

FOR SALE

N ALPHA BELLBROOK RD Beaver Creek, OH 45434



Multifamily, Commercial, Single Family | 64 Acres

- Large Tract
- Highway Visibility
- High Traffic Counts
- New Roadway and Interchange onto Route 35
- \$75,000-\$350,000 Determined by Area

Demographics	1 Mile	5 Miles	10 Miles
Total Population:	1,632	70,542	381,767
Average HH Income:	\$111,001	\$88,176	\$64,913



No Warranty Or Representation, Express Or Implied, Is Made As To The Accuracy Of The Information Contained Herein, And The Same Is Submitted Subject To Errors, Omissions, Change Of Price, Rental Or Other Conditions, Prior Sale, Lease Or Financing, Or Withdrawal Without Notice, And Of Any Special Listing Conditions Imposed By Our Principals No Warranties Or Representations Are Made As To The Condition Of The Property Or Any Hazards Contained Therein Are Any To Be Implied.

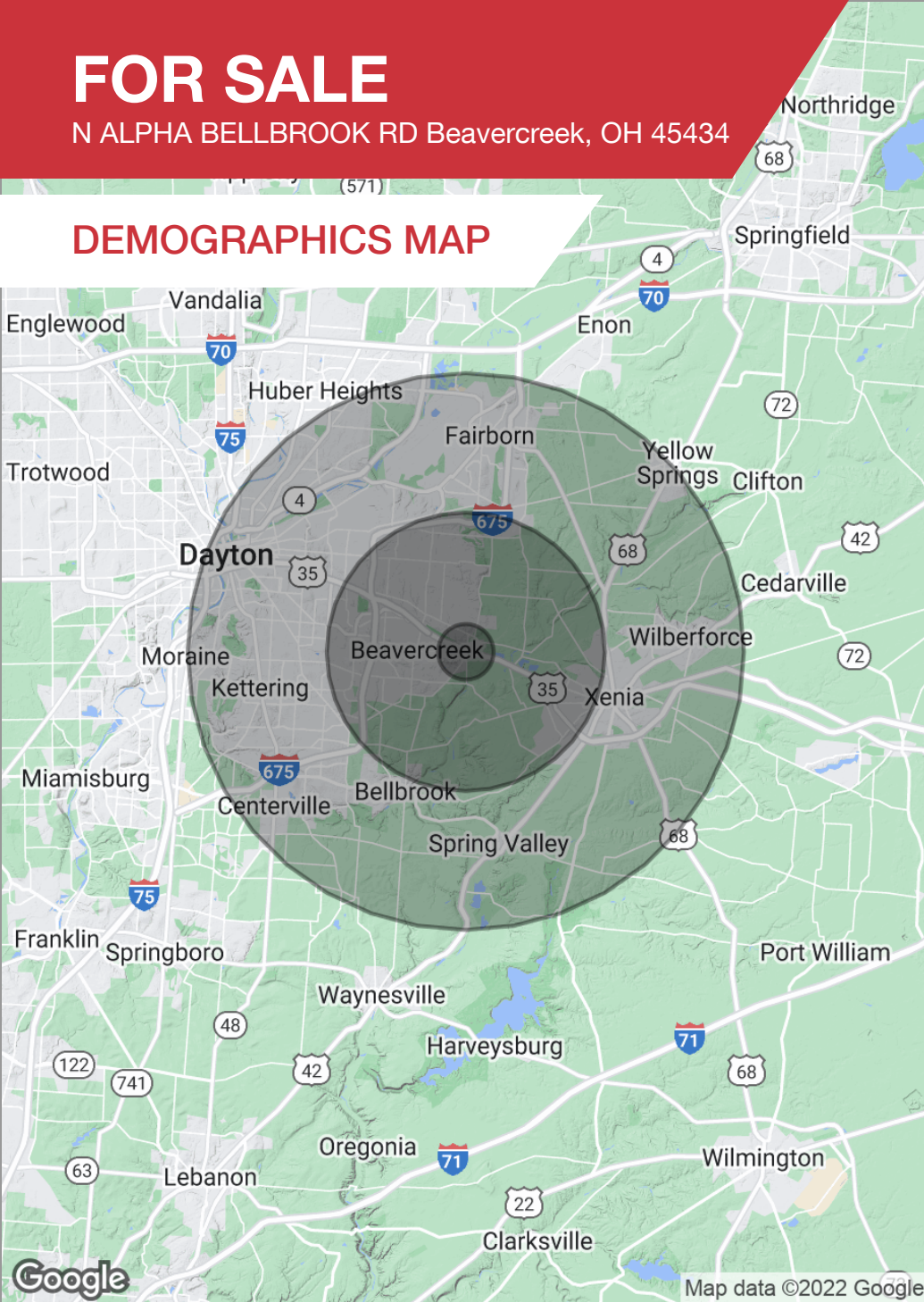
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DEMOGRAPHICS MAP



POPULATION

	1 MILE	5 MILES	10 MILES
Total population	1,632	70,542	381,767
Median age	46.1	40.4	38.6
Median age (male)	45.3	39.3	37.1
Median age (Female)	46.7	41.5	40.0

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	643	27,798	157,378
# of persons per HH	2.5	2.5	2.4
Average HH income	\$111,001	\$88,176	\$64,913
Average house value	\$296,052	\$231,553	\$176,272

* Demographic data derived from 2020 ACS - US Census

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