



COUNTY	PROPERTY TYPE	ZONING	SPACE AVAILABLE	PRICING
Clermont	Commercial Land	Commercial/Retail/Light Industrial	2 Acres – Under Contract 6.07 Acres	\$175,000/Acre for all 6.07 Acres \$200,000/Acre for lot split

Property & Location Highlights:

- Zoning permits all retail.office uses including convenience stores as well as light industrial
- Large open sites available with all utilities
- Tax incentives available from Miami Township
- All commercial utilities in place including

- Clermont County sewer & water and Duke gas & electric
- First phase of road construction to start in spring 2024 involving Commercial Drive & Rise Way
- Annual average daily traffic count is 12,557 VPD

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:



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LOCATION HIGHLIGHTS

- 2 miles from FC Cincinnati's new \$30M World Class Training Facility
- 1.5 miles to I-275
- Road widening on US-50 is complete
- CVG International Airport is only 32 miles from the site
- Local Clermont County airport just 5.5 miles from the site
- Road improvements on Wolfpen-Pleasant Hill Road

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Radius	1 Mile		3 Mile		5 Mile	
Population						
2027 Projection	343		24,516		85,293	
2022 Estimate	335		23,835		82,301	
2010 Census	329		22,943		75,314	
Growth 2022 - 2027	2.39%		2.86%		3.64%	
Growth 2010 - 2022	1.82%		3.89%		9.28%	
2022 Population by Hispanic Origin	7		500		2,069	
2022 Population	335		23,835		82,301	
White	319	95.22%	22,529	94.52%	76,965	93.52%
Black	6	1.79%	479	2.01%	2,019	2.45%
Am. Indian & Alaskan	0	0.00%	39	0.16%	180	0.22%
Asian	5	1.49%	428	1.80%	1,592	1.93%
Hawaiian & Pacific Island	0	0.00%	4	0.02%	21	0.03%
Other	4	1.19%	356	1.49%	1,524	1.85%
U.S. Armed Forces	0		0		0	
Households						
2027 Projection	123		8,893		33,186	
2022 Estimate	120		8,643		31,979	
2010 Census	119		8,329		29,105	
Growth 2022 - 2027	2.50%		2.89%		3.77%	
Growth 2010 - 2022	0.84%		3.77%		9.87%	
Owner Occupied	101	84.17%	7,174	83.00%	22,527	70.44%
Renter Occupied	19	15.83%	1,469	17.00%	9,452	29.56%
2022 Households by HH Income	118		8,643		31,978	
Income: <\$25,000	10	8.47%	758	8.77%	5,368	16.79%
Income: \$25,000 - \$50,000	14	11.86%	1,374	15.90%	6,029	18.85%
Income: \$50,000 - \$75,000	20	16.95%	1,646	19.04%	5,304	16.59%
Income: \$75,000 - \$100,000	15	12.71%	1,102	12.75%	3,719	11.63%
Income: \$100,000 - \$125,000	12	10.17%	919	10.63%	3,082	9.64%
Income: \$125,000 - \$150,000	15	12.71%	1,041	12.04%	2,992	9.36%
Income: \$150,000 - \$200,000	22	18.64%	1,141	13.20%	2,908	9.09%
Income: \$200,000+	10	8.47%	662	7.66%	2,576	8.06%
2022 Avg Household Income	\$115,441		\$105,829		\$94,769	
2022 Med Household Income	\$99,999		\$87,329		\$71,257	

Business Employment by Type	# of Businesses	# Employees	#Emp/Bus
Total Businesses	100	2,167	22
Retail & Wholesale Trade	24	566	24
Hospitality & Food Service	3	27	9
Real Estate, Renting, Leasing	7	25	4
Finance & Insurance	6	90	15
Information	3	32	11
Scientific & Technology Services	15	568	38
Management of Companies	0	0	0
Health Care & Social Assistance	7	409	58
Educational Services	0	0	0
Public Administration & Sales	0	0	0
Arts, Entertainment, Recreation	1	6	6
Utilities & Waste Management	8	75	9
Construction	8	145	18
Manufacturing	9	194	22
Agriculture, Mining, Fishing	1	4	4
Other Services	8	26	3

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