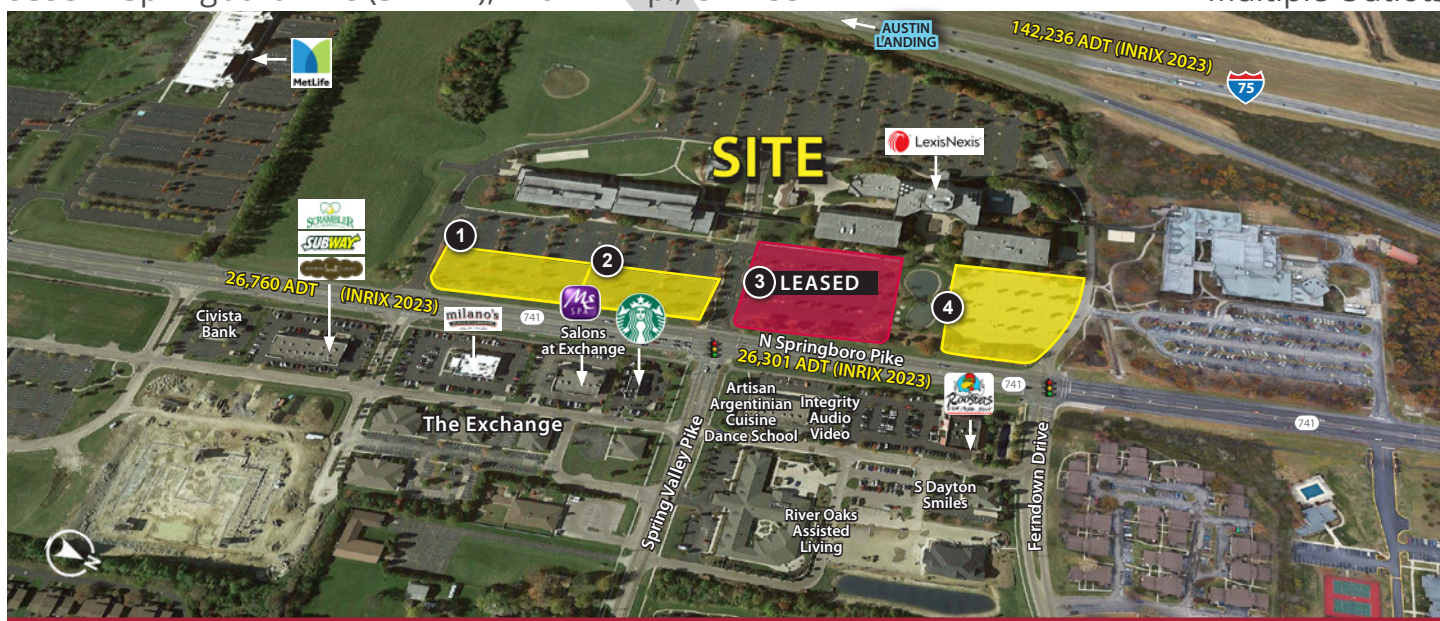


SPRINGBORO PIKE REDEVELOPMENT OPPORTUNITY

9393 N Springboro Pike (SR 741), Miami Twp., OH 45342

Up to 3.5 Acres Available
For Lease or Build-to-Suit
Multiple Outlots



Property Details:

- Located just north of Austin Landing and surrounded by new development
- Strong residential and daytime demographics
- Full access at 2 signalized intersections
- Over 26,000 ADT on N Springboro Pike

Area retailers include:



Demographics:

2024 Estimates	1 Mile	3 Mile	5 Mile
Population	8,342	55,974	134,448
Households	3,892	24,995	58,988
Average Household Income	\$111,123	\$111,179	\$115,452
Total Number of Employees	7,852	29,779	59,2280

Traffic Counts:

Springboro Pike (SR 741)	26,760 ADT (INRIX 2023)
I-75	142,236 ADT (INRIX 2023)

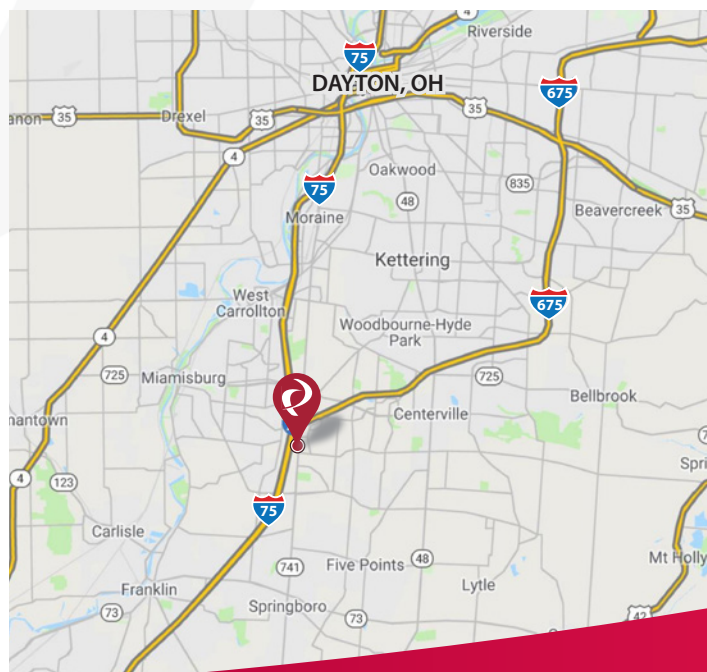
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Market Aerial



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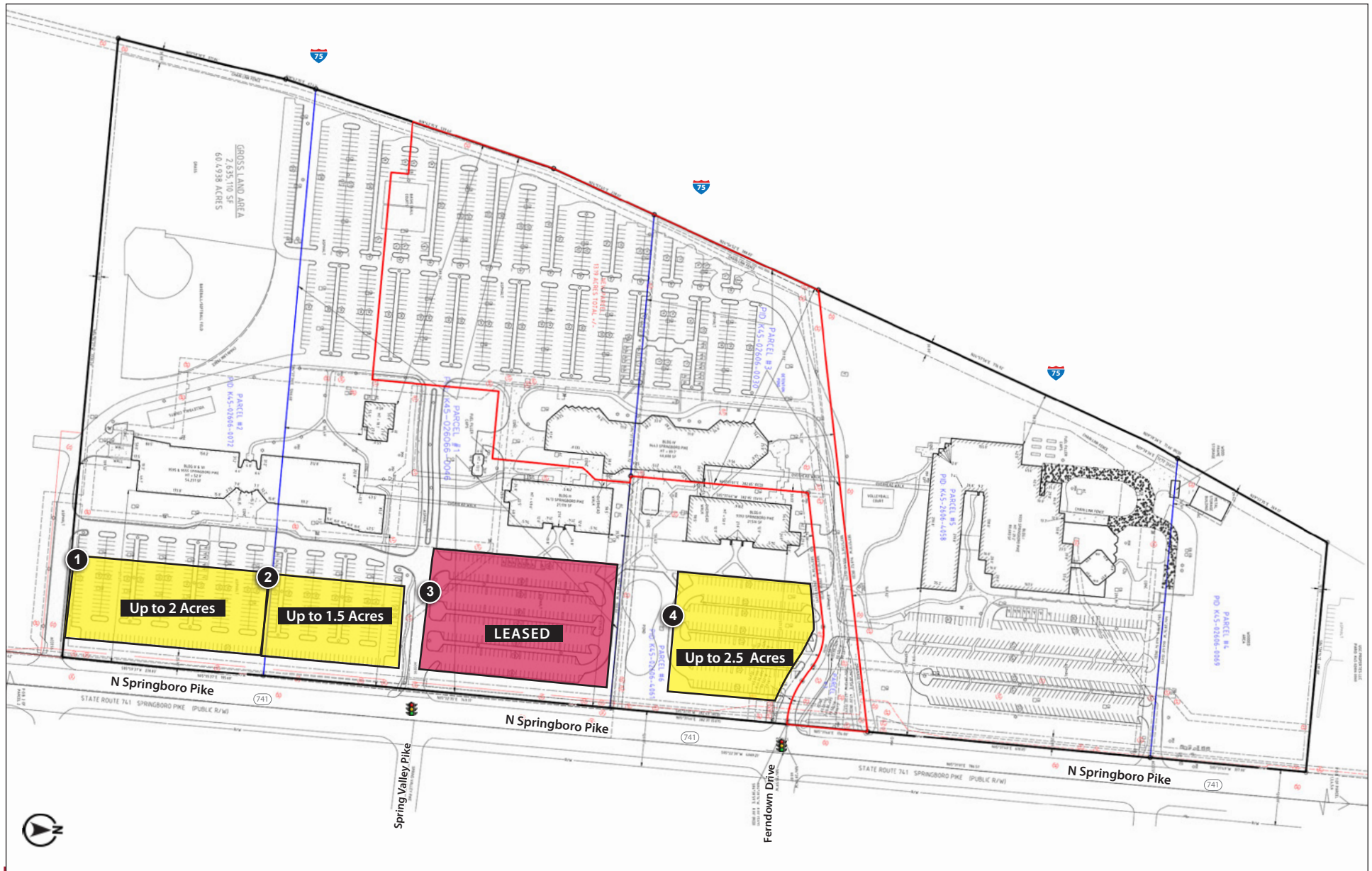
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Site Plan

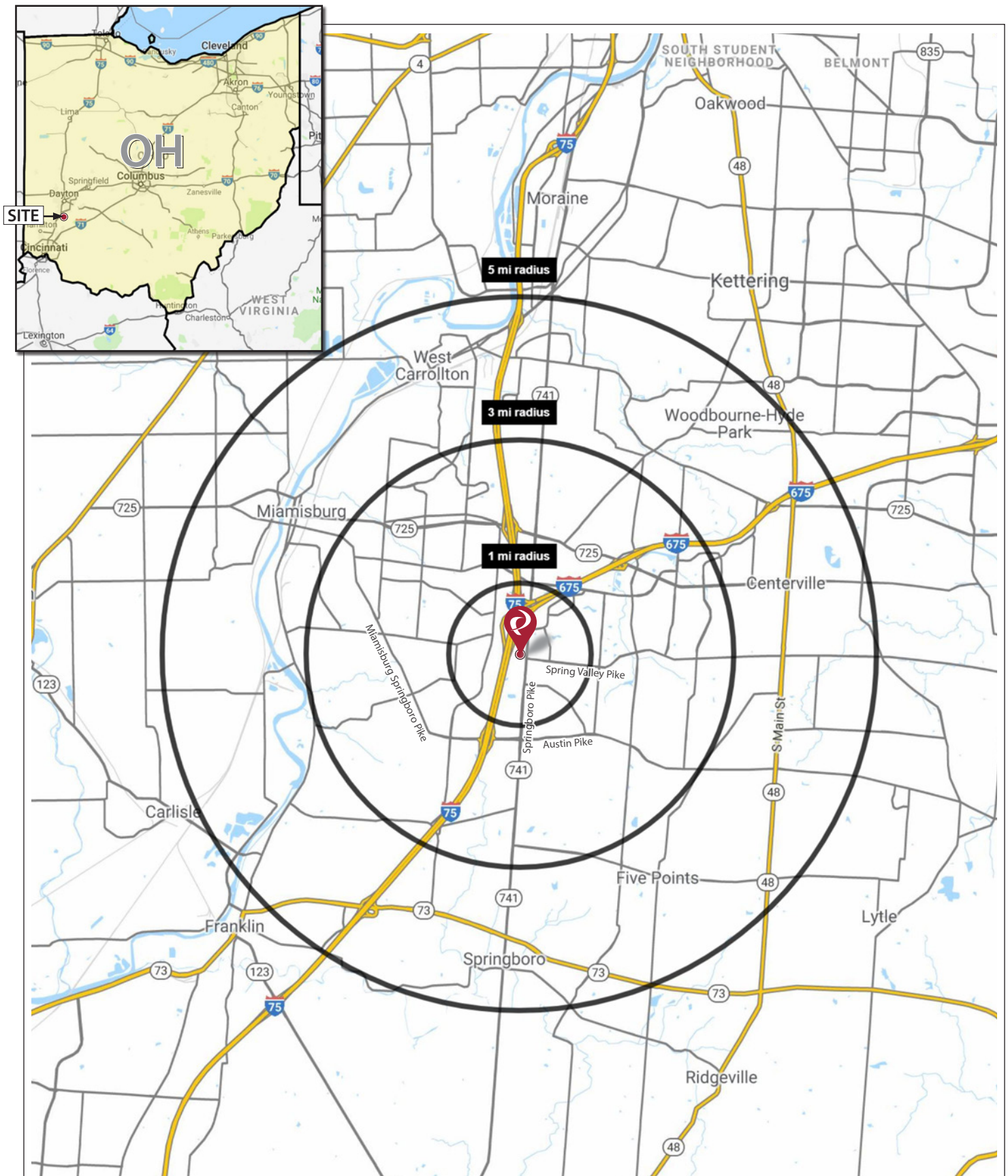


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Summary Profile

2010-2020 Census, 2024 Estimates with 2029 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 39.6139/-84.2292

9393 N Springboro Pike Miami Twp., OH 45342	1 mi radius	3 mi radius	5 mi radius
Population			
2024 Estimated Population	8,342	55,974	138,448
2029 Projected Population	8,398	56,559	140,335
2020 Census Population	8,984	57,713	139,856
2010 Census Population	8,098	53,714	130,620
Projected Annual Growth 2024 to 2029	0.1%	0.2%	0.3%
Historical Annual Growth 2010 to 2024	0.2%	0.3%	0.4%
2024 Median Age	33.4	39.7	41.3
Households			
2024 Estimated Households	3,892	24,995	58,988
2029 Projected Households	3,868	24,940	59,233
2020 Census Households	3,877	24,951	58,399
2010 Census Households	3,507	22,915	54,035
Projected Annual Growth 2024 to 2029	-0.1%	-	-
Historical Annual Growth 2010 to 2024	0.8%	0.6%	0.7%
Race and Ethnicity			
2024 Estimated White	71.5%	77.5%	81.1%
2024 Estimated Black or African American	14.7%	11.1%	9.0%
2024 Estimated Asian or Pacific Islander	8.0%	6.1%	4.7%
2024 Estimated American Indian or Native Alaskan	0.2%	0.1%	0.1%
2024 Estimated Other Races	5.6%	5.2%	5.0%
2024 Estimated Hispanic	4.3%	3.7%	3.5%
Income			
2024 Estimated Average Household Income	\$111,123	\$111,179	\$115,452
2024 Estimated Median Household Income	\$88,703	\$90,307	\$91,446
2024 Estimated Per Capita Income	\$51,846	\$49,721	\$49,313
Education (Age 25+)			
2024 Estimated Elementary (Grade Level 0 to 8)	2.7%	1.8%	2.1%
2024 Estimated Some High School (Grade Level 9 to 11)	2.7%	3.3%	3.9%
2024 Estimated High School Graduate	25.0%	25.9%	27.1%
2024 Estimated Some College	15.4%	19.5%	19.4%
2024 Estimated Associates Degree Only	11.3%	10.0%	9.6%
2024 Estimated Bachelors Degree Only	29.2%	23.7%	21.6%
2024 Estimated Graduate Degree	13.6%	15.8%	16.3%
Business			
2024 Estimated Total Businesses	340	2,136	5,129
2024 Estimated Total Employees	7,852	29,779	59,280
2024 Estimated Employee Population per Business	23.1	13.9	11.6
2024 Estimated Residential Population per Business	24.5	26.2	27.0

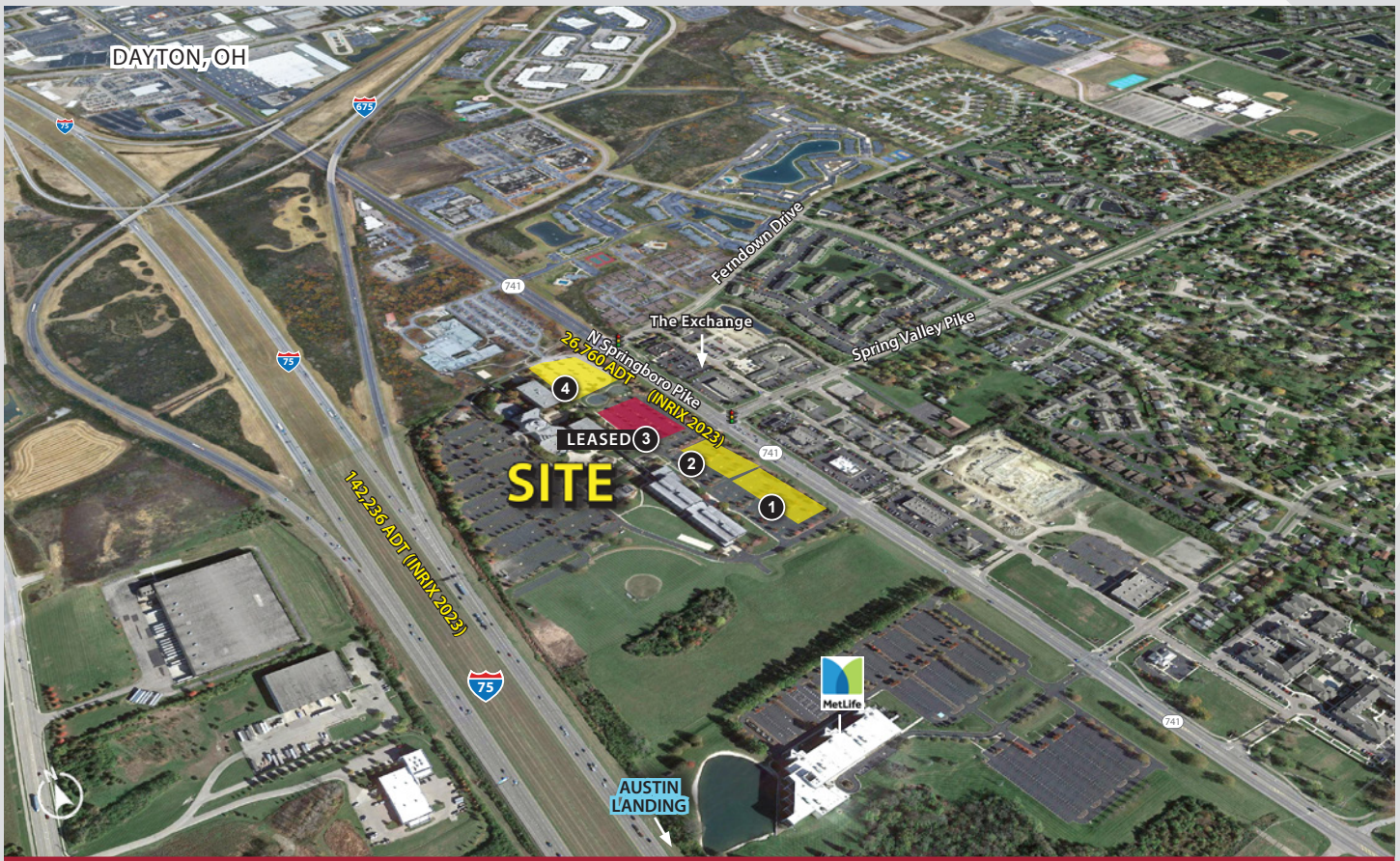
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