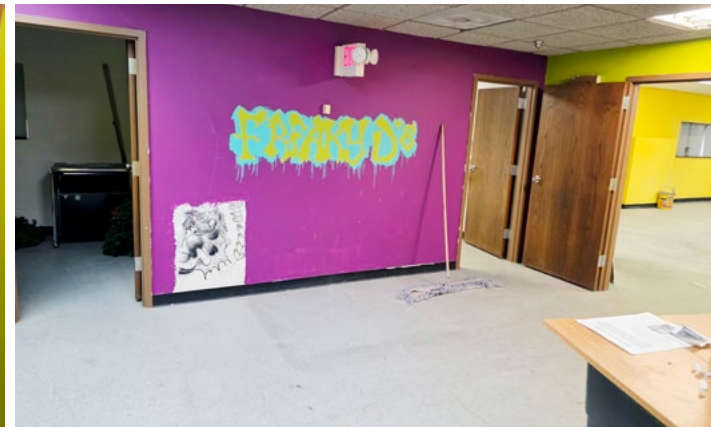
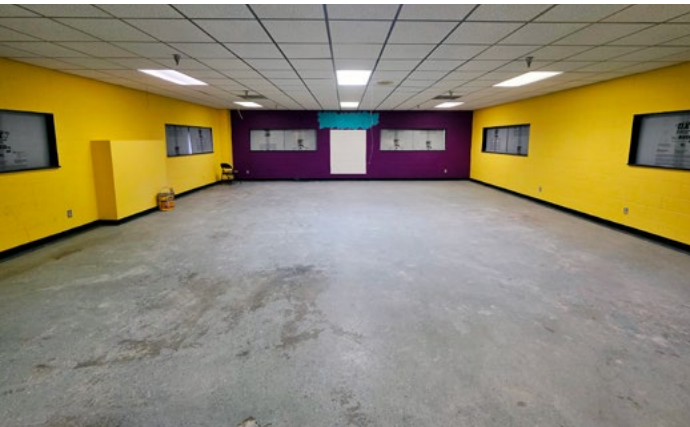
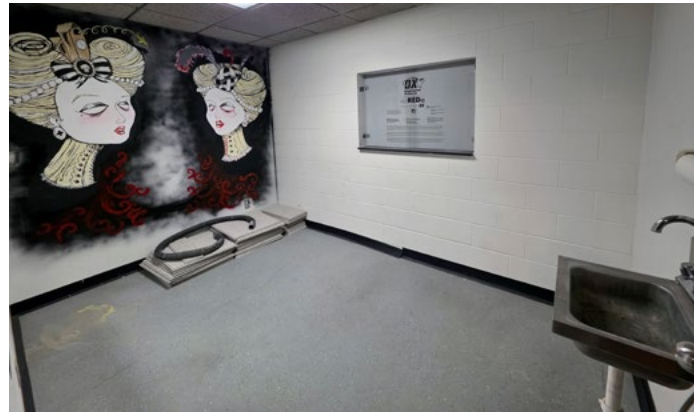
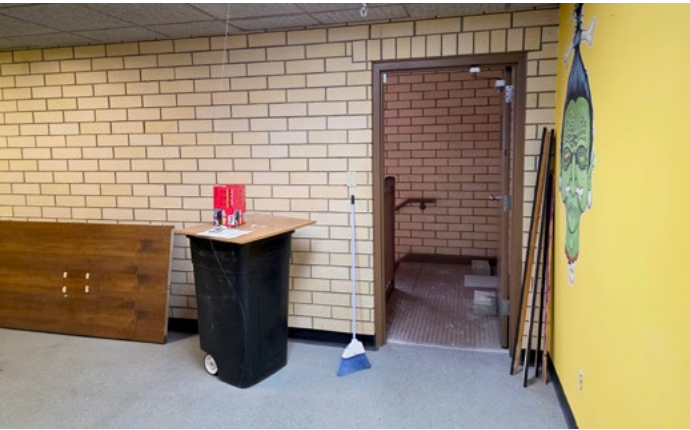


Learn more about our services—visit [SchuelerGroup.com](https://www.schuelergroup.com) today!
3000-G Henkle Drive | Lebanon, OH 45036 | 513.932.6010 | 800.589.7535

Barron Mixed-Use Buildings for Lease

1302-1312 N Barron Street | Eaton, OH | 45320

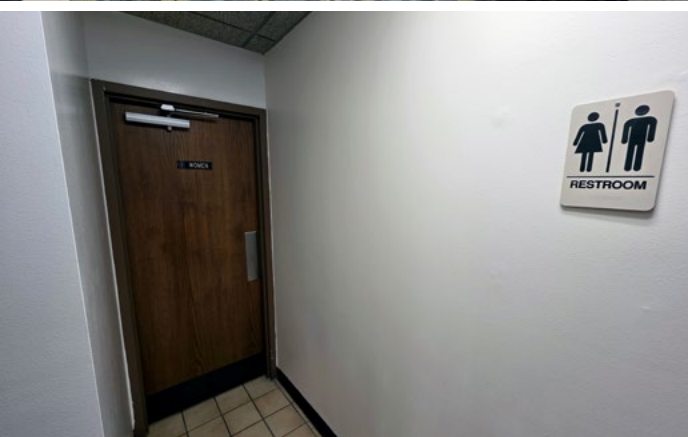
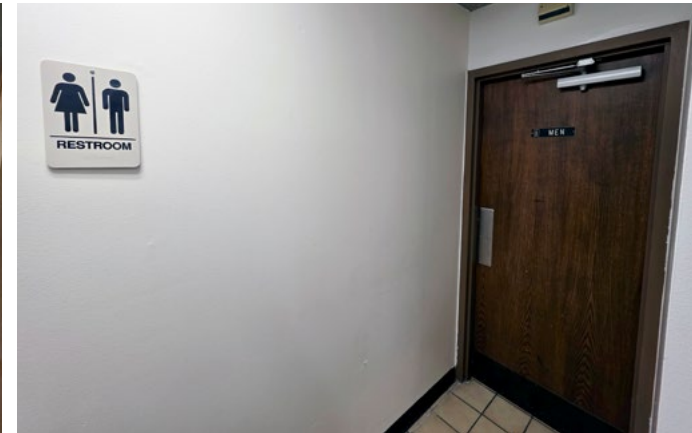
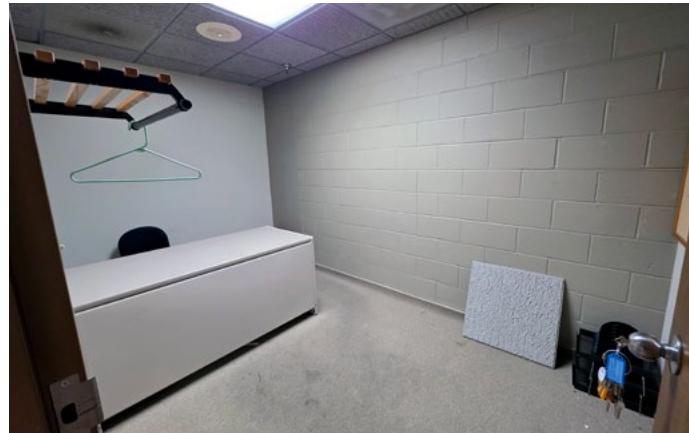
Henkle Schueler
COMMERCIAL REAL ESTATE



Learn more about our services—visit [SchuelerGroup.com](https://www.schuelergroup.com) today!
3000-G Henkle Drive | Lebanon, OH 45036 | 513.932.6010 | 800.589.7535

Barron Mixed-Use Buildings for Lease

1302-1312 N Barron Street | Eaton, OH | 45320

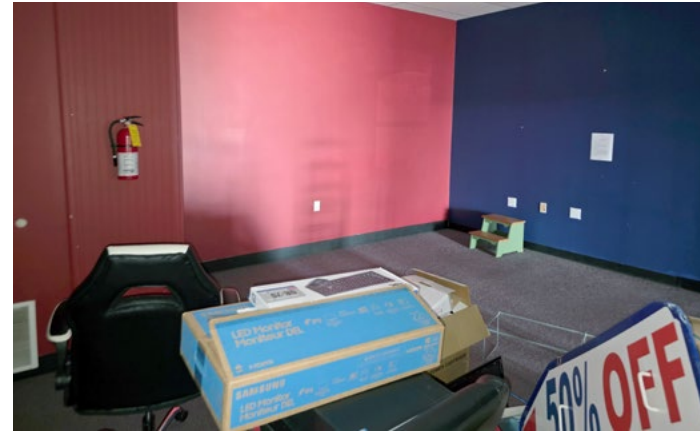


Learn more about our services—visit [SchuelerGroup.com](https://www.schuelergroup.com) today!
3000-G Henkle Drive | Lebanon, OH 45036 | 513.932.6010 | 800.589.7535

Barron Mixed-Use Buildings for Lease

1302-1312 N Barron Street | Eaton, OH | 45320

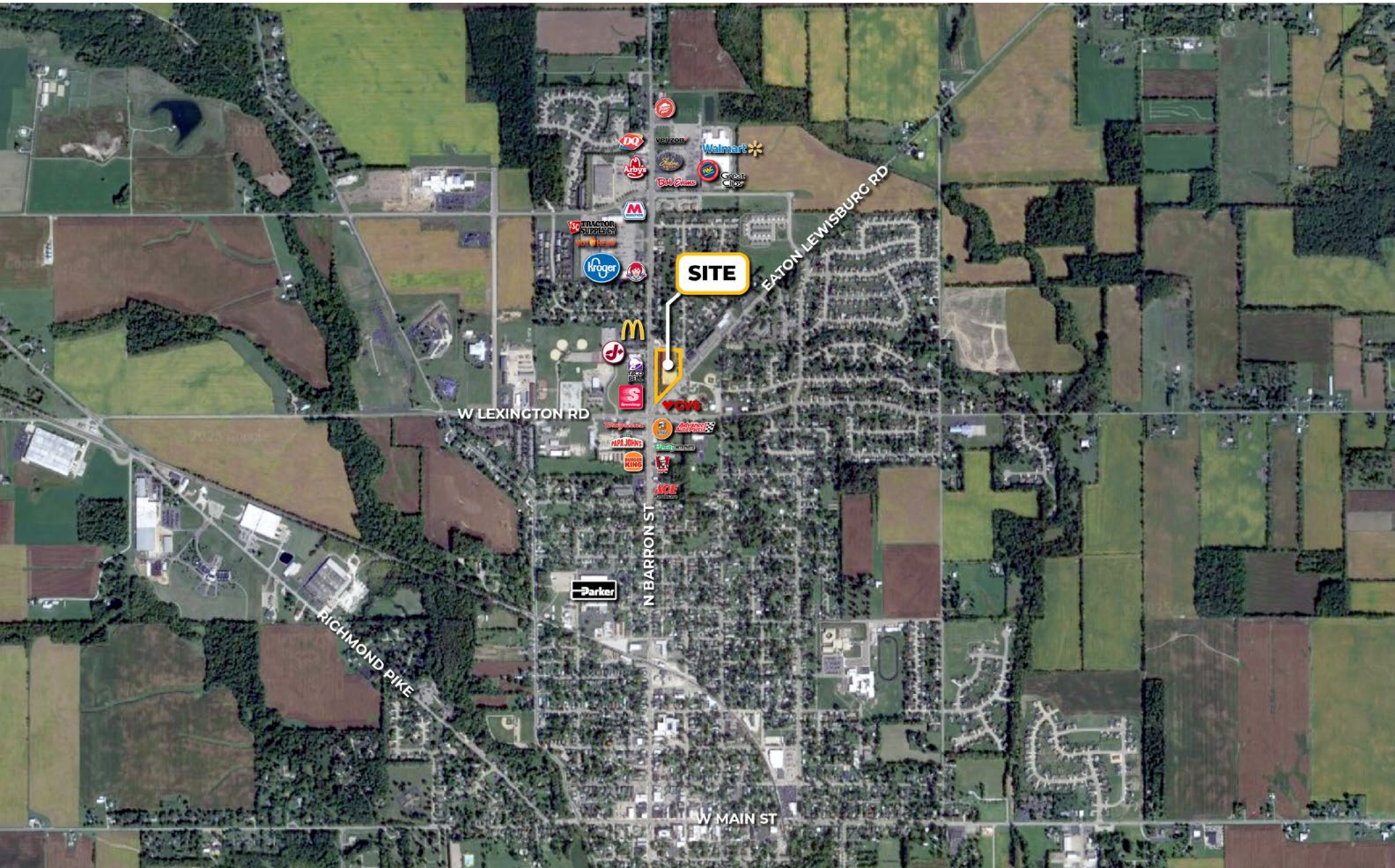
Henkle Schueler
COMMERCIAL REAL ESTATE



Learn more about our services—visit [SchuelerGroup.com](https://www.schuelergroup.com) today!
3000-G Henkle Drive | Lebanon, OH 45036 | 513.932.6010 | 800.589.7535

Barron Mixed-Use Buildings for Lease

1302-1312 N Barron Street | Eaton, OH | 45320



Learn more about our services—visit [SchuelerGroup.com](https://www.schuelergroup.com) today!

3000-G Henkle Drive | Lebanon, OH 45036 | 513.932.6010 | 800.589.7535

Radius	1 Mile		5 Mile		10 Mile	
Population						
2029 Projection	5,261		12,947		31,012	
2024 Estimate	5,257		12,975		31,210	
2020 Census	5,067		12,703		31,216	
Growth 2024 - 2029	0.08%		-0.22%		-0.63%	
Growth 2020 - 2024	3.75%		2.14%		-0.02%	
2024 Population by Hispanic Origin	67		132		285	
2024 Population	5,257		12,975		31,210	
White	4,878	92.79%	12,160	93.72%	29,549	94.68%
Black	38	0.72%	85	0.66%	143	0.46%
Am. Indian & Alaskan	7	0.13%	31	0.24%	67	0.21%
Asian	52	0.99%	86	0.66%	135	0.43%
Hawaiian & Pacific Island	0	0.00%	1	0.01%	4	0.01%
Other	281	5.35%	612	4.72%	1,313	4.21%
U.S. Armed Forces	0		4		8	
Households						
2029 Projection	2,310		5,433		12,435	
2024 Estimate	2,311		5,449		12,516	
2020 Census	2,238		5,343		12,527	
Growth 2024 - 2029	-0.04%		-0.29%		-0.65%	
Growth 2020 - 2024	3.26%		1.98%		-0.09%	
Owner Occupied	1,407	60.88%	3,690	67.72%	9,390	75.02%
Renter Occupied	905	39.16%	1,759	32.28%	3,127	24.98%
2024 Households by HH Income	2,312		5,449		12,516	
Income: <\$25,000	593	25.65%	1,069	19.62%	2,077	16.59%
Income: \$25,000 - \$50,000	601	25.99%	1,406	25.80%	2,918	23.31%
Income: \$50,000 - \$75,000	424	18.34%	1,064	19.53%	2,609	20.85%
Income: \$75,000 - \$100,000	242	10.47%	563	10.33%	1,593	12.73%
Income: \$100,000 - \$125,000	139	6.01%	579	10.63%	1,343	10.73%
Income: \$125,000 - \$150,000	121	5.23%	331	6.07%	889	7.10%
Income: \$150,000 - \$200,000	162	7.01%	312	5.73%	662	5.29%
Income: \$200,000+	30	1.30%	125	2.29%	425	3.40%
2024 Avg Household Income	\$64,046		\$70,822		\$76,744	
2024 Med Household Income	\$48,020		\$55,762		\$60,920	

Business Employment by Type	# of Businesses	# Employees	#Emp/Bus
Total Businesses	427	3,465	8
Retail & Wholesale Trade	49	389	8
Hospitality & Food Service	28	623	22
Real Estate, Renting, Leasing	14	207	15
Finance & Insurance	37	152	4
Information	4	24	6
Scientific & Technology Services	23	168	7
Management of Companies	0	0	0
Health Care & Social Assistance	185	1,023	6
Educational Services	7	210	30
Public Administration & Sales	26	455	18
Arts, Entertainment, Recreation	2	10	5
Utilities & Waste Management	4	11	3
Construction	9	34	4
Manufacturing	6	37	6
Agriculture, Mining, Fishing	0	0	0
Other Services	33	122	4