

# Lefferson Retail Property

4301 Lefferson Road | Middletown, OH | 45044



| COUNTY | PROPERTY TYPE | ZONING                           | SPACE AVAILABLE     | PRICING    |
|--------|---------------|----------------------------------|---------------------|------------|
| Butler | Retail        | C-2 Roadside Commercial District | 4,500 SF; divisible | \$10.00/SF |

## Property & Location Highlights:

- Convenient store anchored strip center
- Brand new retail space
- Build-to-suit options available
- Just off Breiel Boulevard
- Adjacent to multi-family and high-density residential areas
- Short drive to major regional retail centers
- Under three miles from I-75 that sees over 100,000 vehicles per day

For more information, contact:



**Henkle Schueler** Est. 1935  
CORFAC International

**Jeff Baumgardner**  
Commercial Sales Associate  
O: (513) 228-6209  
C: (937) 684-2023  
[jbaumgardner@hsabh.com](mailto:jbaumgardner@hsabh.com)

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| Radius                             | 1 Mile   |        | 3 Mile   |        | 5 Mile   |        |
|------------------------------------|----------|--------|----------|--------|----------|--------|
| Population                         |          |        |          |        |          |        |
| 2027 Projection                    | 8,364    |        | 47,572   |        | 87,450   |        |
| 2022 Estimate                      | 8,149    |        | 46,301   |        | 84,099   |        |
| 2010 Census                        | 7,772    |        | 45,212   |        | 78,317   |        |
| Growth 2022 - 2027                 | 2.64%    |        | 2.75%    |        | 3.98%    |        |
| Growth 2010 - 2022                 | 4.85%    |        | 2.41%    |        | 7.38%    |        |
| 2022 Population by Hispanic Origin | 820      |        | 2,167    |        | 3,232    |        |
| 2022 Population                    | 8,149    |        | 46,301   |        | 84,099   |        |
| White                              | 6,447    | 79.11% | 38,868   | 83.95% | 71,648   | 85.19% |
| Black                              | 1,297    | 15.92% | 5,370    | 11.60% | 8,596    | 10.22% |
| Am. Indian & Alaskan               | 28       | 0.34%  | 123      | 0.27%  | 226      | 0.27%  |
| Asian                              | 66       | 0.81%  | 441      | 0.95%  | 1,289    | 1.53%  |
| Hawaiian & Pacific Island          | 15       | 0.18%  | 41       | 0.09%  | 54       | 0.06%  |
| Other                              | 296      | 3.63%  | 1,458    | 3.15%  | 2,285    | 2.72%  |
| U.S. Armed Forces                  | 0        |        | 0        |        | 0        |        |
| Households                         |          |        |          |        |          |        |
| 2027 Projection                    | 3,650    |        | 19,714   |        | 34,664   |        |
| 2022 Estimate                      | 3,559    |        | 19,198   |        | 33,346   |        |
| 2010 Census                        | 3,415    |        | 18,816   |        | 31,131   |        |
| Growth 2022 - 2027                 | 2.56%    |        | 2.69%    |        | 3.95%    |        |
| Growth 2010 - 2022                 | 4.22%    |        | 2.03%    |        | 7.12%    |        |
| Owner Occupied                     | 1,540    | 43.27% | 10,894   | 56.75% | 21,099   | 63.27% |
| Renter Occupied                    | 2,019    | 56.73% | 8,304    | 43.25% | 12,247   | 36.73% |
| 2022 Households by HH Income       | 3,559    |        | 19,197   |        | 33,348   |        |
| Income: <\$25,000                  | 1,229    | 34.53% | 5,030    | 26.20% | 7,118    | 21.34% |
| Income: \$25,000 - \$50,000        | 1,101    | 30.94% | 4,929    | 25.68% | 7,593    | 22.77% |
| Income: \$50,000 - \$75,000        | 617      | 17.34% | 3,603    | 18.77% | 6,169    | 18.50% |
| Income: \$75,000 - \$100,000       | 253      | 7.11%  | 2,363    | 12.31% | 4,631    | 13.89% |
| Income: \$100,000 - \$125,000      | 130      | 3.65%  | 1,330    | 6.93%  | 3,088    | 9.26%  |
| Income: \$125,000 - \$150,000      | 153      | 4.30%  | 663      | 3.45%  | 1,586    | 4.76%  |
| Income: \$150,000 - \$200,000      | 66       | 1.85%  | 867      | 4.52%  | 1,960    | 5.88%  |
| Income: \$200,000+                 | 10       | 0.28%  | 412      | 2.15%  | 1,203    | 3.61%  |
| 2022 Avg Household Income          | \$47,141 |        | \$62,344 |        | \$73,320 |        |
| 2022 Med Household Income          | \$34,708 |        | \$47,417 |        | \$57,086 |        |

| Business Employment by Type      | # of Businesses | # Employees  | #Emp/Bus |
|----------------------------------|-----------------|--------------|----------|
| <b>Total Businesses</b>          | <b>266</b>      | <b>1,729</b> | <b>7</b> |
| Retail & Wholesale Trade         | 30              | 210          | 7        |
| Hospitality & Food Service       | 24              | 460          | 19       |
| Real Estate, Renting, Leasing    | 25              | 111          | 4        |
| Finance & Insurance              | 41              | 241          | 6        |
| Information                      | 4               | 11           | 3        |
| Scientific & Technology Services | 17              | 72           | 4        |
| Management of Companies          | 0               | 0            | 0        |
| Health Care & Social Assistance  | 64              | 256          | 4        |
| Educational Services             | 5               | 144          | 29       |
| Public Administration & Sales    | 1               | 10           | 10       |
| Arts, Entertainment, Recreation  | 1               | 1            | 1        |
| Utilities & Waste Management     | 9               | 34           | 4        |
| Construction                     | 8               | 20           | 3        |
| Manufacturing                    | 0               | 0            | 0        |
| Agriculture, Mining, Fishing     | 0               | 0            | 0        |
| Other Services                   | 37              | 159          | 4        |

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