

MIXED USED DEVELOPMENT AUSTIN EAST

Springboro Pike Frontage Road, Miamisburg, OH 45342



John Thompson
 johnt@lee-associates.com
 D 513.588.1842

LEE & ASSOCIATES
 COMMERCIAL REAL ESTATE SERVICES

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

AUSTIN EAST

Springboro Pike Frontage Road, Miamisburg, OH 45342

AVAILABLE: Last Remaining Parcel – 1.92 Acres
PRICING: \$1,250,000 or BTS or Ground Lease

- Across from Austin Landings- a high-end mixed-use development, which includes Field and Stream, Kohl's, Cinépolis, TJ Maxx, Kroger, hotels, retailers and residential
- Traffic Signal Access
- High Income and Growth Area
- Zoned: PD-1
- Frontage along State Route 741

TRAFFIC COUNTS:

- Springboro Pike / OH 741 – 23,043 VPD
- Austin Blvd. – 38,823 VPD
- I-75 – 109,059 VPD



		1 mi radius	3 mi radius	5 mi radius
POPULATION	2020 Estimated Population	5,767	47,281	128,956
	2025 Projected Population	5,599	47,265	128,948
	2010 Census Population	5,313	45,679	124,887
	2000 Census Population	3,851	33,806	108,619
	Projected Annual Growth 2020 to 2025	-0.6%	-	-
	Historical Annual Growth 2000 to 2020	2.5%	2.0%	0.9%
HOUSEHOLDS	2020 Estimated Households	2,336	19,391	52,884
	2025 Projected Households	2,263	19,333	52,811
	2010 Census Households	2,116	18,634	51,081
	2000 Census Households	1,723	13,740	44,043
	Projected Annual Growth 2020 to 2025	-0.6%	-	-
	Historical Annual Growth 2000 to 2020	1.8%	2.1%	1.0%
AGE	2020 Est. Population Under 10 Years	16.1%	13.2%	12.4%
	2020 Est. Population 10 to 19 Years	11.9%	12.2%	12.4%
	2020 Est. Population 20 to 29 Years	15.2%	12.0%	11.5%
	2020 Est. Population 30 to 44 Years	26.0%	21.2%	19.5%
	2020 Est. Population 45 to 59 Years	15.3%	18.2%	18.8%
	2020 Est. Population 60 to 74 Years	11.9%	16.7%	17.6%
	2020 Est. Population 75 Years or Over	3.6%	6.4%	7.8%
	2020 Est. Median Age	32.7	39.1	40.4
MARITAL STATUS & GENDER	2020 Est. Male Population	48.6%	48.6%	48.3%
	2020 Est. Female Population	51.4%	51.4%	51.7%
	2020 Est. Never Married	32.9%	28.7%	27.0%
	2020 Est. Now Married	40.4%	52.3%	50.8%
	2020 Est. Separated or Divorced	20.9%	13.5%	15.5%
	2020 Est. Widowed	5.7%	5.5%	6.7%
INCOME	2020 Est. HH Income \$200,000 or More	3.2%	12.3%	10.8%
	2020 Est. HH Income \$150,000 to \$199,999	6.8%	9.9%	7.8%
	2020 Est. HH Income \$100,000 to \$149,999	18.1%	19.0%	17.8%
	2020 Est. HH Income \$75,000 to \$99,999	15.3%	13.2%	13.0%
	2020 Est. HH Income \$50,000 to \$74,999	19.9%	17.7%	18.8%
	2020 Est. HH Income \$35,000 to \$49,999	14.1%	10.1%	10.7%
	2020 Est. HH Income \$25,000 to \$34,999	8.6%	7.3%	8.0%
	2020 Est. HH Income \$15,000 to \$24,999	5.9%	5.6%	6.7%
	2020 Est. HH Income Under \$15,000	8.1%	5.0%	6.4%
	2020 Est. Average Household Income	\$87,502	\$117,306	\$108,496
	2020 Est. Median Household Income	\$69,401	\$91,381	\$82,393
2020 Est. Per Capita Income	\$35,443	\$48,139	\$44,561	
	2020 Est. Total Businesses	303	1,855	4,817
	2020 Est. Total Employees	5,434	27,948	60,526



SITE

UNDER LOI

Fast Casual

PARCEL 1
3.00 AC +/-

UNDER CONTRACT

PARCEL 4
1.29 AC +/-

PARCEL 5
1.77 AC +/-

UNDER CONTRACT

PARCEL 3
1.32 AC +/-

PARCEL 2
1.98 AC +/-
Hotel
Automotive
Retail

KOHL'S



PROPOSED APARTMENTS



