

10005 Harrison Avenue
Harrison Twp, OH
45030

Prime Land For Sale
3.012 Acres



AVAILABLE:
3.012 acres

USES:
Retail/Office

OFFERED AT:
\$495,000.00 (\$164K/acre)

LOCATION:
Just off I-74 at Dry Fork Road Exit

SUMMARY:
Prominent corner site with I-74 visibility in a rapidly developing area with newer Kroger, restaurants, breweries and more.

North Ridge Realty Group
7182 Liberty Centre Drive, Suite M
West Chester, OH 45069

Marshall Stretch
VP Sales & Leasing
513.504.8232 Mobile

John Stretch
Broker / Owner
513.623.6505 Mobile

Tyler Minges
Huff Realty
513.460.0102 Mobile

Disclaimer: The Realtor involved in selling the premises is relying on all information provided herein or supplied by owner or owner's sources in connection with the Real Estate. We cannot guarantee this information.

AERIAL MAP

Land For Sale
3.012 Acres



SUBJECT

North Ridge Realty Group
7182 Liberty Centre Drive, Suite M
West Chester, OH 45069

Marshall Stretch
VP Sales & Leasing
513.504.8232 Mobile

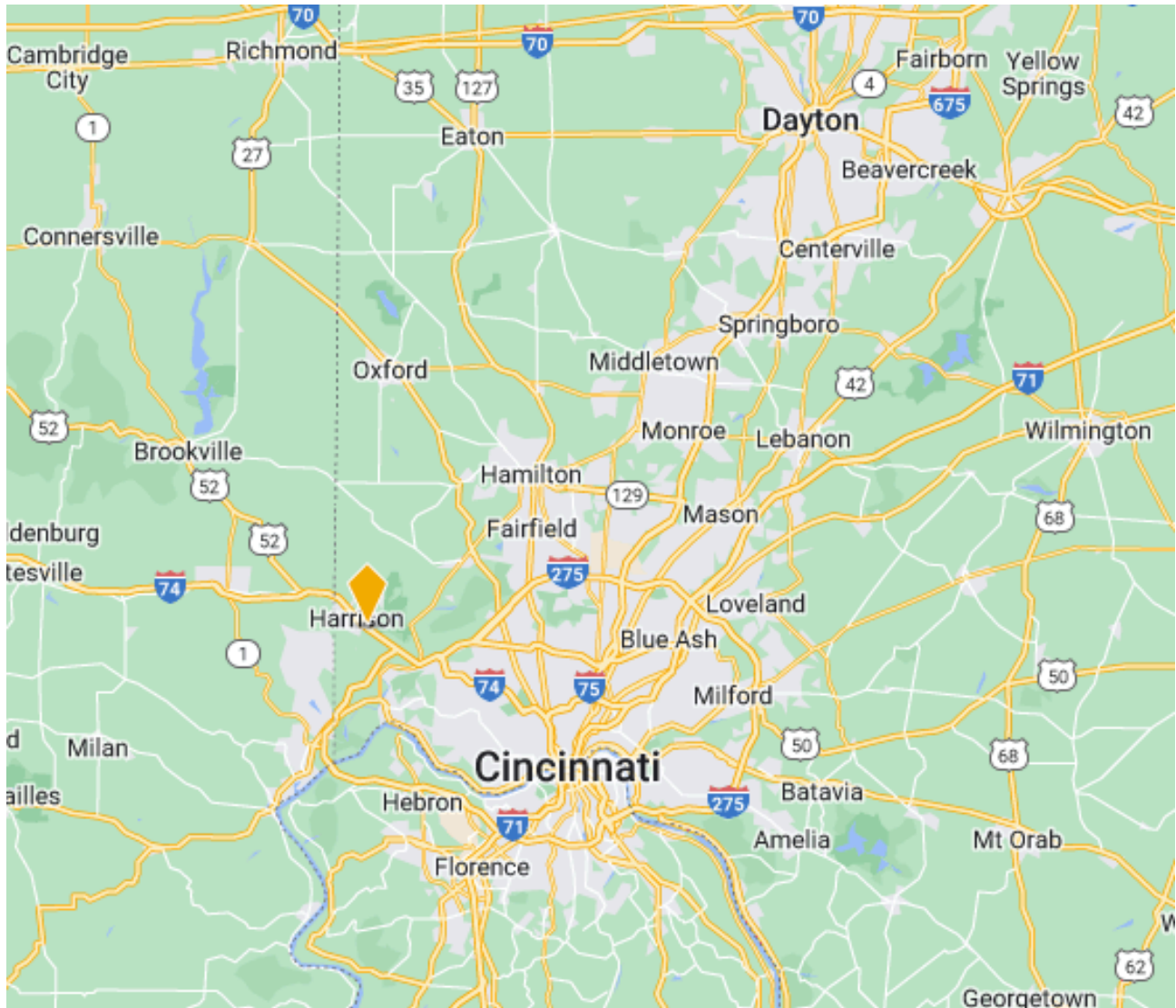
John Stretch
Broker / Owner
513.623.6505 Mobile

Tyler Minges
Huff Realty
513.460.0102 Mobile

Disclaimer: The Realtor involved in selling the premises is relying on all information provided herein or supplied by owner or owner's sources in connection with the Real Estate. We cannot guarantee this information.

STREET MAP

Land For Sale
3.012 Acres



North Ridge Realty Group

7182 Liberty Centre Drive, Suite M
West Chester, OH 45069

Marshall Stretch

VP Sales & Leasing
513.504.8232 Mobile

John Stretch

Broker / Owner
513.623.6505 Mobile

Tyler Minges

Huff Realty
513.460.0102 Mobile

Disclaimer: The Realtor involved in selling the premises is relying on all information provided herein or supplied by owner or owner's sources in connection with the Real Estate. We cannot guarantee this information.

DEMOGRAPHICS

Land For Sale
3.012 Acres

Radius	1 Mile	3 Mile	5 Mile
Population			
2028 Projection	2,376	19,659	33,060
2023 Estimate	2,379	18,994	32,024
2010 Census	2,461	15,960	27,708
Growth 2023 - 2028	-0.13%	3.50%	3.24%
Growth 2010 - 2023	-3.33%	19.01%	15.58%
2023 Population by Hispanic Origin	50	369	685
2023 Population	2,379	18,994	32,024
White	2,330 97.94%	18,573 97.78%	31,298 97.73%
Black	7 0.29%	62 0.33%	124 0.39%
Am. Indian & Alaskan	3 0.13%	45 0.24%	77 0.24%
Asian	18 0.76%	122 0.64%	174 0.54%
Hawaiian & Pacific Island	0 0.00%	2 0.01%	4 0.01%
Other	22 0.92%	191 1.01%	347 1.08%
U.S. Armed Forces	0	10	14
Households			
2028 Projection	919	7,794	12,856
2023 Estimate	920	7,504	12,423
2010 Census	949	6,206	10,637
Growth 2023 - 2028	-0.11%	3.86%	3.49%
Growth 2010 - 2023	-3.06%	20.92%	16.79%
Owner Occupied	824 89.57%	5,585 74.43%	9,505 76.51%
Renter Occupied	95 10.33%	1,919 25.57%	2,917 23.48%
2023 Households by HH Income			
Income: <\$25,000	235 25.57%	1,209 16.11%	1,753 14.11%
Income: \$25,000 - \$50,000	190 20.67%	1,685 22.45%	2,589 20.84%
Income: \$50,000 - \$75,000	229 24.92%	1,200 15.99%	1,930 15.53%
Income: \$75,000 - \$100,000	112 12.19%	1,111 14.80%	1,921 15.46%
Income: \$100,000 - \$125,000	105 11.43%	760 10.13%	1,430 11.51%
Income: \$125,000 - \$150,000	21 2.29%	534 7.12%	952 7.66%
Income: \$150,000 - \$200,000	15 1.63%	686 9.14%	1,158 9.32%
Income: \$200,000+	12 1.31%	320 4.26%	691 5.56%
2023 Avg Household Income	\$61,295	\$84,136	\$90,084
2023 Med Household Income	\$53,520	\$67,845	\$74,208

North Ridge Realty Group

7182 Liberty Centre Drive, Suite M
West Chester, OH 45069

Marshall Stretch

VP Sales & Leasing
513.504.8232 Mobile

John Stretch

Broker / Owner
513.623.6505 Mobile

Tyler Minges

Huff Realty
513.460.0102 Mobile

Disclaimer: The Realtor involved in selling the premises is relying on all information provided herein or supplied by owner or owner's sources in connection with the Real Estate. We cannot guarantee this information.