

Deerfield Township Office For Sale

3532 Irwin Simpson | Deerfield Township, OH 45040



Property Summary

| | |
|----------------------|----------------------|
| County | Warren |
| Property Type | Office |
| Zoning | General Business-B-1 |
| Space | 14,000 SF |
| Price | \$750,000 |
| Loopnet ID | |

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

Property Highlights

- **NO LOCAL INCOME TAX**
- 81% Occupancy
- Newly finished entrance
- 2 Story
- Single or Multi-Tenant
- New Roof
- Approx. 50+/- Parking Spaces
- Adjacent to Columbia Elementary School

Location Highlights

- Kings Local School District
- Less than 1 mile to Montgomery Road
- Near Kings Island
- New I-71 Interchange
- Minutes to Kings AutoMall

For more information contact:



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Area Demographics

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| Population | 1 mile | 3 miles | 5 miles |
|------------------|--------|---------|---------|
| 2022 Projection | 7,565 | 56,131 | 144,984 |
| 2017 Estimate | 7,363 | 53,317 | 137,422 |
| 2010 Census | 7,234 | 50,340 | 129,742 |
| 2000 Census | 6,739 | 39,695 | 102,753 |
| Growth 2017-2022 | 2.7% | 5.3% | 5.5% |

| Households | 1 mile | 3 miles | 5 miles |
|------------------|--------|---------|---------|
| 2022 Projection | 3,139 | 22,666 | 55,208 |
| 2017 Estimate | 3,019 | 21,239 | 51,722 |
| 2010 Census | 2,946 | 19,954 | 48,525 |
| 2000 Census | 2,507 | 14,910 | 37,116 |
| Growth 2017-2022 | 4.0% | 6.7% | 6.7% |

| 2017 Est. by Single-Class Race | 7,363 | 53,317 | 137,422 |
|---------------------------------|-------|--------|---------|
| White Alone | 88% | 80.9% | 83.3% |
| Black or African American Alone | 2.3% | 4.0% | 3.7% |
| Asian Alone | 6.3% | 11.3% | 9.3% |
| Hispanic Alone | 3.5% | 3.9% | 3.7% |
| Other Race | 3.4% | 3.7% | 3.6% |

| | | | |
|------------------------------------|------------|----------|----------|
| 2017 Est. Median Age | 39.8 | 38.6 | 39.4 |
| 2017 Est. Median Household Income | \$79,533 | \$79,183 | \$84,215 |
| 2017 Traffic Counts: Columbia Road | 18,361 VPD | | |

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Additional Property Photos



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