



State Route 741 & Summit Point Drive, Miamisburg, Ohio 45342

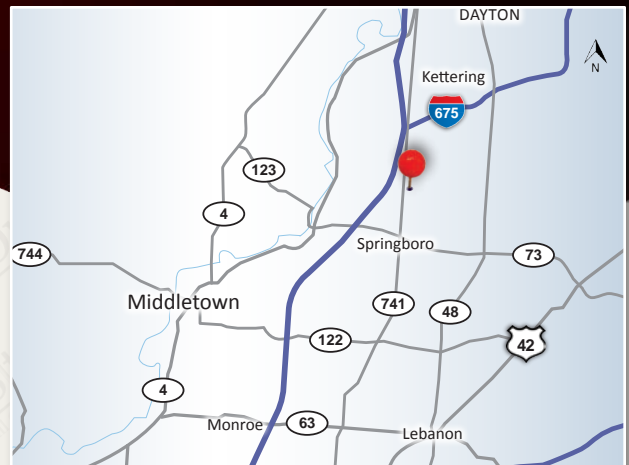
PROPERTY HIGHLIGHTS

- Two Parcels: 1.697 AC and 1.463 AC for Ground Lease, Build to Suit, or Possible Multi-Tenant Building Up to 10,000 SF
- High Traffic Intersection With Access To Signal on SR-741
- Great Opportunity for Medical, Retail, and Restaurants
- Located in Front of Austin Park, a 214 Unit Class A Apartment Complex, Completed in 2017
- Highly Desirable and Growing Market With More Than 7,000 New Residential Units Constructed Within a 5 Mile Radius
- Anchored Retailers in the Area Include Kroger, Kohl's, Old Navy, TJ Maxx, Field & Stream, HomeGoods, and More
- Nearby Employers Include Lexis Nexus (3,600 Employees), MetLife (1,400 Employees), and Austin Landing (8,000 Daily Employees)

DEMOGRAPHICS

<u>Year 2019</u>	<u>One Mile</u>	<u>Three Mile</u>	<u>Five Mile</u>
Estimated Population	7,617	52,178	131,877
Median Income	\$67,859	\$80,097	\$77,317
Average HH Income	\$80,449	\$97,405	\$96,692
Daytime Population	3,875	36,269	77,362

Avg Daily Traffic Count: 20,800 (2018)



David P. Sheehy

david@onsiteretailgroup.com

513.924.5264

Anthony J. Palazzolo

anthony@onsiteretailgroup.com

513.924.5266



AUSTIN LANDING

126K ADT '18

MetLife
(1,400 Employees)

SITE

1.46 AC

AUSTIN PARK

1.69 AC

YASKAWA
Motoman Robotics
(400 Employees)

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MetLife
(1,400 Employees)



1.46 AC

1.69 AC

AUSTIN PARK
214 Apartments

75

126K ADT '18

741

Miami Village Drive

Innovation Drive

Austin Landing

21K ADT '18

N. Springboro Pike

YASKAWA

Motoman Robotics
(400 Employees)



KOHL'S

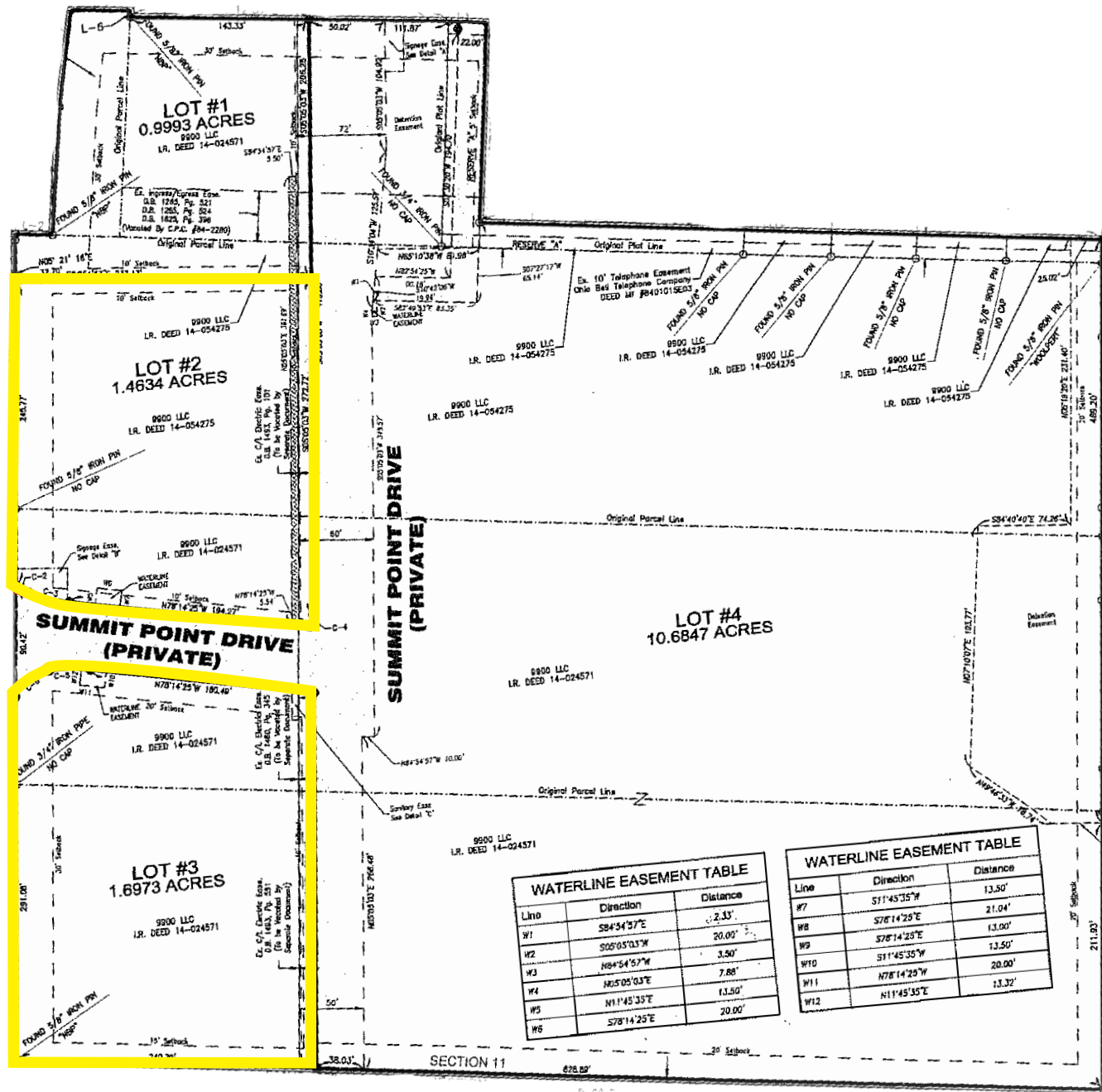


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Line	Direction	Distance
W1	S84°34'37"E	2.33'
W2	S06°03'03"W	20.00'
W3	N84°34'57"W	3.50'
W4	N05°05'03"E	7.88'
W5	N11°45'33"E	13.50'
W6	S78°14'23"E	20.00'

Line	Direction	Distance
W7	S11°45'35"W	13.50'
W8	S78°14'23"E	21.04'
W9	S78°14'23"E	13.00'
W10	S11°45'35"W	13.50'
W11	N78°14'23"W	20.00'
W12	N11°45'35"E	13.32'

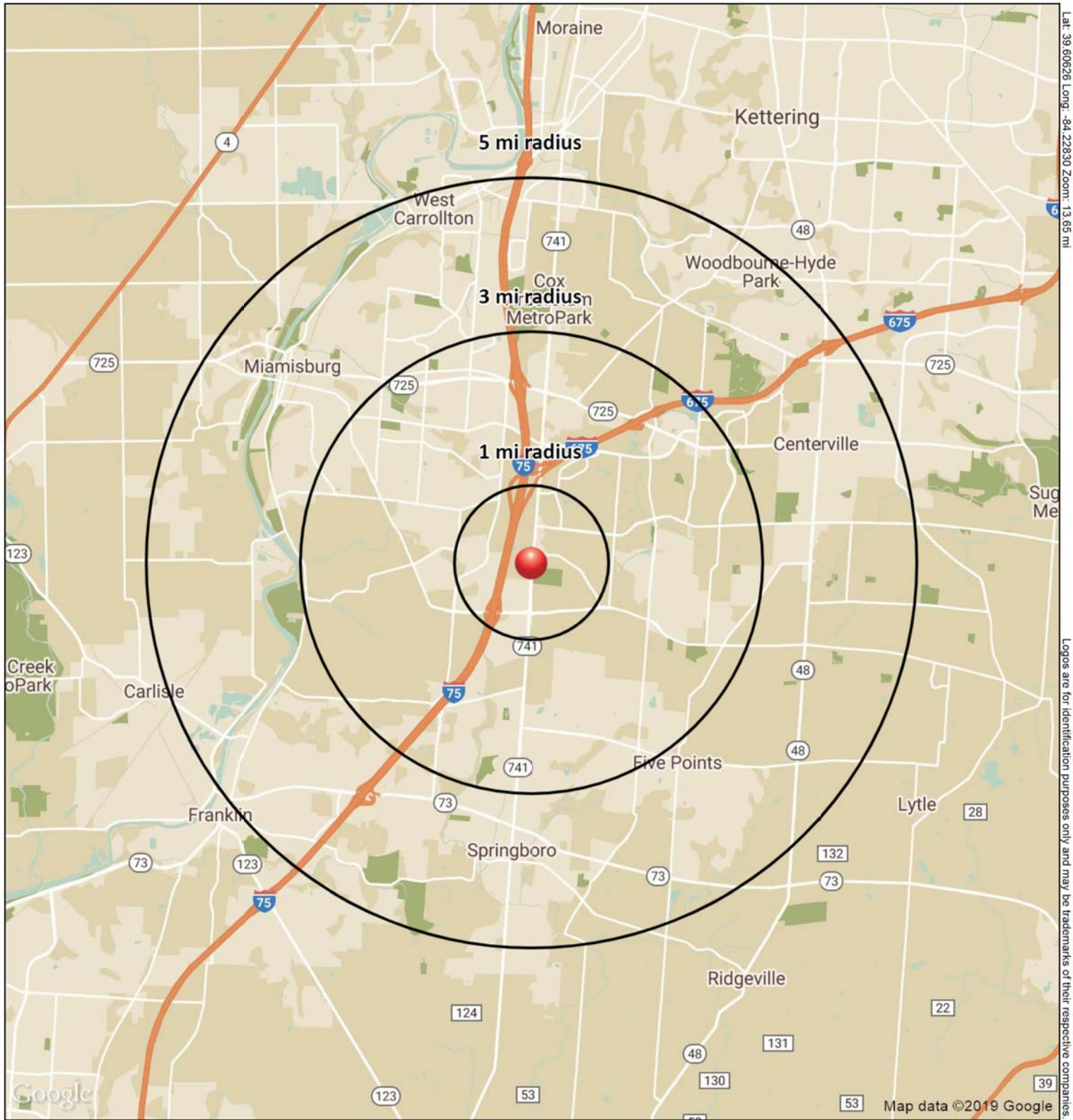
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Lat: 39.60628 Long: -84.22830 Zoom: 13.65 mi
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OH-741 & Summit Point Dr

December 2019



SUMMARY PROFILE

2000-2010 Census, 2019 Estimates with 2024 Projections



Lat/Lon: -84.2283/39.6063

RS1

OH-741 & Summit Point Dr

		1 mi radius	3 mi radius	5 mi radius
POPULATION	2019 Estimated Population	7,617	52,178	131,877
	2024 Projected Population	7,595	52,847	133,773
	2010 Census Population	7,674	51,505	128,630
	2000 Census Population	5,951	39,483	112,850
	Projected Annual Growth 2019 to 2024	-	0.3%	0.3%
	Historical Annual Growth 2000 to 2019	1.5%	1.7%	0.9%
	2019 Median Age	31.1	38.2	40.0
HOUSEHOLDS	2019 Estimated Households	3,456	22,706	56,500
	2024 Projected Households	3,407	22,670	56,511
	2010 Census Households	3,308	21,469	52,955
	2000 Census Households	2,659	16,425	45,888
	Projected Annual Growth 2019 to 2024	-0.3%	-	-
	Historical Annual Growth 2000 to 2019	1.6%	2.0%	1.2%
RACE AND ETHNICITY	2019 Estimated White	65.3%	81.3%	85.1%
	2019 Estimated Black or African American	12.3%	7.5%	6.3%
	2019 Estimated Asian or Pacific Islander	17.3%	7.5%	5.1%
	2019 Estimated American Indian or Native Alaskan	0.2%	0.2%	0.2%
	2019 Estimated Other Races	4.9%	3.6%	3.2%
	2019 Estimated Hispanic	3.3%	3.3%	3.2%
INCOME	2019 Estimated Average Household Income	\$80,449	\$97,405	\$96,692
	2019 Estimated Median Household Income	\$67,859	\$80,097	\$77,317
	2019 Estimated Per Capita Income	\$36,504	\$42,440	\$41,496
EDUCATION (AGE 25+)	2019 Estimated Elementary (Grade Level 0 to 8)	2.2%	1.6%	1.8%
	2019 Estimated Some High School (Grade Level 9 to 11)	3.7%	3.3%	4.2%
	2019 Estimated High School Graduate	21.2%	21.1%	23.7%
	2019 Estimated Some College	19.6%	21.3%	21.2%
	2019 Estimated Associates Degree Only	9.1%	9.3%	9.5%
	2019 Estimated Bachelors Degree Only	28.0%	26.2%	23.1%
	2019 Estimated Graduate Degree	16.3%	17.1%	16.5%
BUSINESS	2019 Estimated Total Businesses	249	2,334	5,837
	2019 Estimated Total Employees	3,875	36,269	77,362
	2019 Estimated Employee Population per Business	15.5	15.5	13.3
	2019 Estimated Residential Population per Business	30.5	22.4	22.6

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