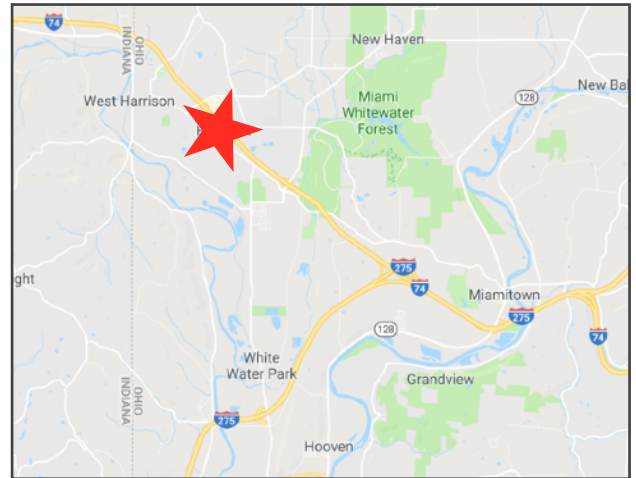


**LAND FOR SALE**  
 10250 Cornerbrook Road  
 Harrison, OH 45030



### Property Highlights

- 13.13 acres for development with I-74 highway visibility in prime location!
- Zoned R-3
- Minutes to I-74 between exits #1 and #3
- Multiple points of access
- New gas line along Gainsview & Cornerbrook
- Minutes to new Kroger MarketPlace, McDonalds, CVS, First Financial, Taco Bell, banks, Walgreens, Starbucks, banks & more!
- All utilities in place
- Ideal for multi or single-family or senior housing
- Offered at \$1,299,000 (\$98,248/acre)  
 (24 acres zoned B-4 also for sale across I-74)



**John Stretch | c: 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**

10250 Cornerbrook Rd, Harrison, OH 45030			
Building Type: <b>Land</b>	Total Available: <b>0 SF</b>		
Class: -	% Leased: <b>0%</b>		
RBA: -	Rent/SF/Yr: -		
Typical Floor: -			
			
Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2023 Projection	3,436	16,692	30,085
2018 Estimate	3,380	16,292	29,420
2010 Census	3,204	14,768	27,100
Growth 2018 - 2023	1.66%	2.46%	2.26%
Growth 2010 - 2018	5.49%	10.32%	8.56%
<b>2018 Population by Hispanic Origin</b>	45	221	497
<b>2018 Population</b>	3,380	16,292	29,420
White	3,304 97.75%	15,971 98.03%	28,854 98.08%
Black	9 0.27%	45 0.28%	93 0.32%
Am. Indian & Alaskan	2 0.06%	31 0.19%	55 0.19%
Asian	34 1.01%	110 0.68%	146 0.50%
Hawaiian & Pacific Island	0 0.00%	1 0.01%	2 0.01%
Other	31 0.92%	135 0.83%	270 0.92%
U.S. Armed Forces	0	0	0
<b>Households</b>			
2023 Projection	1,229	6,523	11,594
2018 Estimate	1,205	6,354	11,324
2010 Census	1,125	5,711	10,379
Growth 2018 - 2023	1.99%	2.66%	2.38%
Growth 2010 - 2018	7.11%	11.26%	9.10%
Owner Occupied	1,059 87.88%	4,767 75.02%	8,715 76.96%
Renter Occupied	146 12.12%	1,586 24.96%	2,609 23.04%
<b>2018 Households by HH Income</b>	1,205	6,353	11,324
Income: <\$25,000	88 7.30%	903 14.21%	1,583 13.98%
Income: \$25,000 - \$50,000	325 26.97%	1,436 22.60%	2,520 22.25%
Income: \$50,000 - \$75,000	234 19.42%	1,488 23.42%	2,431 21.47%
Income: \$75,000 - \$100,000	134 11.12%	870 13.69%	1,592 14.06%
Income: \$100,000 - \$125,000	217 18.01%	706 11.11%	1,378 12.17%
Income: \$125,000 - \$150,000	113 9.38%	571 8.99%	1,039 9.18%
Income: \$150,000 - \$200,000	86 7.14%	279 4.39%	551 4.87%
Income: \$200,000+	8 0.66%	100 1.57%	230 2.03%
<b>2018 Avg Household Income</b>	\$80,627	\$74,955	\$77,476
<b>2018 Med Household Income</b>	\$69,785	\$65,073	\$66,855

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