

**10005 Harrison Avenue
Harrison Twp, OH
45030**

**Prime Land For Sale
3.012 Acres**



AVAILABLE:

3.012 acres

USES:

Retail/Office

OFFERED AT:

\$475,000.00 (\$157K/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.

OVERVIEW

Land For Sale
3.012 Acres

PARCEL(s):

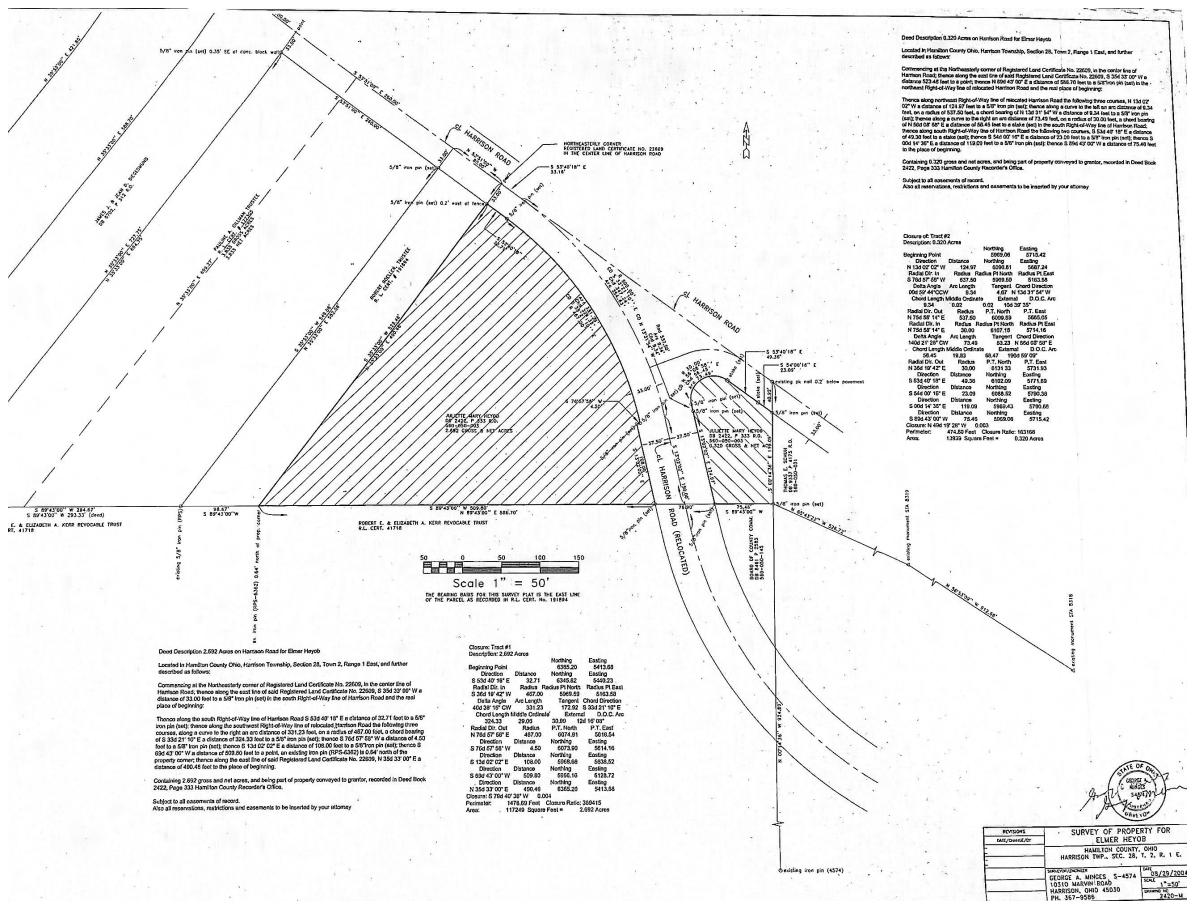
560-0050-0003-00 (Whitewater Twp)

OCCUPANCY:

At closing

PROPERTY INFO:

- Rapidly developing commercial area
- Easy access to I-74
- All utilities present
- Flat topography
- 2,505 SF +/- metal building at the rear of the Property
- Nearby companies/retailers: Kroger, Dunkin', Starbucks, McDonald's, Caliber Collision, The Home Depot, Cronin Ford, Anytime Fitness, Five Guys, Jere Mike's, Freddy's and much more!
- Currently un-zoned



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AERIAL MAP

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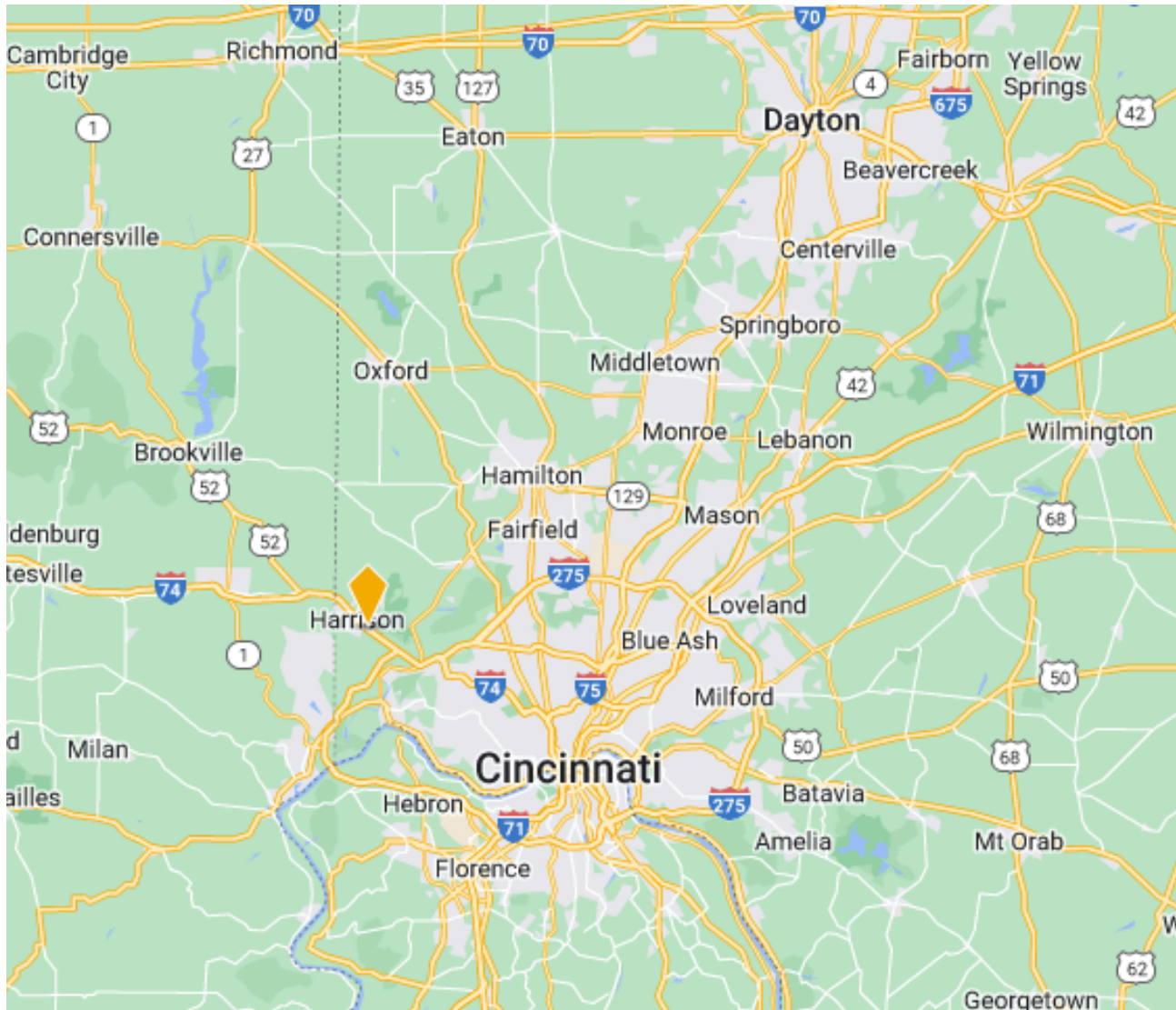
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STREET MAP

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DEMOGRAPHICS

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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	

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