

## SR 22 &amp; SR 48, Hamilton Township, OH

Future Collector

**APARTMENT SITE  
(22.31 ACRES)**

144 New  
Apartments  
Summer 2020

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LEE & ASSOCIATES  
COMMERCIAL REAL ESTATE SERVICES

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APARTMENT SITE  
(22.31 ACRES)

## MIXED – USE DEVELOPMENT

# 26 ACRES

SR 22 & SR 48, Hamilton Township, OH

**AVAILABLE:** 4 Retail Pads, 22.31 Acre Multi-Family Site

- Rapidly growing, high-income area
- Zoned: B-2, General Business District
- Utilities are in the SR-48 & Towne Center Blvd right-of-way
- Surrounded by national and regional retailers
- 22 miles northeast of Downtown Cincinnati
- Traffic light to SR 48
- Planned Road Improvements on SR 48
- Over \$144,000 average household income
- Lots available for Sale, Lease, or Build-to-Suit

### TRAFFIC COUNTS:

- SR 48 – 18,056 VPD
- US 28 – 16,612 VPD
- I- 71– 71,071 VPD



# RETAIL PAD SITES







COA CHILDREN OF AMERICA  
Educational Childcare

Huntington

Bob Sumerel  
Tire & Service

Peoples  
BANK

Shooters  
Sports Grill

Towne Center Blvd.

Kids R Kids  
Learning Academics

PNC

TireDiscounters

Walgreens

Advance  
Auto Parts

United  
Dairy  
Farmers

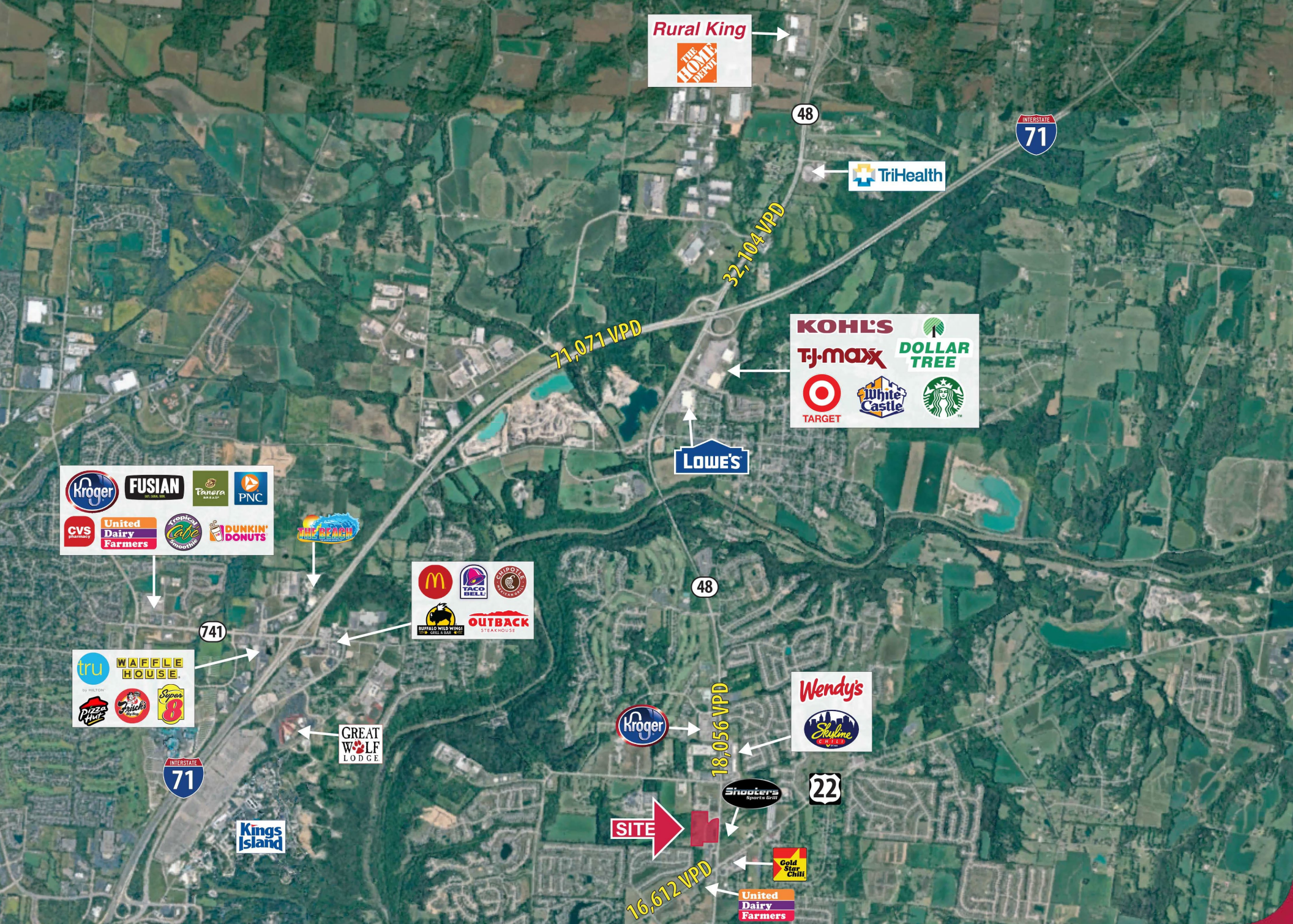
CVS  
pharmacy

Gold Star  
Chili

Marc's  
Pizzeria

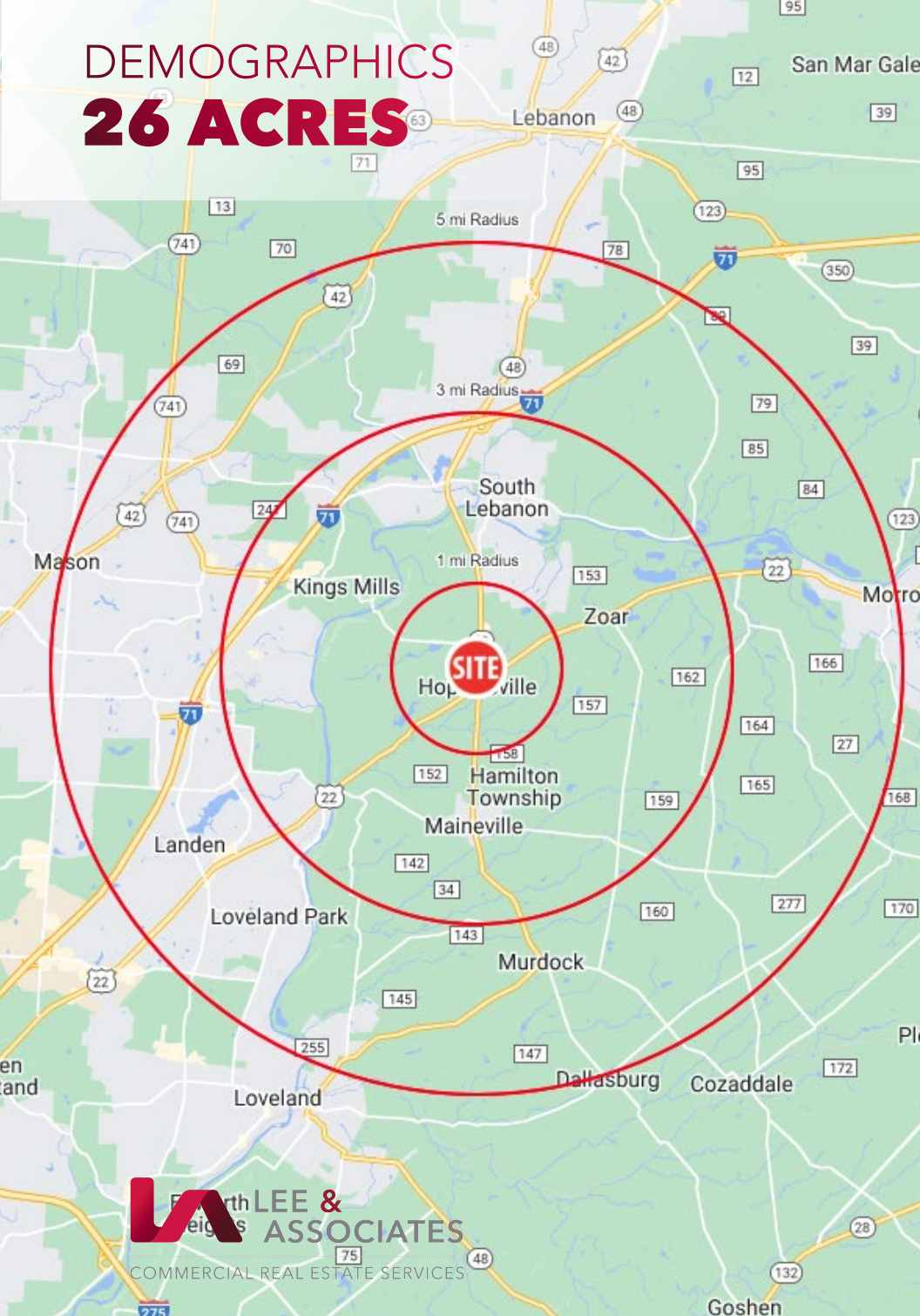
SERVATII







DEMOGRAPHICS  
**26 ACRES**



	1 MI RADIUS	3 MI RADIUS	5 MI RADIUS
POPULATION			
2022 Estimated Population	5,789	34,288	78,216
2027 Projected Population	6,234	37,314	83,629
2020 Census Population	5,470	33,507	75,544
2010 Census Population	4,408	26,564	62,857
Projected Annual Growth 2022 to 2027	1.5%	1.8%	1.4%
Historical Annual Growth 2010 to 2022	2.6%	2.4%	2.0%
HOUSEHOLDS			
2022 Estimated Households	2,130	12,701	29,746
2027 Projected Households	2,337	14,051	32,179
2020 Census Households	2,011	12,388	28,710
2010 Census Households	1,626	9,707	23,793
Projected Annual Growth 2022 to 2027	1.9%	2.1%	1.6%
Historical Annual Growth 2010 to 2022	0.5%	0.2%	0.3%
AGE			
2022 Est. Population Under 10 Years	17.7%	16.0%	14.0%
2022 Est. Population 10 to 19 Years	10.8%	11.7%	12.7%
2022 Est. Population 20 to 29 Years	9.0%	9.6%	9.9%
2022 Est. Population 30 to 44 Years	25.7%	24.4%	23.0%
2022 Est. Population 45 to 59 Years	17.3%	18.0%	19.8%
2022 Est. Population 60 to 74 Years	15.6%	16.0%	15.9%
2022 Est. Population 75 Years or Over	3.9%	4.3%	4.8%
2022 Est. Median Age	35.6	36.6	37.9
MARITAL STATUS & GENDER			
2022 Est. Male Population	49.6%	49.5%	49.4%
2022 Est. Female Population	50.4%	50.5%	50.6%
2022 Est. Never Married	17.7%	20.0%	22.7%
2022 Est. Now Married	68.0%	62.0%	59.6%
2022 Est. Separated or Divorced	10.9%	14.6%	14.1%
2022 Est. Widowed	3.3%	3.4%	3.7%
INCOME			
2022 Est. HH Income \$200,000 or More	24.1%	17.7%	17.2%
2022 Est. HH Income \$150,000 to \$199,999	15.1%	11.1%	11.0%
2022 Est. HH Income \$100,000 to \$149,999	23.7%	22.6%	21.8%
2022 Est. HH Income \$75,000 to \$99,999	10.8%	12.2%	13.4%
2022 Est. HH Income \$50,000 to \$74,999	12.6%	17.0%	17.7%
2022 Est. HH Income \$35,000 to \$49,999	10.7%	10.2%	9.0%
2022 Est. HH Income \$25,000 to \$34,999	0.7%	2.2%	3.6%
2022 Est. HH Income \$15,000 to \$24,999	0.7%	2.7%	2.8%
2022 Est. HH Income Under \$15,000	1.7%	4.3%	3.6%
2022 Est. Average Household Income	\$132,370	\$121,727	\$125,235
2022 Est. Median Household Income	\$128,047	\$104,104	\$103,279
2022 Est. Per Capita Income	\$48,708	\$45,122	\$47,657
2022 Est. Total Businesses	137	609	1,629
2022 Est. Total Employees	957	7,328	26,874