

FOR SALE

7269 Cincinnati Dayton Road
West Chester Township, OH 45069



Property Highlights

- 2.75 acres with single family dwelling (needs full renovation or tear down)
- Located in highly developed commercial and residential area
- High visibility on Cincinnati Dayton Road - 9,454 VPD
- 1 mile to I75 & 0.4 miles to SR 129
- Utilities present
- Parcel Number(s): M5620134000010 & M5620134000011
- Zoned B-PUD
- Offered at \$450,000.00



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

WWW.NRRG.COM

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DEMOGRAPHICS

Radius	1 Mile		3 Mile		5 Mile	
Population						
2027 Projection	8,155		62,894		152,605	
2022 Estimate	7,839		60,070		144,915	
2010 Census	6,882		52,944		128,012	
Growth 2022 - 2027	4.03%		4.70%		5.31%	
Growth 2010 - 2022	13.91%		13.46%		13.20%	
2022 Population by Hispanic Origin	295		2,973		6,842	
2022 Population	7,839		60,070		144,915	
White	6,265	79.92%	47,306	78.75%	113,315	78.19%
Black	769	9.81%	4,867	8.10%	11,172	7.71%
Am. Indian & Alaskan	20	0.26%	136	0.23%	344	0.24%
Asian	558	7.12%	6,189	10.30%	16,468	11.36%
Hawaiian & Pacific Island	2	0.03%	87	0.14%	351	0.24%
Other	224	2.86%	1,484	2.47%	3,266	2.25%
U.S. Armed Forces	0		28		92	
Households						
2027 Projection	2,817		21,404		52,547	
2022 Estimate	2,706		20,408		49,838	
2010 Census	2,374		17,785		43,757	
Growth 2022 - 2027	4.10%		4.88%		5.44%	
Growth 2010 - 2022	13.98%		14.75%		13.90%	
Owner Occupied	2,372	87.66%	16,968	83.14%	41,332	82.93%
Renter Occupied	334	12.34%	3,440	16.86%	8,506	17.07%
2022 Households by HH Income	2,707		20,409		49,838	
Income: <\$25,000	190	7.02%	1,144	5.61%	3,000	6.02%
Income: \$25,000 - \$50,000	239	8.83%	2,014	9.87%	5,110	10.25%
Income: \$50,000 - \$75,000	333	12.30%	2,777	13.61%	6,803	13.65%
Income: \$75,000 - \$100,000	467	17.25%	2,585	12.67%	6,892	13.83%
Income: \$100,000 - \$125,000	325	12.01%	2,547	12.48%	5,985	12.01%
Income: \$125,000 - \$150,000	201	7.43%	1,787	8.76%	4,204	8.44%
Income: \$150,000 - \$200,000	487	17.99%	3,855	18.89%	8,557	17.17%
Income: \$200,000+	465	17.18%	3,700	18.13%	9,287	18.63%
2022 Avg Household Income	\$135,209		\$139,213		\$138,276	
2022 Med Household Income	\$109,577		\$116,533		\$113,007	

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