Self Storage or Truck Parking Land Parcel

Spring Grove Lane & Lefferson Road | Middletown, OH | 45044

Henkle Schueler
COMMERCIAL REAL ESTATE

COUNTY	PROPERTY TYPE	ZONING	AREA	PRICING
Butler	Land	I-1 Light Industrial	5.598 AC	$650,000

Property Highlights:

- Corner lot on Lefferson Road and Spring Grove Lane in Middletown
- Great location for self-storage or truck & trailer parking
- Allowed or conditional uses auto repair, distribution, manufacturing and production, warehouse, storage and distribution, outdoor storage, cannabis cultivation and processing, offices, retail and services
- PIDN: Q6542-063-000-007

For more information, contact:

Henkle Schueler
COMMERCIAL REAL ESTATE

Mark Langdon
Commercial Sales Agent
O: 513.228.6244
C: 937.673.1916
mlangdon@hsabh.com

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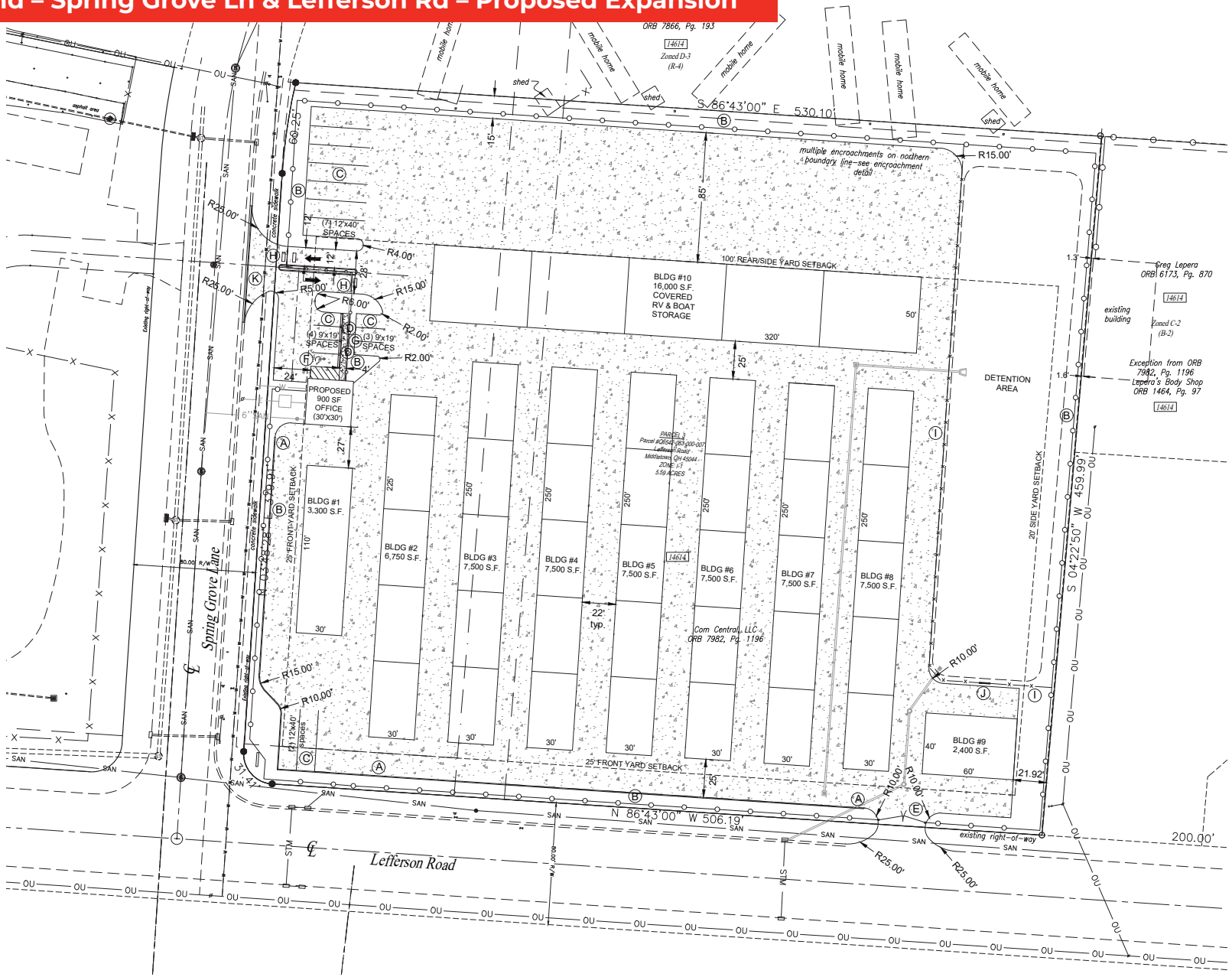
Vacant Land – Spring Grove Ln & Lefferson Rd – Proposed Expansion



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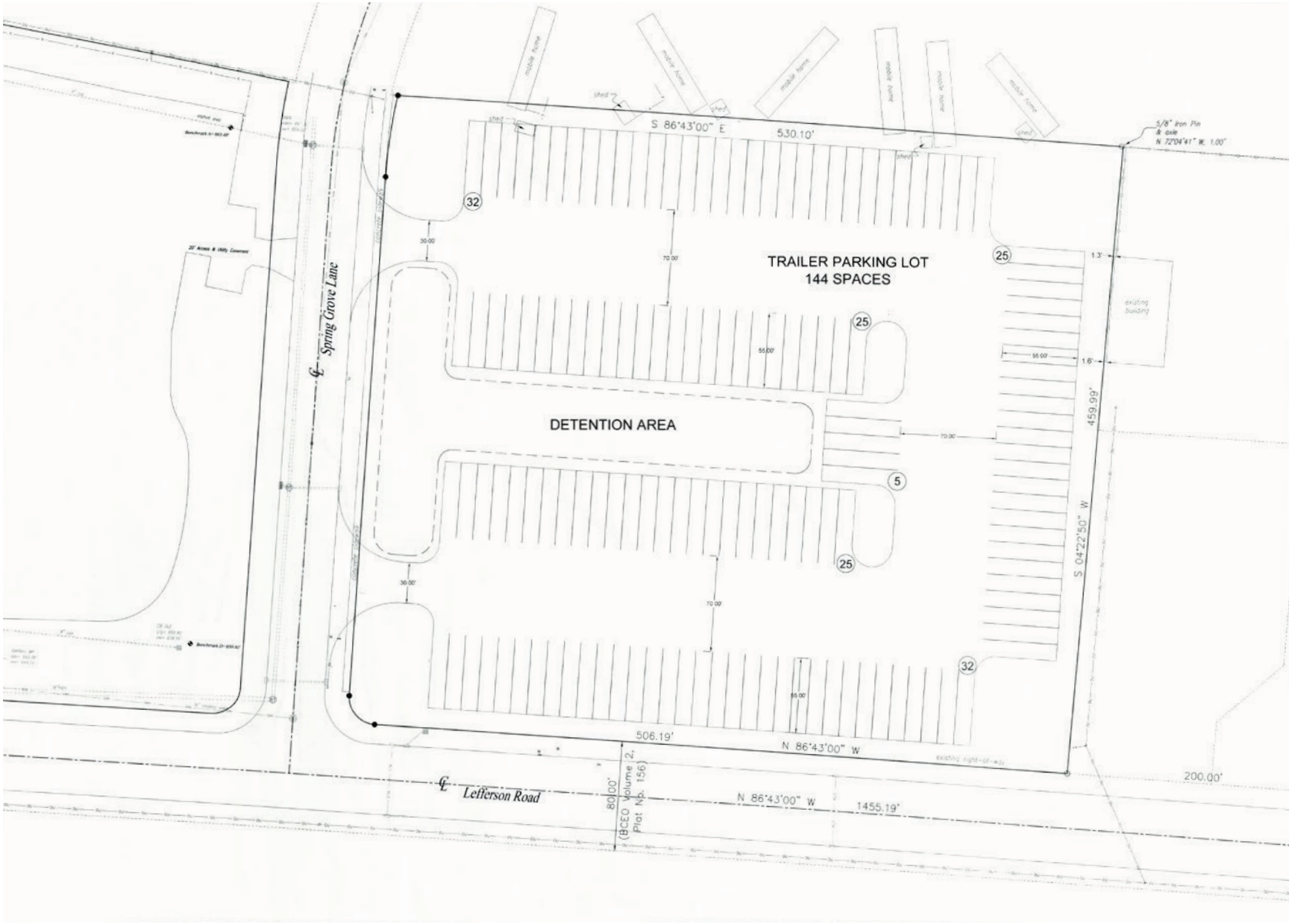
Vacant Land – Spring Grove Ln & Lefferson Rd – Proposed Truck & Trailer Parking



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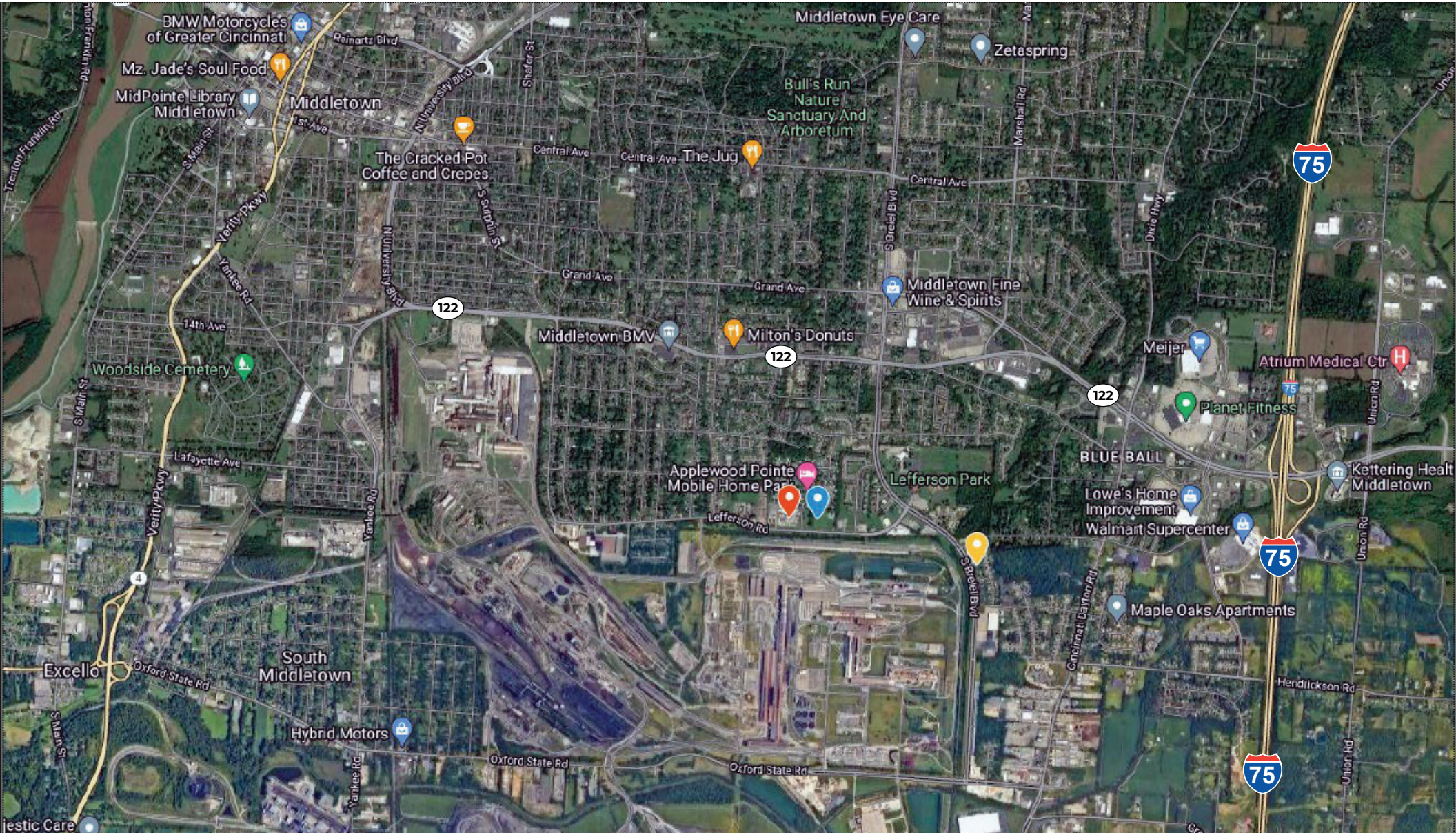

Lefferson Vacant Land

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Radius	1 Mile		5 Mile		10 Mile	
Population						
2028 Projection	9,453		92,220		304,910	
2023 Estimate	9,234		89,544		294,805	
2010 Census	8,413		80,020		264,415	
Growth 2023 - 2028	2.37%		2.99%		3.43%	
Growth 2010 - 2023	9.76%		11.90%		11.49%	
2023 Population by Hispanic Origin	935		3,531		10,511	
2023 Population	9,234		89,544		294,805	
White	7,474	80.94%	76,130	85.02%	251,872	85.44%
Black	1,326	14.36%	9,138	10.21%	21,145	7.17%
Am. Indian & Alaskan	30	0.32%	239	0.27%	739	0.25%
Asian	76	0.82%	1,450	1.62%	14,121	4.79%
Hawaiian & Pacific Island	17	0.18%	66	0.07%	199	0.07%
Other	311	3.37%	2,522	2.82%	6,729	2.28%
U.S. Armed Forces	0		6		244	
Households						
2028 Projection	4,128		36,336		109,646	
2023 Estimate	4,037		35,296		105,907	
2010 Census	3,707		31,695		94,499	
Growth 2023 - 2028	2.25%		2.95%		3.53%	
Growth 2010 - 2023	8.90%		11.36%		12.07%	
Owner Occupied	1,654	40.97%	22,407	63.48%	79,969	75.51%
Renter Occupied	2,383	59.03%	12,889	36.52%	25,938	24.49%
2023 Households by HH Income	4,038		35,298		105,907	
Income: <$25,000	1,364	33.78%	7,182	20.35%	13,585	12.83%
Income: $25,000 - $50,000	1,342	33.23%	7,777	22.03%	17,195	16.24%
Income: $50,000 - $75,000	549	13.60%	6,238	17.67%	16,687	15.76%
Income: $75,000 - $100,000	422	10.45%	5,276	14.95%	15,986	15.09%
Income: $100,000 - $125,000	174	4.31%	3,459	9.80%	11,995	11.33%
Income: $125,000 - $150,000	74	1.83%	1,705	4.83%	7,179	6.78%
Income: $150,000 - $200,000	73	1.81%	2,253	6.38%	12,326	11.64%
Income: $200,000+	40	0.99%	1,408	3.99%	10,954	10.34%
2023 Avg Household Income	$47,824		$76,097		$105,375	
2023 Med Household Income	$35,609		$58,801		$83,580	

Business Employment by Type	# of Businesses	# Employees	#Emp/Bus
Total Businesses	**186**	**1,204**	**6**
Retail & Wholesale Trade	17	93	5
Hospitality & Food Service	14	272	19
Real Estate, Renting, Leasing	19	82	4
Finance & Insurance	24	172	7
Information	2	6	3
Scientific & Technology Services	15	92	6
Management of Companies	0	0	0
Health Care & Social Assistance	53	191	4
Educational Services	5	169	34
Public Administration & Sales	1	10	10
Arts, Entertainment, Recreation	1	1	1
Utilities & Waste Management	6	21	4
Construction	8	22	3
Manufacturing	0	0	0
Agriculture, Mining, Fishing	0	0	0
Other Services	21	73	3