

# .95 ACRE WALMART OUTPARCEL – ACROSS THE STREET FROM BRAND NEW KROGER

N Barron St | Eaton, OH 45320

For Sale



Exclusively Listed By:

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1712 North Barron St, Eaton, OH 45320

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Encore Real Estate Investment Services, LLC in compliance with all applicable fair housing and equal opportunity laws.

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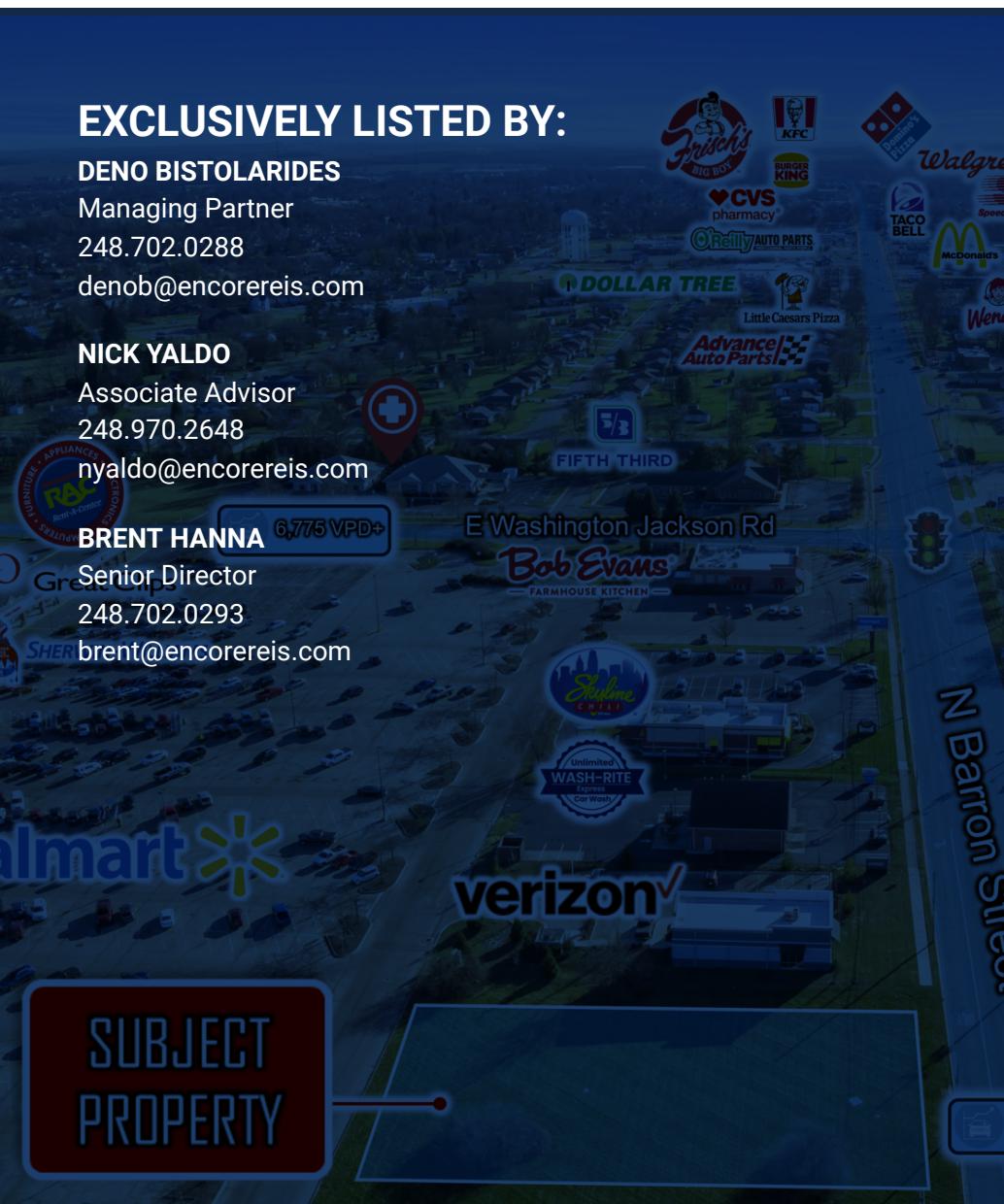
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EXECUTIVE SUMMARY

SALE PRICE

\$900,000

## INVESTMENT SUMMARY

Address: N Barron St  
City/State: Eaton, OH  
Land Acreage: 0.95 Acres  
Year Built: 2019  
Zoning: C-1  
Parcel Number: M40-0006-1-1-50-000-5000



## INVESTMENT HIGHLIGHTS

- 0.95 Acre Walmart Outparcel - For Sale or Ground Lease
- Positioned Across the Street from Brand New Kroger
- Excellent Visibility Along N Barron Street With Traffic Counts Exceeding 14,700 Vehicles.
- 5 Mile Household Income Exceeds \$70,000.
- Total Customer Spending Exceeded \$22,086,478 In 2022 Within a 5-Mile Radius.
- National Tenants Surrounding Investment Property: Walmart Supercenter, Bob Evans, Cato Fashions, Sherwin Williams, Kroger, Tractor Supply, McDonald's, Walgreens, CVS and many more.

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Population	2,811	9,704	12,596
Total Households	1,287	4,180	5,327
Average HH Income	\$75,233	\$77,883	\$81,127

# Kettering HEALTH







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MARKET OVERVIEW



## LOCATION DESCRIPTION

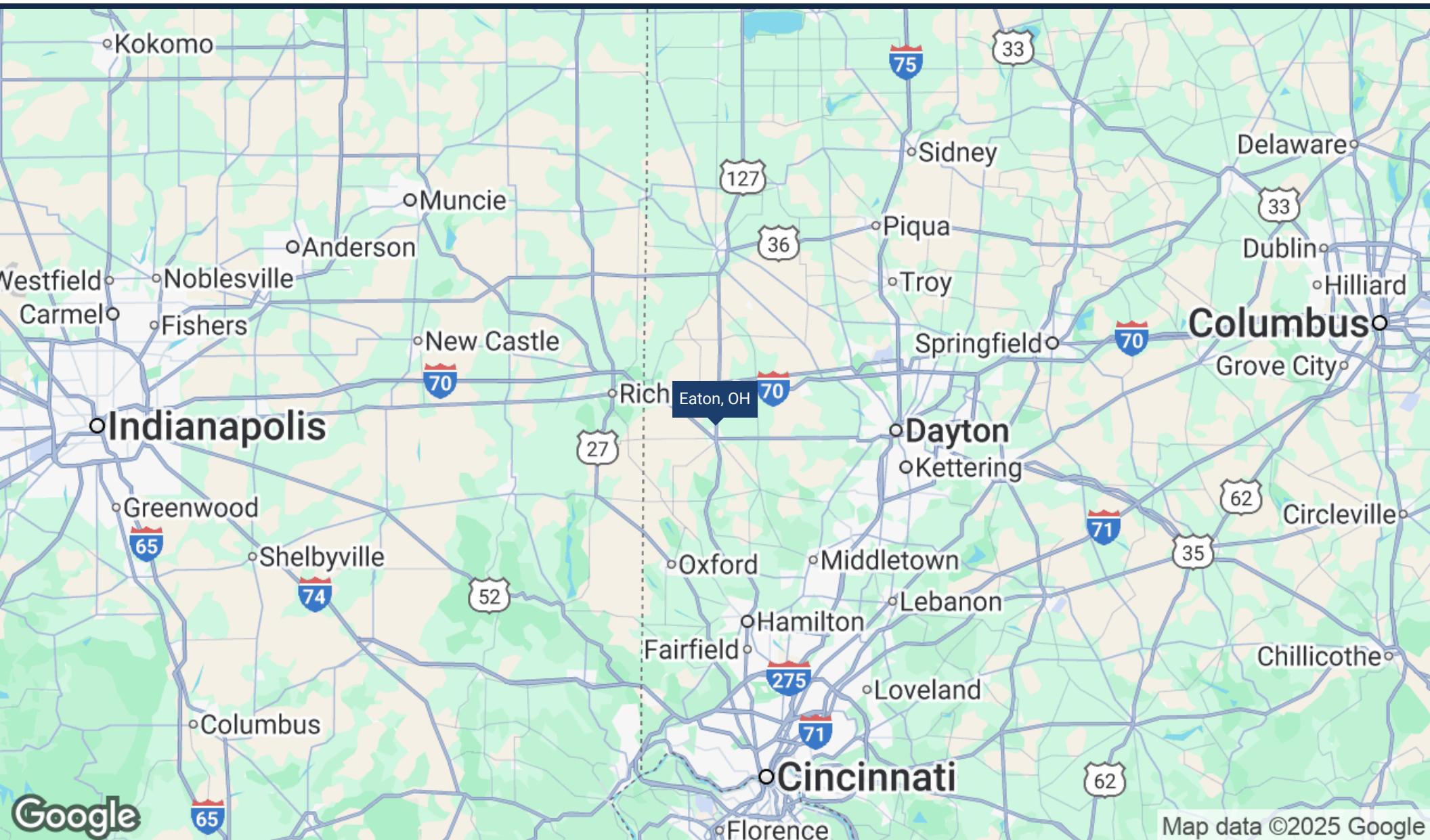
Eaton is the county seat of Preble County, Ohio. William Bruce established the town in 1806. Residents named the community after General William Eaton, a hero of the American Revolution. The village increased, having approximately one thousand residents in 1846. This growth was primarily due to Eaton's location along two main turnpikes, making it a critical crossroads. Numerous Ohioans also traveled to Eaton to acquire sulfur water, which they believed had some medicinal curatives. In 1846, Eaton comprised three churches, six stores, and at least one newspaper office. Many residents found employment in nearby limestone quarries. During this era, limestone was a common building material. Unfortunately for Eaton residents, in 1849, a cholera epidemic struck the community. Approximately one-half of the residents fled the community. Of the remaining six hundred people, approximately 120 people died. In 1886, two newspaper offices, seven churches, and two banks served the community. Most manufacturing establishments provided services or products to farmers in the surrounding countryside. Many Preble County farmers grew tobacco, and several businesses in Eaton manufactured cigars. F.P. Filbert, a cigar maker, was the town's largest employer, with thirty-five employees.

In addition to the city of Eaton, several villages are in the county. These communities are connected and elsewhere by a network of roadways, including I-70, U.S. 127, U.S. 35, U.S. 40, and 10 state routes. There are 18 public schools in the county's five districts, providing primary and secondary education to nearly 8,000 children. Preble County has a new branch on the campus of Edison State Community College as of January 2019, and several colleges and universities located in nearby counties also provide higher education, including Miami University, Wright State University, Earlham College, University of Dayton, and Sinclair Community College. Nearly three-quarters of Preble County is farmland and consistently ranks in the top ten in hog and corn production for Ohio. Most of the county's communities remain small, and the atmosphere is pleasantly rural. Annual festivals and events such as the Preble County Fair, livestock shows, and outdoor concerts (check out the Eatonic Music Festival) draw visitors and participants from all over the state and beyond.

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REGIONAL MAP

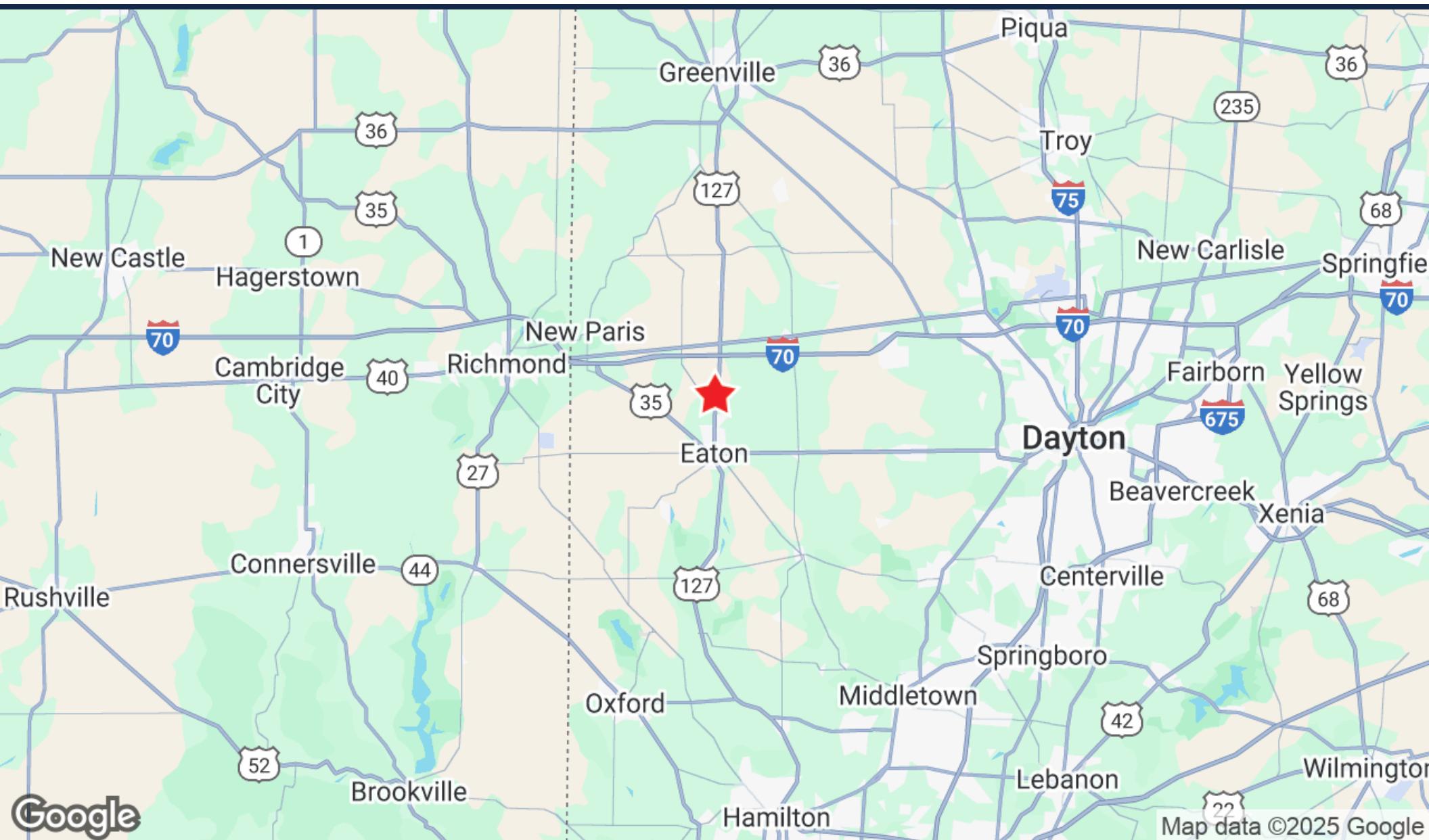


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LOCATION MAP



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6,775 VPD+

E Washington Jackson Rd

**Bob Evans**  
FARMHOUSE KITCHEN

**Skylane**  
CHILI

Unlimited  
**WASH-RITE**  
Express  
Car Wash

**verizon**

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