

WOLFPEN PLEASANT HILL ROAD **LAND AVAILABLE**



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ONE EAST FOURTH STREET, SUITE 500, CINCINNATI, OH 45202
513.241.2300



**Newmark
Knight Frank**



ADDRESS: Wolfpen Pleasant Hill Road
Milford, OH 45150

AVAILABLE: 3.45 Acres

PRICING: \$425,000

- ▶ 440' Frontage on Wolfpen Pleasant
- ▶ Currently zoned R-1
- ▶ Near Milford High School/Junior High (over 2,900 students)
- ▶ Possible zone change to commercial
- ▶ Close to CVS, Family Dollar and UDF
- ▶ Surrounded by rooftops

TRAFFIC COUNTS:

- ▶ SR 131 East of Wolfpen Pleasant Hill Road = 6,835 AADT in 2015
- ▶ SR 131 West of Wolfpen Pleasant Hill Road = 6,461 AADT in 2015

FEATURES



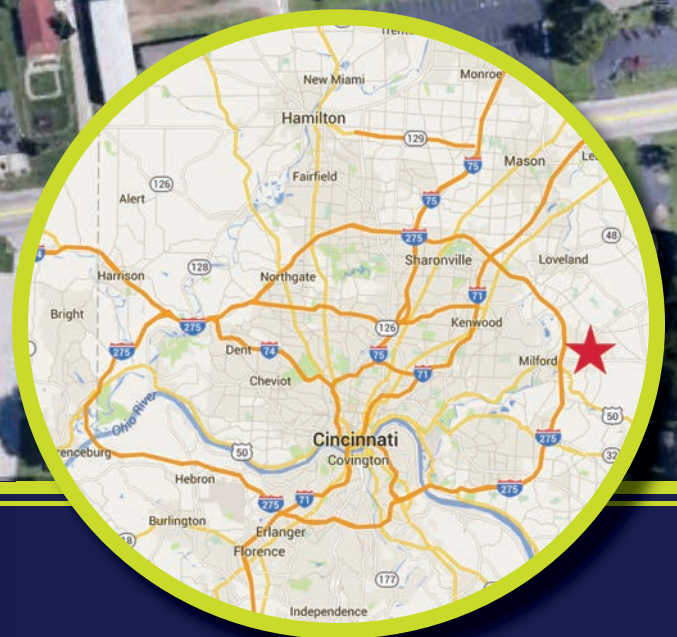
Timber Creek

SITE

CLERMONT COUNTY EQUIPMENT

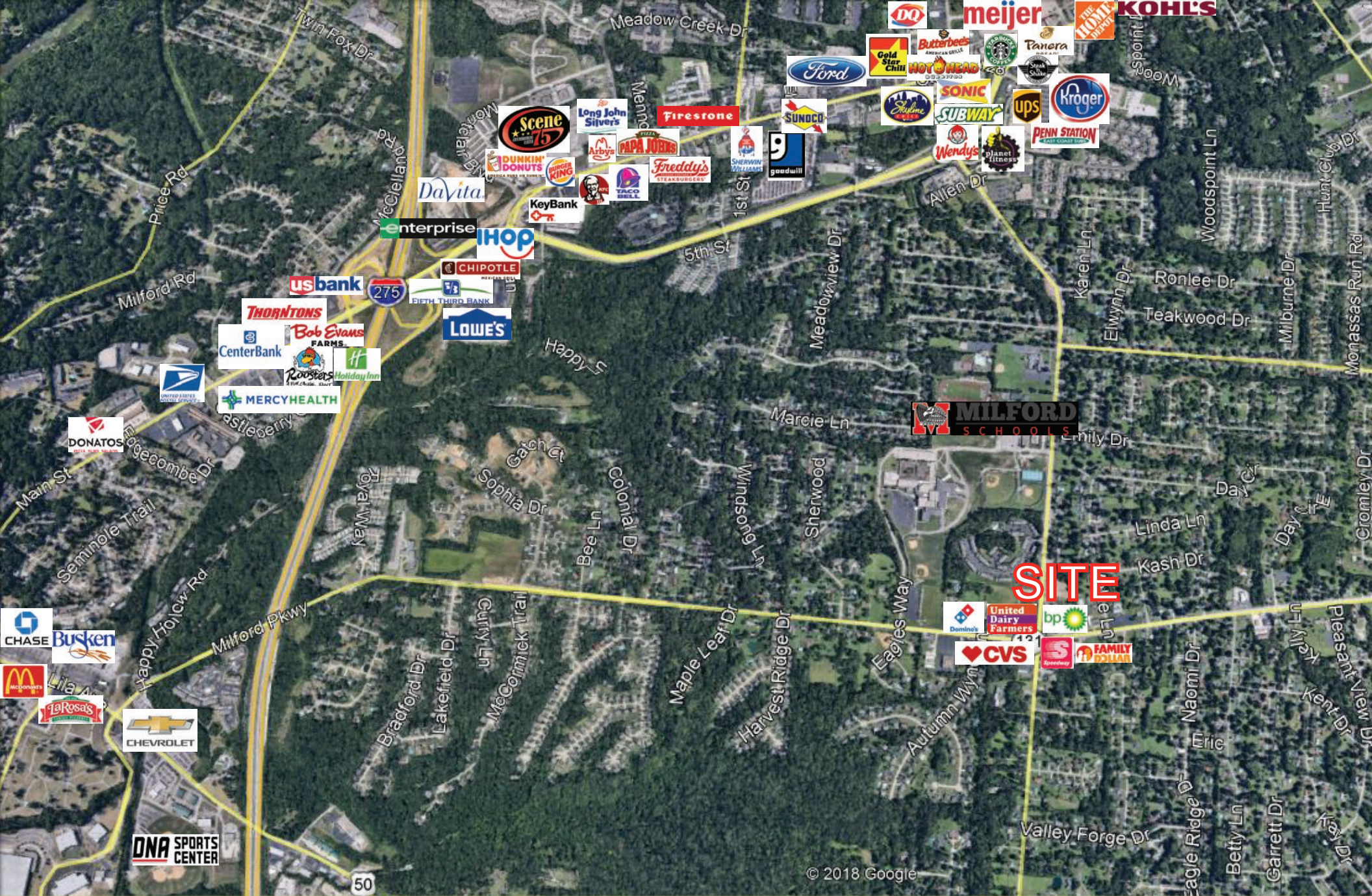


WHOLESALE AUTO CONNECTION



Click to see historical imagery from 1994

LOCATION



AERIAL

| POPULATION | 1 MILE | 3 MILE | 5 MILE |
|------------------------|--------|--------|--------|
| 2000 Population | 6,035 | 29,935 | 64,486 |
| 2010 Population | 5,211 | 32,656 | 71,306 |
| 2019 Population | 5,152 | 33,666 | 74,116 |
| 2024 Population | 5,203 | 34,369 | 75,882 |
| 2000-2010 Annual Rate | -1.46% | 0.87% | 1.01% |
| 2010-2019 Annual Rate | -0.13% | 0.34% | 0.43% |
| 2019-2024 Annual Rate | 0.20% | 0.41% | 0.47% |
| 2019 Male Population | 50.0% | 49.0% | 49.2% |
| 2019 Female Population | 50.0% | 51.0% | 50.8% |
| 2019 Median Age | 42.6 | 40.8 | 40.6 |

| RACE AND ETHNICITY | 1 MILE | 3 MILE | 5 MILE |
|---|--------|--------|--------|
| 2019 White Alone | 93.2% | 92.8% | 93.7% |
| 2019 Black Alone | 3.1% | 2.6% | 2.0% |
| 2019 American Indian/Native Alaskan Alone | 0.1% | 0.2% | 0.2% |
| 2019 Asian Alone | 1.3% | 1.7% | 1.7% |
| 2019 Pacific Islander Alone | 0.0% | 0.0% | 0.0% |
| 2019 Other Race | 0.4% | 0.7% | 0.6% |
| 2019 Two or More Races | 1.9% | 2.0% | 1.8% |
| 2019 Hispanic Origin (Any Race) | 2.2% | 2.4% | 2.3% |

| HOUSEHOLDS | 1 MILE | 3 MILE | 5 MILE |
|-----------------------------|--------|--------|--------|
| 2000 Households | 2,188 | 11,314 | 23,370 |
| 2010 Households | 1,971 | 12,618 | 26,274 |
| 2019 Households | 1,963 | 13,081 | 27,439 |
| 2024 Households | 1,986 | 13,376 | 28,130 |
| 2000-2010 Annual Rate | -1.04% | 1.10% | 1.18% |
| 2010-2019 Annual Rate | -0.05% | 0.40% | 0.48% |
| 2019-2024 Annual Rate | 0.23% | 0.45% | 0.50% |
| 2019 Average Household Size | 2.62 | 2.54 | 2.68 |

| MEDIAN HOUSEHOLD INCOME | 1 MILE | 3 MILE | 5 MILE |
|------------------------------|----------|----------|----------|
| 2019 Median Household Income | \$72,122 | \$74,772 | \$78,992 |
| 2024 Median Household Income | \$78,979 | \$81,844 | \$85,777 |
| 2019-2024 Annual Rate | 1.83% | 1.82% | 1.66% |

| AVERAGE HOUSEHOLD INCOME | 1 MILE | 3 MILE | 5 MILE |
|-------------------------------|----------|-----------|-----------|
| 2019 Average Household Income | \$83,232 | \$91,912 | \$105,165 |
| 2024 Average Household Income | \$91,967 | \$102,704 | \$115,699 |
| 2019-2024 Annual Rate | 2.02% | 2.25% | 1.93% |

| PER CAPITA INCOME | 1 MILE | 3 MILE | 5 MILE |
|------------------------|----------|----------|----------|
| 2019 Per Capita Income | \$31,420 | \$35,465 | \$39,004 |
| 2024 Per Capita Income | \$34,796 | \$39,695 | \$42,976 |
| 2019-2024 Annual Rate | 2.06% | 2.28% | 1.96% |

| HOUSING | 1 MILE | 3 MILE | 5 MILE |
|------------------------------------|--------|--------|--------|
| 2000 Total Housing Units | 2,313 | 11,663 | 24,164 |
| 2000 Owner Occupied Housing Units | 80.3% | 75.7% | 79.5% |
| 2000 Renter Occupied Housing Units | 14.3% | 21.3% | 17.2% |
| 2000 Vacant Housing Units | 5.4% | 3.0% | 3.3% |
| 2010 Total Housing Units | 2,160 | 13,489 | 27,922 |
| 2010 Owner Occupied Housing Units | 75.5% | 71.5% | 76.5% |
| 2010 Renter Occupied Housing Units | 15.7% | 22.1% | 17.6% |
| 2010 Vacant Housing Units | 8.8% | 6.5% | 5.9% |
| 2019 Total Housing Units | 2,146 | 13,931 | 28,969 |
| 2019 Owner Occupied Housing Units | 71.7% | 67.1% | 73.3% |
| 2019 Renter Occupied Housing Units | 19.8% | 26.8% | 21.4% |
| 2019 Vacant Housing Units | 8.5% | 6.1% | 5.3% |
| 2024 Total Housing Units | 2,176 | 14,258 | 29,707 |
| 2024 Owner Occupied Housing Units | 72.3% | 68.2% | 74.4% |
| 2024 Renter Occupied Housing Units | 18.9% | 25.7% | 20.3% |
| 2024 Vacant Housing Units | 8.7% | 6.2% | 5.3% |

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts fro 2019 and 2024. Esri converted Census 2000 data into 2010 geography.

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DEMOGRAPHICS



FOR FURTHER INFORMATION, PLEASE CONTACT:

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