

HIGHWAY LAND AVAILABLE

PARAGON ROAD



SITE



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





ADDRESS: Paragon Road
Washington Township, OH 45459

AVAILABLE: 1.87 Acre lot

PRICING: \$308,550; \$165,000 per acre

- ▶ Excellent visibility from I-675
- ▶ Located next to the new 64 bed Symphony of Centerville Senior Living Facility development
- ▶ Strong demographics
- ▶ Growing area
- ▶ B-R (Business Retail) Zoning
- ▶ 14,000 Sf building already approved for site
- ▶ No earnings tax!

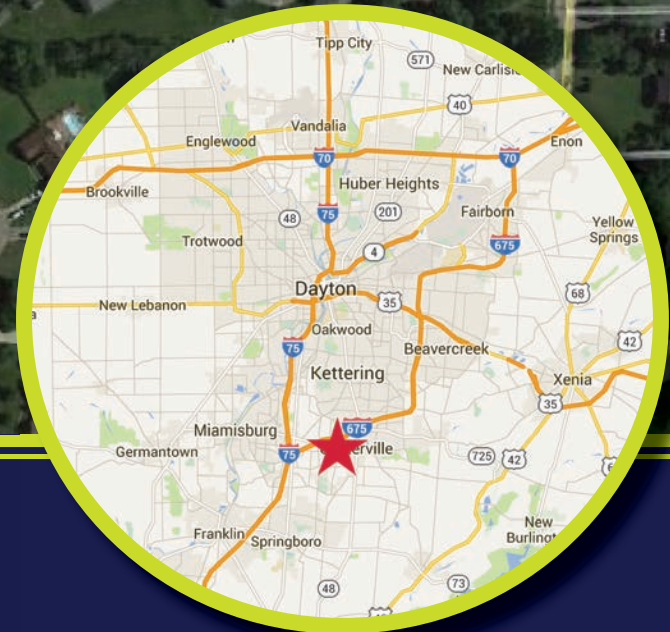
TRAFFIC COUNTS:

- ▶ I-675 at McEwen Road (0.45 distance) = 64,190 AADT in 2006
- ▶ Paragon Road at Grants Trail (0.45 distance) = 10,200 AADT in 2003

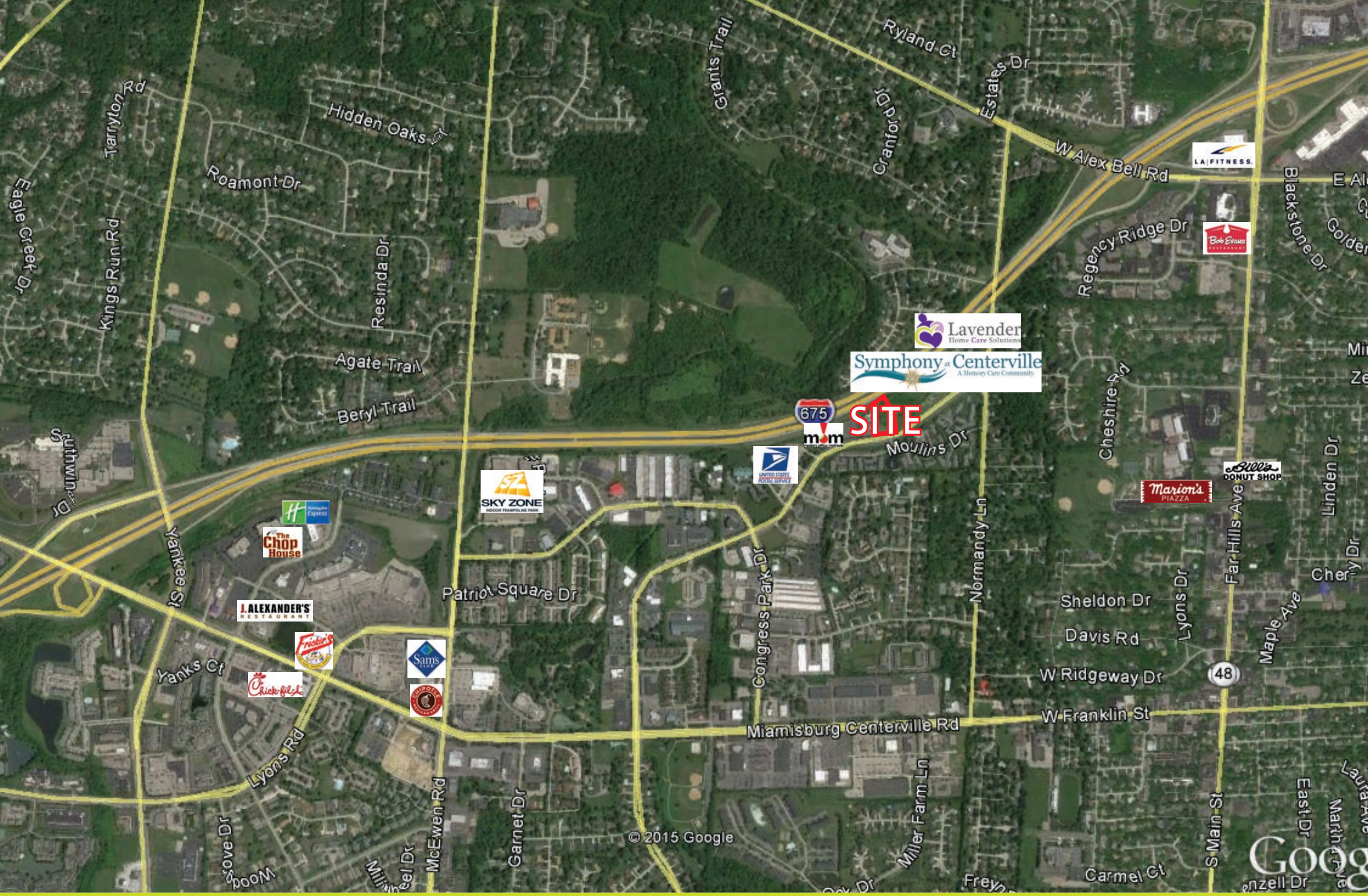
FEATURES



SITE



LOCATION



AERIAL

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	5,836	58,382	151,938
2010 Population	6,059	60,746	162,113
2019 Population	5,956	60,392	166,847
2024 Population	5,910	60,629	169,609
2000-2010 Annual Rate	0.38%	0.40%	0.65%
2010-2019 Annual Rate	-0.19%	-0.06%	0.32%
2019-2024 Annual Rate	-0.15%	0.08%	0.33%
2019 Male Population	46.6%	47.2%	47.8%
2019 Female Population	53.4%	52.8%	52.2%
2019 Median Age	48.6	47.0	42.8

RACE AND ETHNICITY	1 MILE	3 MILE	5 MILE
2019 White Alone	86.8%	85.2%	85.5%
2019 Black Alone	4.8%	5.7%	5.8%
2019 American Indian/Native Alaskan Alone	0.2%	0.2%	0.2%
2019 Asian Alone	5.0%	5.4%	4.8%
2019 Pacific Islander Alone	0.2%	0.1%	0.0%
2019 Other Race	0.6%	0.7%	1.0%
2019 Two or More Races	2.5%	2.7%	2.7%
2019 Hispanic Origin (Any Race)	2.9%	3.1%	3.3%

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Households	2,615	25,137	64,411
2010 Households	2,764	27,202	70,087
2019 Households	2,733	27,209	72,027
2024 Households	2,716	27,431	73,190
2000-2010 Annual Rate	0.56%	0.79%	0.85%
2010-2019 Annual Rate	-0.13%	0.00%	0.30%
2019-2024 Annual Rate	-0.12%	0.16%	0.32%
2019 Average Household Size	2.09	2.19	2.29

MEDIAN HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
2019 Median Household Income	\$59,594	\$68,725	\$66,209
2024 Median Household Income	\$65,905	\$76,991	\$75,922
2019-2024 Annual Rate	2.03%	2.30%	2.78%

AVERAGE HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
2019 Average Household Income	\$82,414	\$96,030	\$91,496
2024 Average Household Income	\$92,315	\$106,555	\$102,888
2019-2024 Annual Rate	2.29%	2.10%	2.37%

PER CAPITA INCOME	1 MILE	3 MILE	5 MILE
2019 Per Capita Income	\$37,066	\$43,280	\$39,459
2024 Per Capita Income	\$41,589	\$48,208	\$44,351
2019-2024 Annual Rate	2.33%	2.18%	2.36%

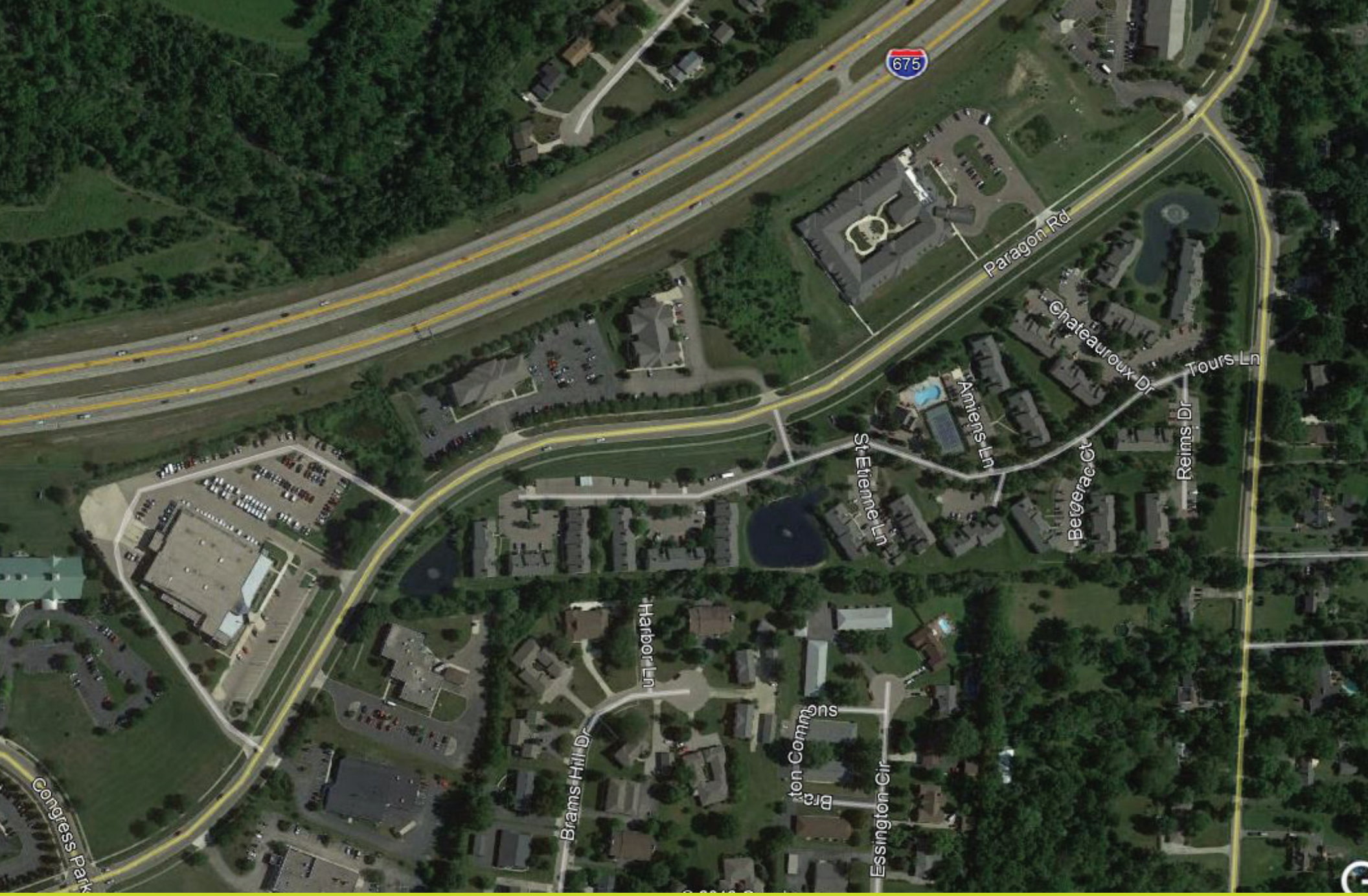
HOUSING	1 MILE	3 MILE	5 MILE
2000 Total Housing Units	2,783	26,498	67,997
2000 Owner Occupied Housing Units	62.1%	66.3%	65.9%
2000 Renter Occupied Housing Units	31.9%	28.5%	28.9%
2000 Vacant Housing Units	6.0%	5.1%	5.3%
2010 Total Housing Units	3,047	29,271	75,386
2010 Owner Occupied Housing Units	56.1%	62.5%	63.3%
2010 Renter Occupied Housing Units	34.6%	30.4%	29.7%
2010 Vacant Housing Units	9.3%	7.1%	7.0%
2019 Total Housing Units	3,063	29,557	78,129
2019 Owner Occupied Housing Units	51.1%	59.4%	60.4%
2019 Renter Occupied Housing Units	38.1%	32.7%	31.8%
2019 Vacant Housing Units	10.8%	7.9%	7.8%
2024 Total Housing Units	3,065	29,854	79,504
2024 Owner Occupied Housing Units	51.7%	59.7%	61.0%
2024 Renter Occupied Housing Units	36.9%	32.2%	31.0%
2024 Vacant Housing Units	11.4%	8.1%	7.9%

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.

September 9, 2019

DEMOGRAPHICS



FOR FURTHER INFORMATION, PLEASE CONTACT:

CHRIS NACHTRAB Managing Director 513.864.6042 chris.nachtrab@ngkf.com

