Union Centre Lot #9

1152 Marian Drive | Batavia, OH | 45103

Henkle Schueler Est. 1935
CORFAC INTERNATIONAL

COUNTY	PROPERTY TYPE	ZONING	ACREAGE	PRICE
Clermont	Land	Commercial	1.26 Acres	$595,000 or BTS Lease

Property & Location Highlights:

- 1.26 acres on a fully developed lot
- Utilities to site
- Over 50,000 vehicles per day pass the site
- Strong surrounding demographics
- Nearby Eastgate Mall on SR-32
- Rough graded
- Traffic light access on Elick Lane and the future Bach-Buxton Road
- Nearby Clermont West High School

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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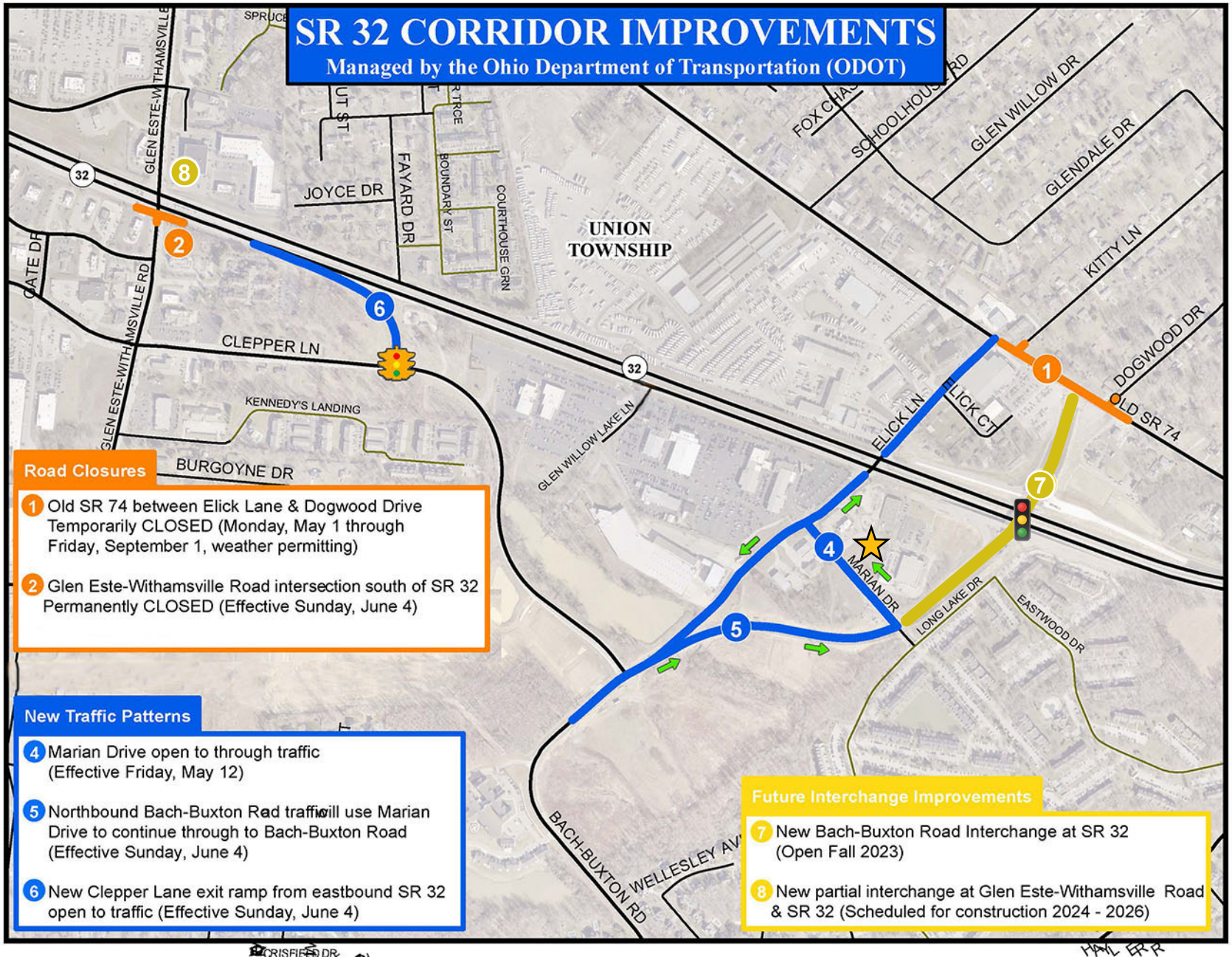
CORFAC INTERNATIONAL

Mike Lovell
Commercial Sales Associate
O: 513.932.6010 ext. 276
C: 513.373.8672
mlovell@hsabh.com


SR 32 CORRIDOR IMPROVEMENTS
Managed by the Ohio Department of Transportation (ODOT)
UNION TOWNSHIP
GLEN ESTE-WITHAMSVILLE RD
JOYCE DR
FAYARD DR
BOUNDARY ST
COURTHOUSE GRN
GLEN WILLOW DR
GLENDALE DR
KITTY LN
DOGWOOD DR
OLD SR 74
CLEPPER LN
KENNEDY'S LANDING
BURGOYNE DR
GLEN WILLOW LAKE LN
ELICK LN
ELICK CT
MARIAN DR
LONG LAKE DR
EASTWOOD DR
BACH-BUXTON RD
WELLESLEY AV
Road Closures
1 Old SR 74 between Elick Lane & Dogwood Drive Temporarily CLOSED (Monday, May 1 through Friday, September 1, weather permitting)
2 Glen Este-Withamsville Road intersection south of SR 32 Permanently CLOSED (Effective Sunday, June 4)
New Traffic Patterns
4 Marian Drive open to through traffic (Effective Friday, May 12)
5 Northbound Bach-Buxton Road traffic will use Marian Drive to continue through to Bach-Buxton Road (Effective Sunday, June 4)
6 New Clepper Lane exit ramp from eastbound SR 32 open to traffic (Effective Sunday, June 4)
Future Interchange Improvements
7 New Bach-Buxton Road Interchange at SR 32 (Open Fall 2023)
8 New partial interchange at Glen Este-Withamsville Road & SR 32 (Scheduled for construction 2024 - 2026)

DEMOGRAPHICS

Radius	1 Mile		3 Mile		5 Mile	
Population						
2027 Projection	10,537		47,461		103,794	
2022 Estimate	10,072		45,554		100,191	
2010 Census	8,738		40,562		90,778	
Growth 2022 - 2027	4.62%		4.19%		3.60%	
Growth 2010 - 2022	15.27%		12.31%		10.37%	
2022 Population by Hispanic Origin	254		1,133		2,498	
2022 Population	10,072		45,554		100,191	
White	9,255	91.89%	42,407	93.09%	93,562	93.38%
Black	256	2.54%	1,108	2.43%	2,127	2.12%
Am. Indian & Alaskan	29	0.29%	117	0.26%	250	0.25%
Asian	351	3.48%	986	2.16%	2,208	2.20%
Hawaiian & Pacific Island	5	0.05%	16	0.04%	55	0.05%
Other	177	1.76%	919	2.02%	1,989	1.99%
U.S. Armed Forces	0		1		7	
Households						
2027 Projection	4,410		18,771		40,543	
2022 Estimate	4,198		17,990		39,080	
2010 Census	3,552		15,915		35,247	
Growth 2022 - 2027	5.05%		4.34%		3.74%	
Growth 2010 - 2022	18.19%		13.04%		10.87%	
Owner Occupied	2,200	52.41%	11,223	62.38%	26,847	68.70%
Renter Occupied	1,998	47.59%	6,768	37.62%	12,233	31.30%
2022 Households by HH Income	4,198		17,990		39,080	
Income: <$25,000	811	19.32%	3,279	18.23%	6,232	15.95%
Income: $25,000 - $50,000	1,030	24.54%	3,623	20.14%	7,482	19.15%
Income: $50,000 - $75,000	664	15.82%	3,360	18.68%	6,896	17.65%
Income: $75,000 - $100,000	511	12.17%	2,205	12.26%	4,523	11.57%
Income: $100,000 - $125,000	487	11.60%	1,879	10.44%	4,076	10.43%
Income: $125,000 - $150,000	274	6.53%	1,438	7.99%	3,435	8.79%
Income: $150,000 - $200,000	284	6.77%	1,365	7.59%	3,473	8.89%
Income: $200,000+	137	3.26%	841	4.67%	2,963	7.58%
2022 Avg Household Income	$77,462		$83,219		$93,563	
2022 Med Household Income	$58,458		$63,599		$70,210	

Business Employment by Type	# of Businesses	# Employees	#Emp/Bus
Total Businesses	**160**	**2,151**	**13**
Retail & Wholesale Trade	38	972	26
Hospitality & Food Service	6	99	17
Real Estate, Renting, Leasing	10	58	6
Finance & Insurance	14	69	5
Information	1	20	20
Scientific & Technology Services	12	39	3
Management of Companies	0	0	0
Health Care & Social Assistance	33	483	15
Educational Services	6	106	18
Public Administration & Sales	1	3	3
Arts, Entertainment, Recreation	2	6	3
Utilities & Waste Management	5	21	4
Construction	6	21	4
Manufacturing	6	141	24
Agriculture, Mining, Fishing	1	3	3
Other Services	19	110	6