

LAND FOR SALE

Muhlhauser Road - 63 acres

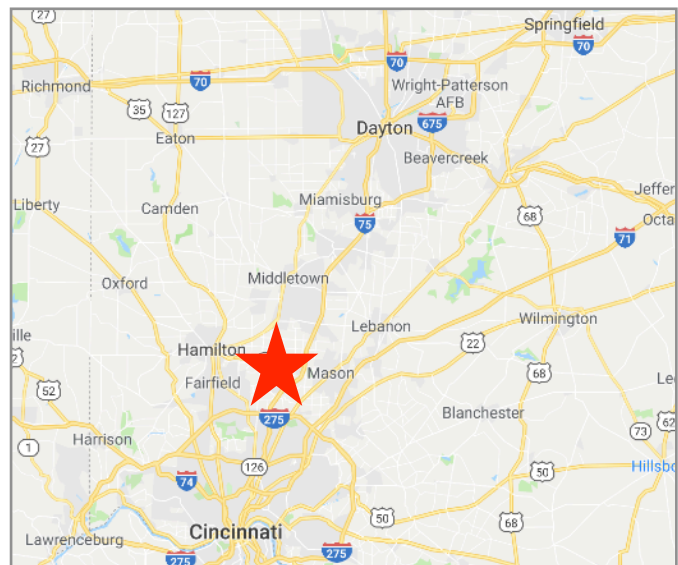
West Chester, OH 45069



[CLICK HERE
for drone video](#)

Property Highlights

- 63.159 acres with visibility on I-75 just south of Union Centre exit just north of I-275
- Zoned M-2 w/no earnings tax
- Approximately 822' road frontage
- Located in fast growing West Chester between the Cincinnati and Dayton markets
- Within 1 mile: IKEA, 7+ hotels, GE Aviation, P&G, AK Steel, Contech, Frontgate, Mercedes Benz, Top Golf, AMC Theaters & more!
- Parcel ID's: M5810031000018 & M5610032000111 (Butler County auditor)
- Asking \$4,000,000 (\$63,332/acre)



North Ridge Realty Group

5430 West Chester Road | West Chester, OH 45069 | www.nrrg.com

John & Susan Stretch | c: 513.623.6505 | john@nrrg.com

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Demographic Summary Report

Vacant Land				
Muhlhauser Rd @ Allen Rd, West Chester, OH 45069				
Building Type: Land	Total Available: 0 SF			
Class: -	% Leased: 0%			
RBA: -	Rent/SF/Yr: -			
Typical Floor: -				
Radius	1 Mile	3 Mile	5 Mile	
Population				
2023 Projection	2,416	38,172	136,024	
2018 Estimate	2,359	37,419	133,386	
2010 Census	2,273	36,477	129,912	
Growth 2018 - 2023	2.42%	2.01%	1.98%	
Growth 2010 - 2018	3.78%	2.58%	2.67%	
2018 Population by Hispanic Origin	146	4,430	9,790	
2018 Population	2,359	37,419	133,386	
White	1,821 77.19%	28,740 76.81%	98,900 74.15%	
Black	282 11.95%	4,650 12.43%	21,627 16.21%	
Am. Indian & Alaskan	7 0.30%	158 0.42%	421 0.32%	
Asian	184 7.80%	2,699 7.21%	8,710 6.53%	
Hawaiian & Pacific Island	13 0.55%	247 0.66%	393 0.29%	
Other	52 2.20%	925 2.47%	3,335 2.50%	
U.S. Armed Forces	0	5	22	
Households				
2023 Projection	879	14,338	51,985	
2018 Estimate	859	14,033	50,968	
2010 Census	833	13,566	49,505	
Growth 2018 - 2023	2.33%	2.17%	2.00%	
Growth 2010 - 2018	3.12%	3.44%	2.96%	
Owner Occupied	723 84.17%	9,460 67.41%	36,062 70.75%	
Renter Occupied	136 15.83%	4,573 32.59%	14,906 29.25%	
2018 Households by HH Income	859	14,033	50,967	
Income: <\$25,000	80 9.31%	2,099 14.96%	6,563 12.88%	
Income: \$25,000 - \$50,000	124 14.44%	2,396 17.07%	9,567 18.77%	
Income: \$50,000 - \$75,000	118 13.74%	2,463 17.55%	9,422 18.49%	
Income: \$75,000 - \$100,000	96 11.18%	1,675 11.94%	6,649 13.05%	
Income: \$100,000 - \$125,000	66 7.68%	1,402 9.99%	5,490 10.77%	
Income: \$125,000 - \$150,000	99 11.53%	1,190 8.48%	4,132 8.11%	
Income: \$150,000 - \$200,000	97 11.29%	1,314 9.36%	4,328 8.49%	
Income: \$200,000+	179 20.84%	1,494 10.65%	4,816 9.45%	
2018 Avg Household Income	\$133,848	\$102,265	\$99,291	
2018 Med Household Income	\$104,356	\$75,873	\$74,810	



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3/5/2019

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