

Commercial Land For Sale

Former Kerry Chrysler Dodge Dealership



One parcel is part of the River's Edge development. Anchored by Target and a Super Wal-Mart, River's Edge is an outstanding east side location. The site enjoys excellent visibility and access from I-275. All utilities included on the lots.

LOCATION

Former Kerry Chrysler Dodge
701 Chamber Drive
Milford, Ohio 45150

FEATURES

- 3.89 Acre Parcel Corner Lot Available
- Excellent visibility from I-275
- Adjacent to Target and Wal-Mart
- PUD Zoning
- Great for brewery, restaurants, retail users
- Sale price: 3.89 Acres - \$275,000/acre

CONTACT

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Demographics	<u>1-Mile</u>	<u>3-Miles</u>	<u>5-Miles</u>
2013 Population:	824	27,646	74,209
2013 Households:	339	10,931	28,264
Avg. HH Income:	\$70,276	\$84,763	\$89,230

Traffic Counts:

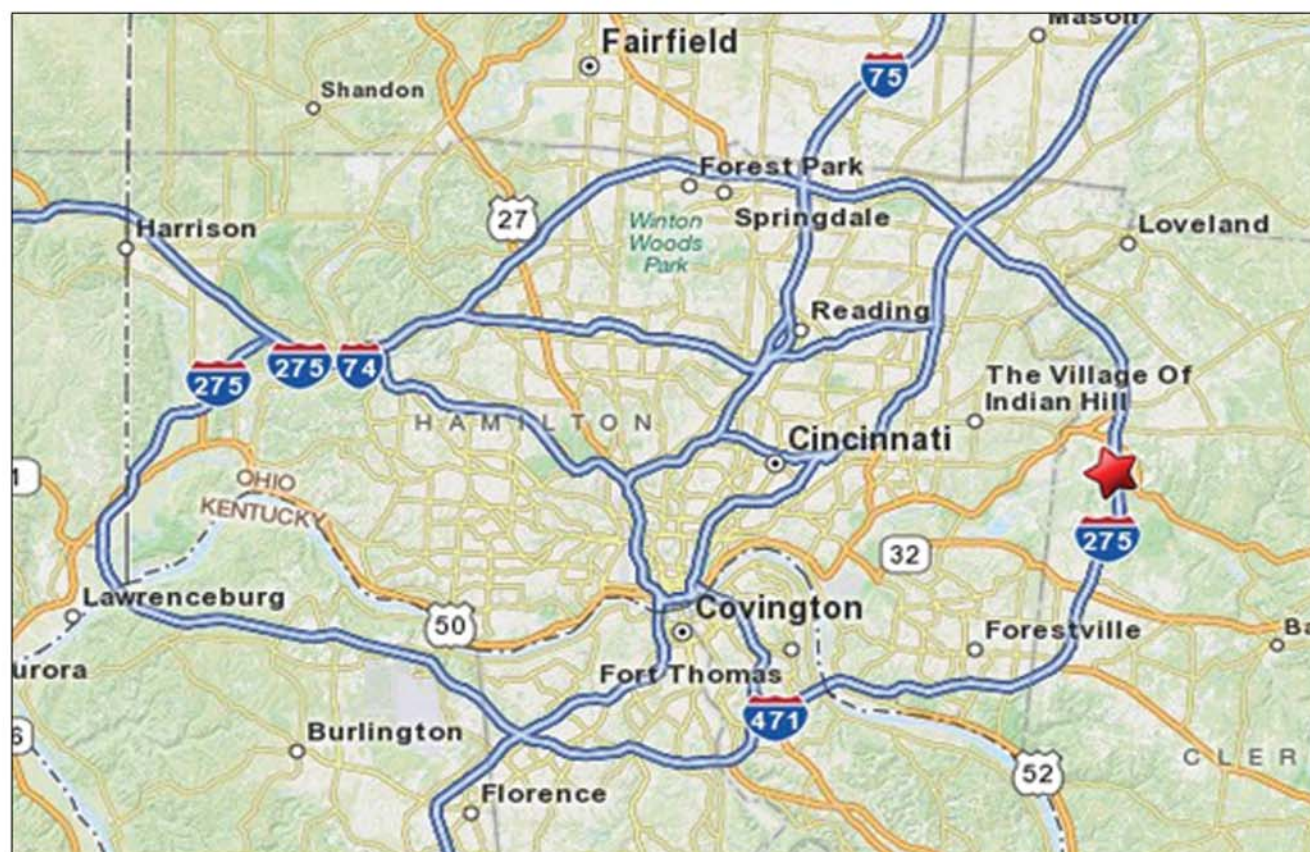
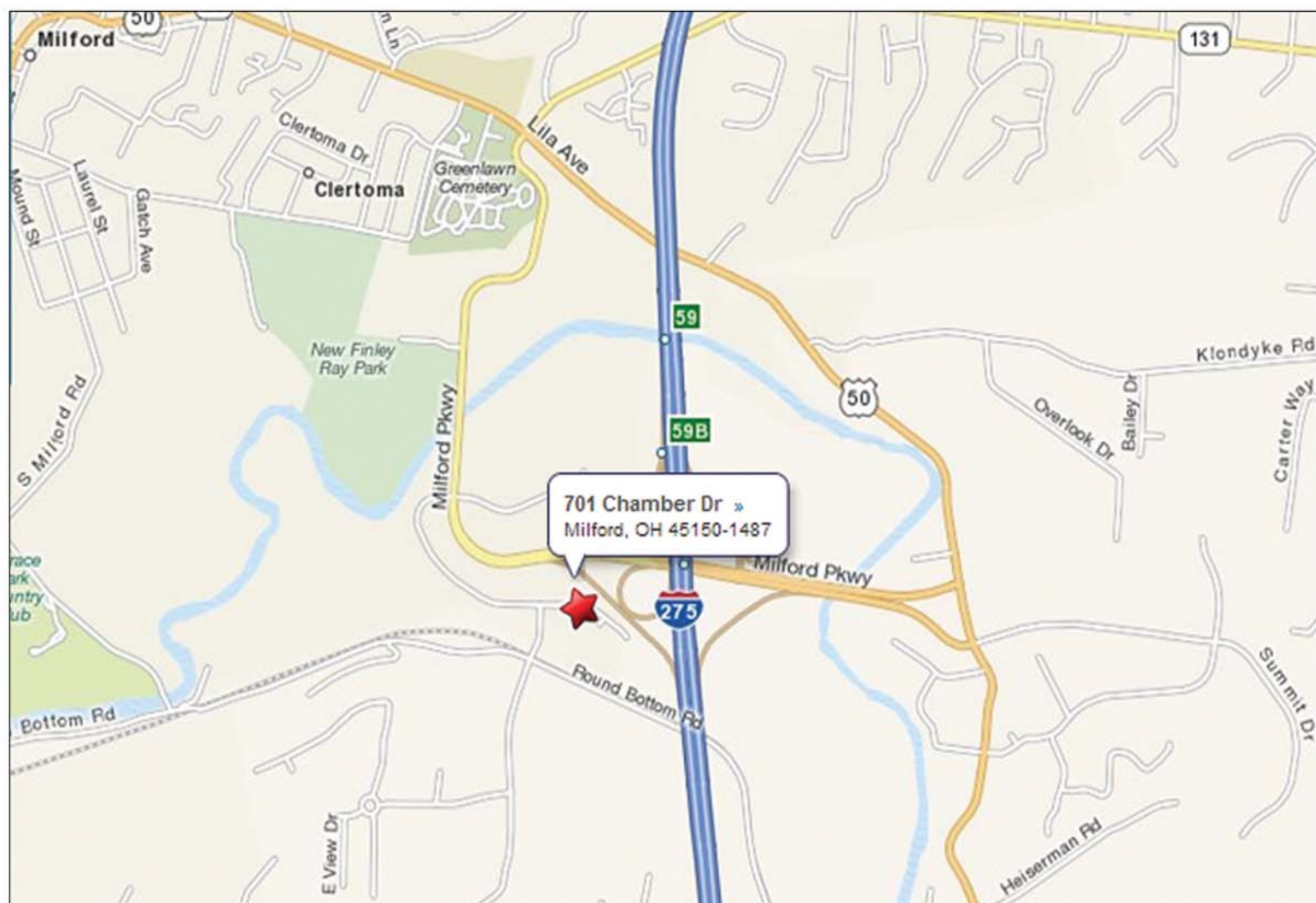
I-275 & Round Bottom Road = 70,040 ADT 2003

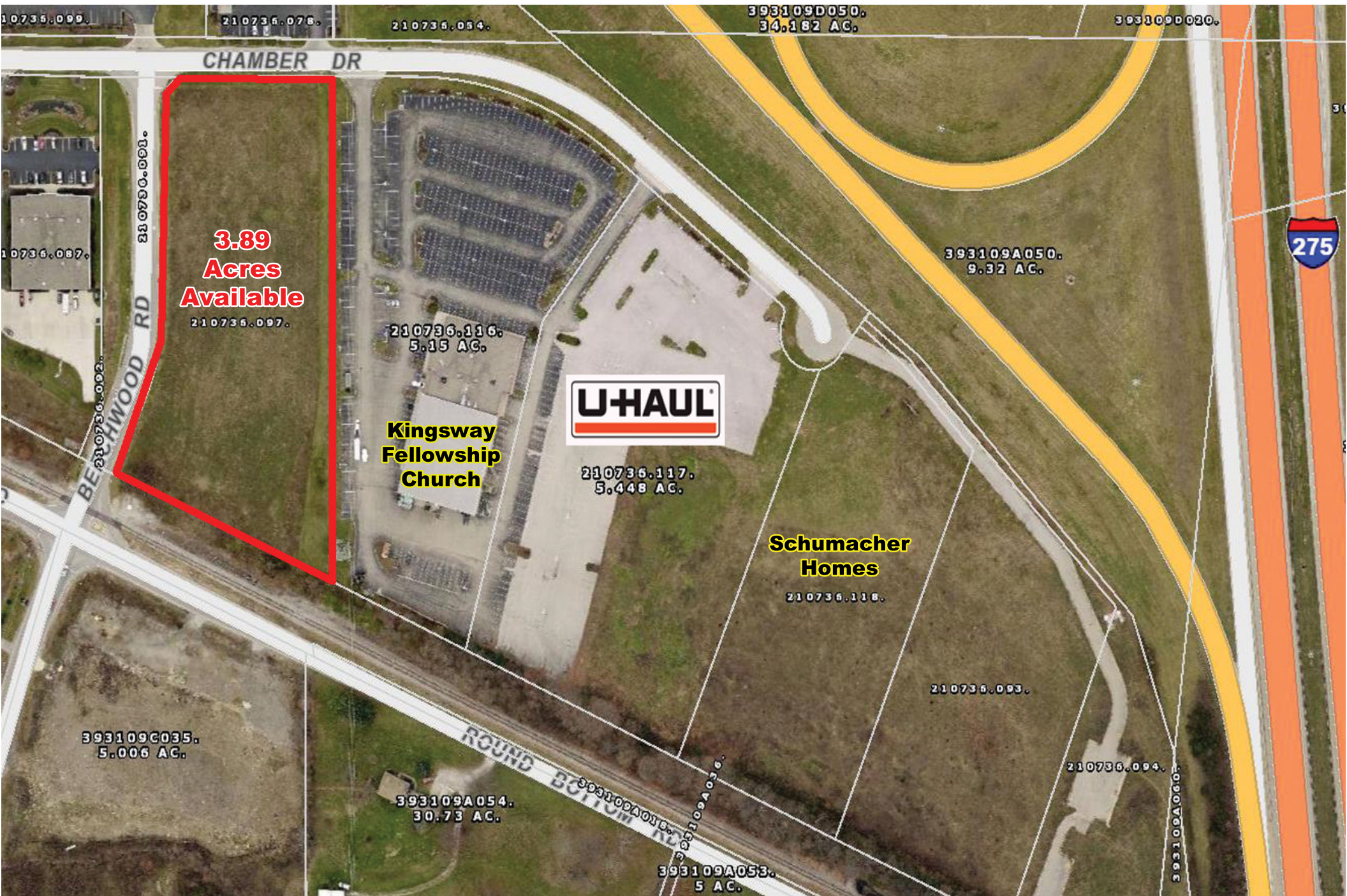


COMMERCIAL REAL ESTATE SERVICES

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9902 Carver Road, Sycamore Office Park, Suite 105, Cincinnati, Ohio 45242





**3.89
Acres
Available**

**Kingsway
Fellowship
Church**



**Schumacher
Homes**





701 Chamber Dr, Milford, OH, 45150

Site Type: Ring

Radius: 1 Miles

Radius: 3 Miles

Radius: 5 Miles

2009 Population

Total Population	1,025	29,305	76,850
Male Population	38.6%	47.9%	48.5%
Female Population	61.4%	52.1%	51.5%
Median Age	56.3	39.7	38.0

2009 Income

Median HH Income	\$32,751	\$67,170	\$71,470
Per Capita Income	\$24,413	\$33,729	\$35,405
Average HH Income	\$42,748	\$86,120	\$92,770

2009 Households

Total Households	640	11,563	29,188
Average Household Size	1.50	2.51	2.61

2009 Housing

Owner Occupied Housing Units	38.6%	70.4%	72.4%
Renter Occupied Housing Units	51.8%	23.5%	21.9%
Vacant Housing Units	9.6%	6.1%	5.7%

Population

1990 Population	1,000	23,626	59,684
2000 Population	931	26,733	69,794
2009 Population	1,025	29,305	76,850
2014 Population	1,063	30,492	80,385
1990-2000 Annual Rate	-0.71%	1.24%	1.58%
2000-2009 Annual Rate	1.05%	1%	1.05%
2009-2014 Annual Rate	0.73%	0.8%	0.9%

In the identified market area, the current year population is 76,850. In 2000, the Census count in the market area was 69,794. The rate of change since 2000 was 1.05 percent annually. The five-year projection for the population in the market area is 80,385, representing a change of 0.9 percent annually from 2009 to 2014. Currently, the population is 48.5 percent male and 51.5 percent female.

Households

1990 Households	559	8,744	21,127
2000 Households	562	10,290	25,960
2009 Households	640	11,563	29,188
2014 Households	673	12,132	30,757
1990-2000 Annual Rate	0.05%	1.64%	2.08%
2000-2009 Annual Rate	1.41%	1.27%	1.28%
2009-2014 Annual Rate	1.01%	0.97%	1.05%

The household count in this market area has changed from 25,960 in 2000 to 29,188 in the current year, a change of 1.28 percent annually. The five-year projection of households is 30,757, a change of 1.05 percent annually from the current year total. Average household size is currently 2.61, compared to 2.67 in the year 2000. The number of families in the current year is 21,261 in the market area.

Housing

Currently, 72.4 percent of the 30,942 housing units in the market area are owner occupied; 21.9 percent, renter occupied; and 5.7 percent are vacant. In 2000, there were 26,907 housing units—75.0 percent owner occupied, 21.6 percent renter occupied and 3.5 percent vacant. The rate of change in housing units since 2000 is 1.52 percent. Median home value in the market area is \$159,506, compared to a median home value of \$162,279 for the U.S. In five years, median home value is projected to change by 0.95 percent annually to \$167,222. From 2000 to the current year, median home value changed by 1.95 percent annually.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2009 and 2014. ESRI converted 1990 Census data into 2000 geography.



701 Chamber Dr, Milford, OH, 45150

Site Type: Ring

Radius: 1 Miles

Radius: 3 Miles

Radius: 5 Miles

Median Household Income

1990 Median HH Income	\$18,614	\$37,727	\$38,783
2000 Median HH Income	\$27,399	\$52,333	\$55,006
2009 Median HH Income	\$32,751	\$67,170	\$71,470
2014 Median HH Income	\$34,222	\$72,940	\$76,085
1990-2000 Annual Rate	3.94%	3.33%	3.56%
2000-2009 Annual Rate	1.95%	2.74%	2.87%
2009-2014 Annual Rate	0.88%	1.66%	1.26%

Per Capita Income

1990 Per Capita Income	\$15,564	\$17,692	\$18,862
2000 Per Capita Income	\$18,747	\$27,117	\$28,898
2009 Per Capita Income	\$24,413	\$33,729	\$35,405
2014 Per Capita Income	\$25,898	\$35,302	\$36,988
1990-2000 Annual Rate	1.88%	4.36%	4.36%
2000-2009 Annual Rate	2.9%	2.39%	2.22%
2009-2014 Annual Rate	1.19%	0.92%	0.88%

Average Household Income

1990 Average Household Income	\$31,444	\$47,775	\$52,720
2000 Average Household Income	\$36,793	\$70,661	\$77,041
2009 Average HH Income	\$42,748	\$86,120	\$92,770
2014 Average HH Income	\$44,614	\$89,407	\$96,178
1990-2000 Annual Rate	1.58%	3.99%	3.87%
2000-2009 Annual Rate	1.64%	2.16%	2.03%
2009-2014 Annual Rate	0.86%	0.75%	0.72%

Households by Income

Current median household income is \$71,470 in the market area, compared to \$54,719 for all U.S. households. Median household income is projected to be \$76,085 in five years. In 2000, median household income was \$55,006, compared to \$38,783 in 1990.

Current average household income is \$92,770 in this market area, compared to \$71,437 for all U.S. households. Average household income is projected to be \$96,178 in five years. In 2000, average household income was \$77,041, compared to \$52,720 in 1990.

Current per capita income is \$35,405 in the market area, compared to the U.S. per capita income of \$27,277. The per capita income is projected to be \$36,988 in five years. In 2000, the per capita income was \$28,898, compared to \$18,862 in 1990.

Population by Employment

Total Businesses	122	1,191	2,786
Total Employees	1,991	13,789	35,579

Currently, 92.3 percent of the civilian labor force in the identified market area is employed and 7.7 percent are unemployed. In comparison, 89.4 percent of the U.S. civilian labor force is employed, and 10.6 percent are unemployed. In five years the rate of employment in the market area will be 94.9 percent of the civilian labor force, and unemployment will be 5.1 percent. The percentage of the U.S. civilian labor force that will be employed in five years is 92.9 percent, and 7.1 percent will be unemployed. In 2000, 69.3 percent of the population aged 16 years or older in the market area participated in the labor force, and 0.0 percent were in the Armed Forces.

In the current year, the occupational distribution of the employed population is:

- 68.7 percent in white collar jobs (compared to 61.5 percent of U.S. employment)
- 14.3 percent in service jobs (compared to 17.1 percent of U.S. employment)
- 17.0 percent in blue collar jobs (compared to 21.4 percent of U.S. employment)

In 2000, 85.6 percent of the market area population drove alone to work, and 3.8 percent worked at home. The average travel time to work in 2000 was 25.0 minutes in the market area, compared to the U.S. average of 25.5 minutes.

Population by Education

In 2009, the educational attainment of the population aged 25 years or older in the market area was distributed as follows:

- 10.1 percent had not earned a high school diploma (16.2 percent in the U.S.)
- 28.9 percent were high school graduates only (29.8 percent in the U.S.)
- 7.9 percent had completed an Associate degree (7.2 percent in the U.S.)
- 22.3 percent had a Bachelor's degree (17.0 percent in the U.S.)
- 12.0 percent had earned a Master's/Professional/Doctorate Degree (9.8 percent in the U.S.)