

Middletown - Union Road - Land

4714 Union Road | Middletown, Ohio | 45005

Henkle Schueler
COMMERCIAL REAL ESTATE



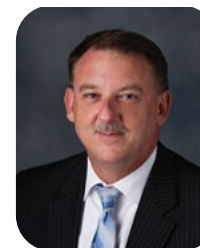
COUNTY	PROPERTY TYPE	ZONING	SPACE AVAILABLE	SALE PRICE
Warren	Land	BC-F	29.55 acres	\$75,000/acre

Property & Location Highlights:

- Contiguous with another 300+ acres of property
- +/- 29.5 acres available for future commercial
- Scalable development opportunity with expansion potential of +300 acres contiguous land
- Strong visibility and immediate access to major transportation corridors in growing area
- Build-to-suit opportunities for variety of industries
- Public utilities available or nearby

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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	1 Mile		5 Mile		10 Mile	
Population						
2027 Projection	1,317		89,412		305,333	
2022 Estimate	1,223		85,239		289,307	
2010 Census	1,172		81,183		260,612	
Growth 2022 - 2027	7.69%		4.90%		5.54%	
Growth 2010 - 2022	4.35%		5.00%		11.01%	
2022 Population by Hispanic Origin	29		2,875		9,512	
2022 Population	1,223		85,239		289,307	
White	1,127	92.15%	74,188	87.04%	251,784	87.03%
Black	46	3.76%	7,837	9.19%	18,207	6.29%
Am. Indian & Alaskan	1	0.08%	215	0.25%	672	0.23%
Asian	24	1.96%	857	1.01%	12,001	4.15%
Hawaiian & Pacific Island	0	0.00%	35	0.04%	149	0.05%
Other	25	2.04%	2,107	2.47%	6,495	2.25%
U.S. Armed Forces	0		0		273	
Households						
2027 Projection	509		34,480		112,270	
2022 Estimate	473		32,826		106,464	
2010 Census	462		31,028		96,103	
Growth 2022 - 2027	7.61%		5.04%		5.45%	
Growth 2010 - 2022	2.38%		5.79%		10.78%	
Owner Occupied	372	78.65%	20,433	62.25%	77,569	72.86%
Renter Occupied	101	21.35%	12,393	37.75%	28,894	27.14%
2022 Households by HH Income	474		32,825		106,463	
Income: <\$25,000	36	7.59%	7,087	21.59%	14,216	13.35%
Income: \$25,000 - \$50,000	97	20.46%	7,683	23.41%	18,489	17.37%
Income: \$50,000 - \$75,000	106	22.36%	6,356	19.36%	19,141	17.98%
Income: \$75,000 - \$100,000	88	18.57%	4,368	13.31%	15,378	14.44%
Income: \$100,000 - \$125,000	58	12.24%	3,067	9.34%	11,765	11.05%
Income: \$125,000 - \$150,000	34	7.17%	1,388	4.23%	6,956	6.53%
Income: \$150,000 - \$200,000	42	8.86%	1,859	5.66%	9,637	9.05%
Income: \$200,000+	13	2.74%	1,017	3.10%	10,881	10.22%
2022 Avg Household Income	\$86,850		\$71,200		\$101,138	
2022 Med Household Income	\$74,491		\$55,728		\$77,252	

Business Employment by Type	# of Businesses	# Employees	#Emp/Bus
Total Businesses	210	3,303	16
Retail & Wholesale Trade	15	122	8
Hospitality & Food Service	5	82	16
Real Estate, Renting, Leasing	3	9	3
Finance & Insurance	5	20	4
Information	1	20	20
Scientific & Technology Services	9	158	18
Management of Companies	0	0	0
Health Care & Social Assistance	156	2,799	18
Educational Services	0	0	0
Public Administration & Sales	1	2	2
Arts, Entertainment, Recreation	1	3	3
Utilities & Waste Management	3	23	8
Construction	3	26	9
Manufacturing	0	0	0
Agriculture, Mining, Fishing	0	0	0
Other Services	8	39	5

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