

SR 48 LAND AVAILABLE

5471 OH-48, Maineville, OH 45039

+/- 1.1 Acres - SALE / LEASE / B-T-S



Property Details:

- Located on State Route 48 in fast-growing Hamilton Township (Warren County, OH)
- Just north of a newly constructed Kroger Marketplace (opened December 2024)
- Lot adjacent to Christian Brothers Automotive, currently under construction
- High-traffic corridor with strong national retailers

Surrounding Retailers Include:



Demographics:

| 2024 Estimates | 1 Mile | 3 Mile | 5 Mile | 10 Mile |
|------------------------|-----------|-----------|-----------|-----------|
| Population | 5,822 | 35,029 | 78,821 | 291,397 |
| Households | 2,072 | 12,903 | 29,594 | 109,500 |
| Average HH Income | \$184,548 | \$171,318 | \$165,479 | \$159,491 |
| Total No. of Employees | 775 | 6,941 | 24,234 | 116,689 |

Traffic Counts:

| Inrix 2023 | ADT |
|------------|---------------------|
| SR 48 | 19,397 (Inrix 2023) |

Contact:
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Owned by:



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128 East Second Street | Suite B | Covington, KY 41011 | 513.489.3343 | edgegp.com

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Overview Market Aerial



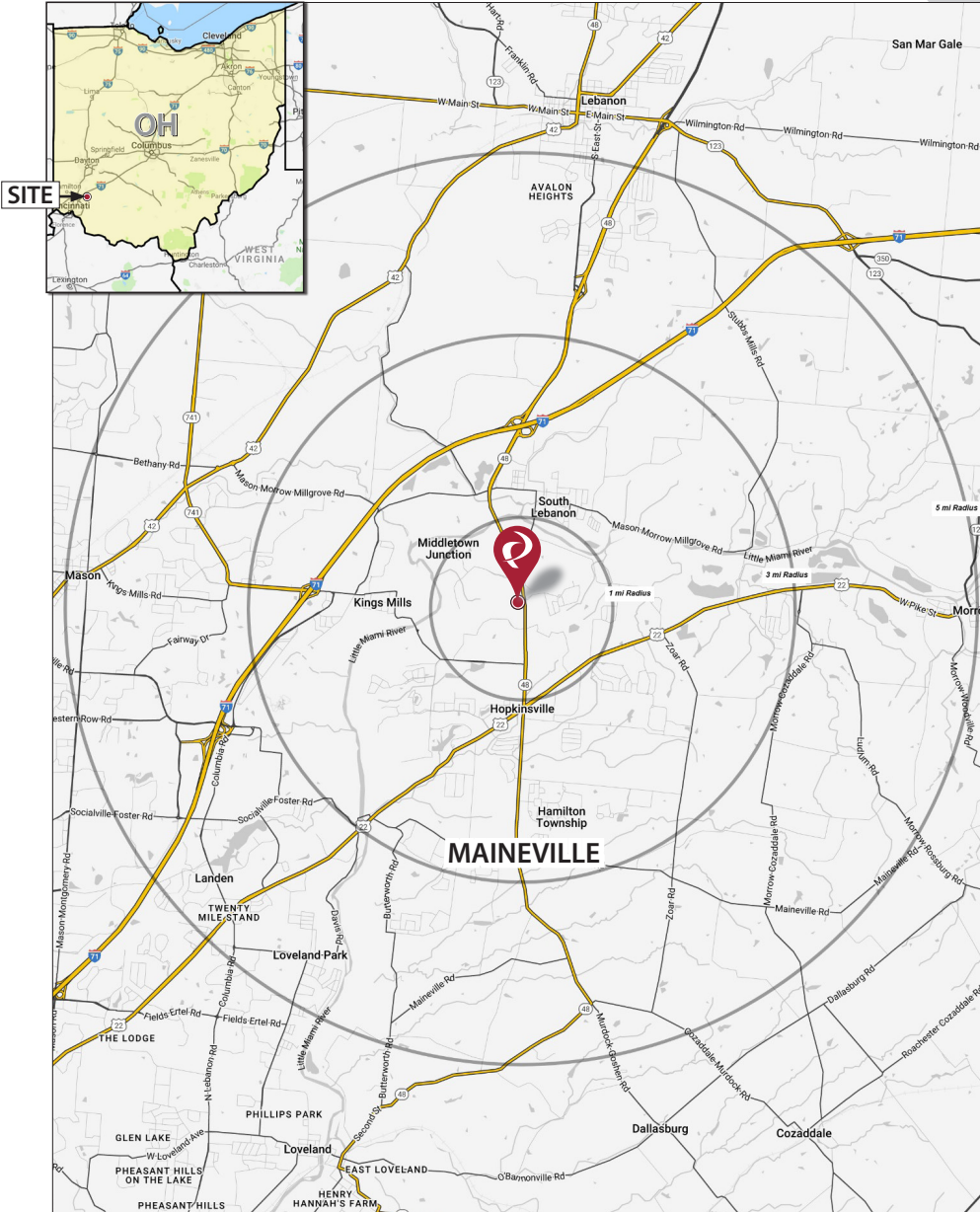
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Market Map and Demographics



Summary Profile

2010-2020 Census, 2024 Estimates with 2029 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 39.3547/-84.2199

| 5471 OH-48 Maineville, OH 45039 | 1 mi radius | 3 mi radius | 5 mi radius | 10 mi radius |
|---|----------------|----------------|----------------|-----------------|
| Population | | | | |
| 2024 Estimated Population | 5,822 | 35,029 | 78,821 | 291,397 |
| 2029 Projected Population | 6,436 | 38,470 | 84,618 | 304,352 |
| 2020 Census Population | 5,369 | 31,566 | 73,378 | 284,382 |
| 2010 Census Population | 4,239 | 24,026 | 61,432 | 255,138 |
| Projected Annual Growth 2024 to 2029 | 2.1% | 2.0% | 1.5% | 0.9% |
| Historical Annual Growth 2010 to 2024 | 2.7% | 3.3% | 2.0% | 1.0% |
| 2024 Median Age | 37.0 | 38.2 | 38.8 | 39.4 |
| Households | | | | |
| 2024 Estimated Households | 2,072 | 12,903 | 29,594 | 109,500 |
| 2029 Projected Households | 2,310 | 14,270 | 31,983 | 115,266 |
| 2020 Census Households | 1,907 | 11,672 | 27,468 | 104,106 |
| 2010 Census Households | 1,493 | 8,806 | 22,844 | 91,843 |
| Projected Annual Growth 2024 to 2029 | 2.3% | 2.1% | 1.6% | 1.1% |
| Historical Annual Growth 2010 to 2024 | 2.8% | 3.3% | 2.1% | 1.4% |
| Race and Ethnicity | | | | |
| 2024 Estimated White | 88.4% | 87.3% | 83.9% | 80.4% |
| 2024 Estimated Black or African American | 3.4% | 3.0% | 3.3% | 5.4% |
| 2024 Estimated Asian or Pacific Islander | 3.3% | 5.0% | 7.8% | 8.7% |
| 2024 Estimated American Indian or Native Alaskan | - | - | 0.1% | 0.1% |
| 2024 Estimated Other Races | 4.9% | 4.6% | 4.9% | 5.4% |
| 2024 Estimated Hispanic | 4.0% | 3.5% | 3.8% | 4.4% |
| Income | | | | |
| 2024 Estimated Average Household Income | \$184,548 | \$171,318 | \$165,479 | \$159,491 |
| 2024 Estimated Median Household Income | \$163,280 | \$124,585 | \$122,228 | \$121,877 |
| 2024 Estimated Per Capita Income | \$65,690 | \$63,128 | \$62,149 | \$59,987 |
| Education (Age 25+) | | | | |
| 2024 Estimated Elementary (Grade Level 0 to 8) | 0.4% | 1.1% | 1.3% | 1.5% |
| 2024 Estimated Some High School (Grade Level 9 to 11) | 0.4% | 2.3% | 2.3% | 2.6% |
| 2024 Estimated High School Graduate | 33.5% | 24.1% | 20.6% | 20.7% |
| 2024 Estimated Some College | 13.5% | 15.9% | 15.1% | 15.2% |
| 2024 Estimated Associates Degree Only | 8.3% | 10.0% | 9.4% | 8.0% |
| 2024 Estimated Bachelors Degree Only | 33.1% | 29.9% | 31.6% | 30.7% |
| 2024 Estimated Graduate Degree | 10.8% | 16.6% | 19.8% | 21.4% |
| Business | | | | |
| 2024 Estimated Total Businesses | 129 | 681 | 1,671 | 9,180 |
| 2024 Estimated Total Employees | 775 | 6,941 | 24,234 | 116,689 |
| 2024 Estimated Employee Population per Business | 6.0 | 10.2 | 14.5 | 12.7 |
| 2024 Estimated Residential Population per Business | 45.2 | 51.4 | 47.2 | 31.7 |

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Aerial Looking East



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