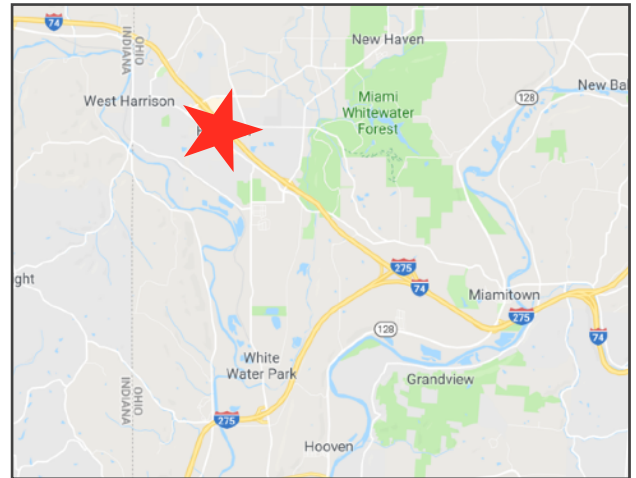


**LAND FOR SALE**  
 10468 Harrison Road  
 Harrison, OH 45030



### Property Highlights

- 24.12 acres for development with I-74 highway visibility in prime location!
- Zoned B-4
- Minutes to I-74 between exits #1 and #3
- Multiple points of access & traffic lights
- Adjacent to new Kroger MarketPlace, McDonalds, CVS, First Financial, Taco Bell, banks, Walgreens, Starbucks, banks & more!
- All utilities in place
- Ideal retail, office, big box, mixed use, etc
- Offered at \$4,462,200 (\$185,000/acre)  
 (13 acres zoned R-3 also for sale across I-74)



**John Stretch | c: 513.623.6505 | o: 513.860.5050 | [john@nrrg.com](mailto:john@nrrg.com)**  
**Tyler Minges | c: 513.460.0102 | o: 513.858.7574 | [tminges@huff.com](mailto:tminges@huff.com)**


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**Demographic Summary Report**

<b>Vacant Land</b>				
<b>10468 Harrison Ave, Harrison, OH 45030</b>				
Building Type: <b>Land</b>	Total Available: <b>0 SF</b>			
Class: -	% Leased: <b>0%</b>			
RBA: -	Rent/SF/Yr: -			
Typical Floor: -				
<b>Radius</b>	<b>1 Mile</b>	<b>3 Mile</b>	<b>5 Mile</b>	
<b>Population</b>				
2023 Projection	6,630	16,653	29,643	
2018 Estimate	6,540	16,450	29,326	
2010 Census	6,241	15,779	28,159	
Growth 2018 - 2023	1.38%	1.23%	1.08%	
Growth 2010 - 2018	4.79%	4.25%	4.14%	
<b>2018 Population by Hispanic Origin</b>				
2018 Population	6,540	16,450	29,326	
White	6,413 98.06%	16,136 98.09%	28,778 98.13%	
Black	18 0.28%	49 0.30%	98 0.33%	
Am. Indian & Alaskan	10 0.15%	32 0.19%	56 0.19%	
Asian	49 0.75%	100 0.61%	135 0.46%	
Hawaiian & Pacific Island	0 0.00%	1 0.01%	2 0.01%	
Other	51 0.78%	132 0.80%	257 0.88%	
U.S. Armed Forces	0	0	0	
<b>Households</b>				
2023 Projection	2,491	6,484	11,408	
2018 Estimate	2,451	6,396	11,273	
2010 Census	2,316	6,099	10,773	
Growth 2018 - 2023	1.63%	1.38%	1.20%	
Growth 2010 - 2018	5.83%	4.87%	4.64%	
Owner Occupied	1,880 76.70%	4,878 76.27%	8,714 77.30%	
Renter Occupied	571 23.30%	1,518 23.73%	2,559 22.70%	
<b>2018 Households by HH Income</b>				
Income: <\$25,000	307 12.53%	855 13.37%	1,547 13.72%	
Income: \$25,000 - \$50,000	565 23.05%	1,508 23.58%	2,578 22.87%	
Income: \$50,000 - \$75,000	485 19.79%	1,431 22.37%	2,246 19.92%	
Income: \$75,000 - \$100,000	341 13.91%	902 14.10%	1,674 14.85%	
Income: \$100,000 - \$125,000	353 14.40%	735 11.49%	1,382 12.26%	
Income: \$125,000 - \$150,000	205 8.36%	539 8.43%	979 8.68%	
Income: \$150,000 - \$200,000	175 7.14%	337 5.27%	627 5.56%	
Income: \$200,000+	20 0.82%	89 1.39%	240 2.13%	
<b>2018 Avg Household Income</b>	<b>\$77,661</b>	<b>\$75,123</b>	<b>\$78,027</b>	
<b>2018 Med Household Income</b>	<b>\$68,198</b>	<b>\$65,000</b>	<b>\$67,079</b>	

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