

## Land Available for Development in Warren County

5756 S. Route 48 | Maineville, OH 45039



### Property Summary

<b>County</b>	Warren
<b>Property Type</b>	Land
<b>Zoning</b>	Commercial
<b>Available</b>	3.72 Acres
<b>Price</b>	Please Call Agent

All information furnished is from sources deemed reliable and is subject to errors, omissions and changes prior to sale as withdrawal without notice.

### Property Description:

- 3.72 acres ready for development
- Flat land
- All utilities to site
- Ideal site for restaurants, medical offices
- 315 feet of frontage on SR 48

### Location Highlights:

- Located in the heart of an established retail/commercial corridor
- Less than 2 miles from I-71
- Less than 1 mile to River's Bend TPC Golf Community
- Strong surrounding demographics

### For more information contact:



**Mike Lovell**  
 Commercial Sales Associate  
 513.932.6010 ext. 276  
 513.373.8672 cell  
[mlovell@hsabh.com](mailto:mlovell@hsabh.com)

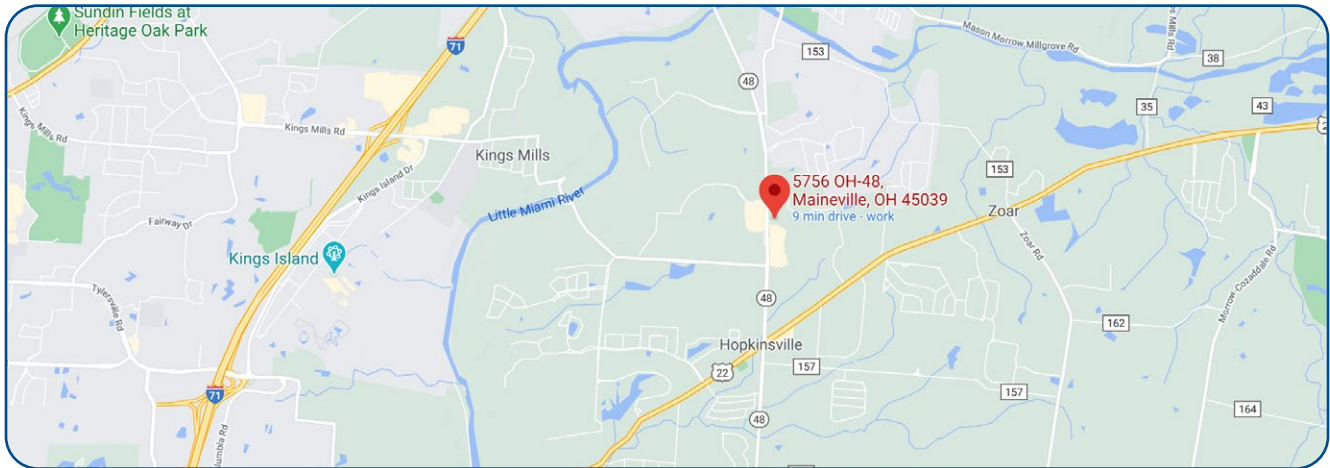


Learn more about our services—visit [www.schuelergroup.com](http://www.schuelergroup.com) today!

3000-G Henkle Drive | Lebanon, OH 45036 | 513.932.6010 | 800.589.7535

# Demographics

5756 S. Route 48 | Maineville, OH 45039



Population	1 mile	3 miles	5 miles
2025 Projection	5,605	31,643	73,520
2020 Estimate	5,272	29,699	69,592
Estimated Growth 2020-2025	1.3%	1.3%	1.1%

Households	1 mile	3 miles	5 miles
2025 Projection	2,008	11,554	27,541
2020 Estimate	1,888	10,841	26,066
Estimated Growth 2020-2025	1.3%	1.3%	1.1%

Additional Demographics	1 mile	3 miles	5 miles
2020 Est. Median Age	36.9	38.1	39.1
2020 Est. Average Household Income	\$141,177	\$123,716	\$117,628

2020 Traffic Counts	Vehicles per day
State Route 48	15,882
State Route 48 and Grandin Road	6,682
US 22/3	16,380

Learn more about our services—visit [www.schuelergroup.com](http://www.schuelergroup.com) today!

**3000-G Henkle Drive | Lebanon, OH 45036 | 513.932.6010 | 800.589.7535**