

HIGHWAY LAND AVAILABLE **PARAGON ROAD**

Symphony of Centerville
Senior Living Facility

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: \$339,000; \$181,283 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:

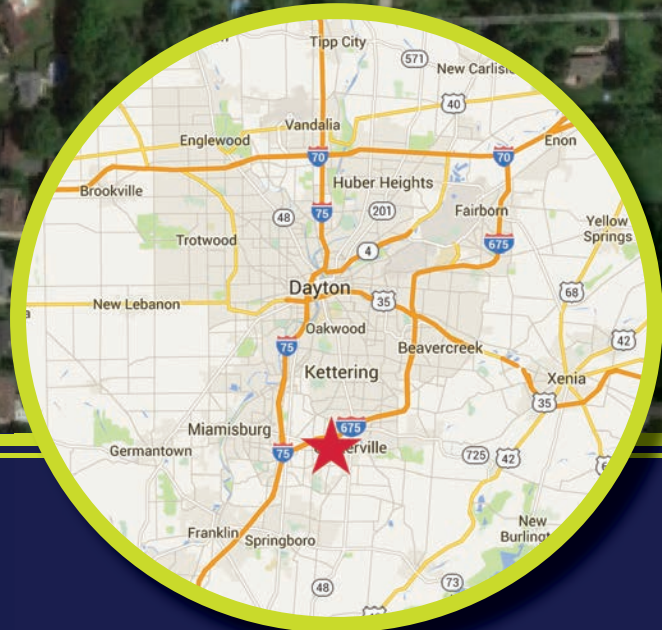
- ▶ I-675 at McEwen Road (0.45 distance) = 64,190 AADT in 2006
- ▶ Paragon Road at Grants Trail (0.45 distance) = 10,200 AADT in 2003

FEATURES

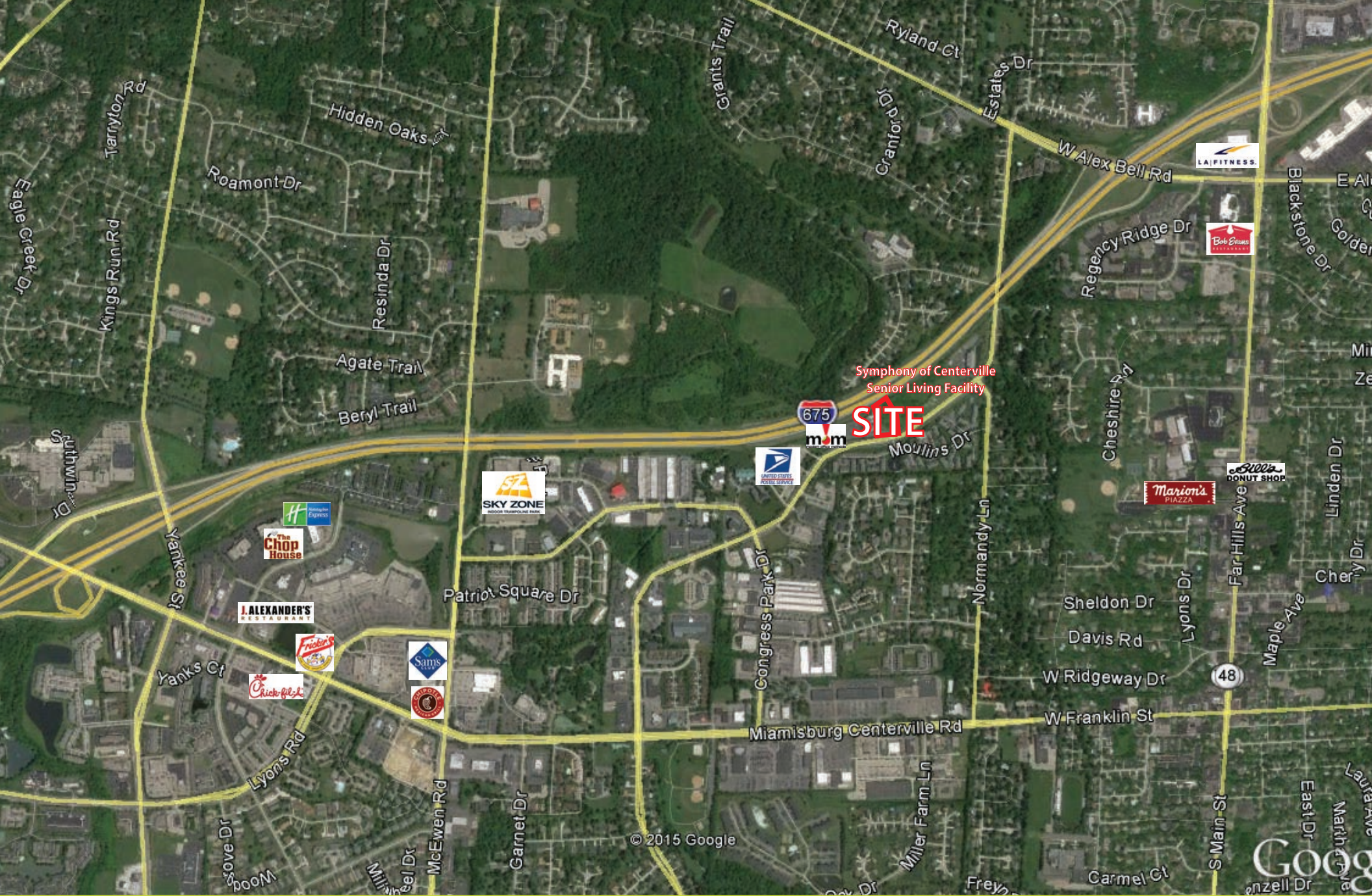


Symphony of Centerville
Senior Living Facility

SITE



LOCATION



AERIAL

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	5,524	58,970	152,552
2010 Population	5,750	61,770	163,350
2018 Population	5,672	61,513	166,793
2023 Population	5,617	61,653	170,054
2000-2010 Annual Rate	0.40%	0.46%	0.69%
2010-2018 Annual Rate	-0.17%	-0.05%	0.26%
2018-2023 Annual Rate	-0.19%	0.05%	0.39%
2018 Male Population	46.8%	47.2%	47.8%
2018 Female Population	53.2%	52.8%	52.2%
2018 Median Age	47.3	46.1	42.8

RACE AND ETHNICITY	1 MILE	3 MILE	5 MILE
2018 White Alone	86.0%	84.5%	86.1%
2018 Black Alone	4.9%	6.0%	5.6%
2018 American Indian/Native Alaskan Alone	0.2%	0.2%	0.2%
2018 Asian Alone	5.4%	5.9%	4.5%
2018 Pacific Islander Alone	0.1%	0.0%	0.0%
2018 Other Race	0.6%	0.7%	0.9%
2018 Two or More Races	2.8%	2.7%	2.6%
2018 Hispanic Origin (Any Race)	3.0%	2.9%	3.1%

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Households	2,512	25,463	64,601
2010 Households	2,624	27,715	70,470
2018 Households	2,597	27,713	71,853
2023 Households	2,575	27,879	73,157
2000-2010 Annual Rate	0.44%	0.85%	0.87%
2010-2018 Annual Rate	-0.13%	0.00%	0.24%
2018-2023 Annual Rate	-0.17%	0.12%	0.36%
2018 Average Household Size	2.10	2.19	2.29

MEDIAN HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
2018 Median Household Income	\$61,579	\$67,687	\$65,441
2023 Median Household Income	\$68,341	\$75,325	\$73,818
2018-2023 Annual Rate	2.11%	2.16%	2.44%

AVERAGE HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
2018 Average Household Income	\$84,730	\$93,038	\$88,583
2023 Average Household Income	\$95,939	\$104,700	\$100,777
2018-2023 Annual Rate	2.52%	2.39%	2.61%

PER CAPITA INCOME	1 MILE	3 MILE	5 MILE
2018 Per Capita Income	\$38,975	\$42,210	\$38,364
2023 Per Capita Income	\$44,083	\$47,616	\$43,546
2018-2023 Annual Rate	2.49%	2.44%	2.57%

HOUSING	1 MILE	3 MILE	5 MILE
2000 Total Housing Units	2,665	26,896	68,230
2000 Owner Occupied Housing Units	61.0%	65.8%	65.8%
2000 Renter Occupied Housing Units	33.3%	28.9%	28.9%
2000 Vacant Housing Units	5.7%	5.3%	5.3%
2010 Total Housing Units	2,857	29,840	75,815
2010 Owner Occupied Housing Units	56.2%	61.6%	63.5%
2010 Renter Occupied Housing Units	35.7%	31.3%	29.4%
2010 Vacant Housing Units	8.2%	7.1%	7.1%
2018 Total Housing Units	2,865	30,043	77,665
2018 Owner Occupied Housing Units	51.7%	58.7%	61.2%
2018 Renter Occupied Housing Units	38.9%	33.5%	31.3%
2018 Vacant Housing Units	9.4%	7.8%	7.5%
2023 Total Housing Units	2,866	30,423	79,514
2023 Owner Occupied Housing Units	51.4%	58.4%	60.9%
2023 Renter Occupied Housing Units	38.4%	33.2%	31.1%
2023 Vacant Housing Units	10.2%	8.4%	8.0%

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts fro 2018 and 2023. Esri converted Census 2000 data into 2010 geography.

June 28, 2018

DEMOGRAPHICS



FOR FURTHER INFORMATION, PLEASE CONTACT:

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

