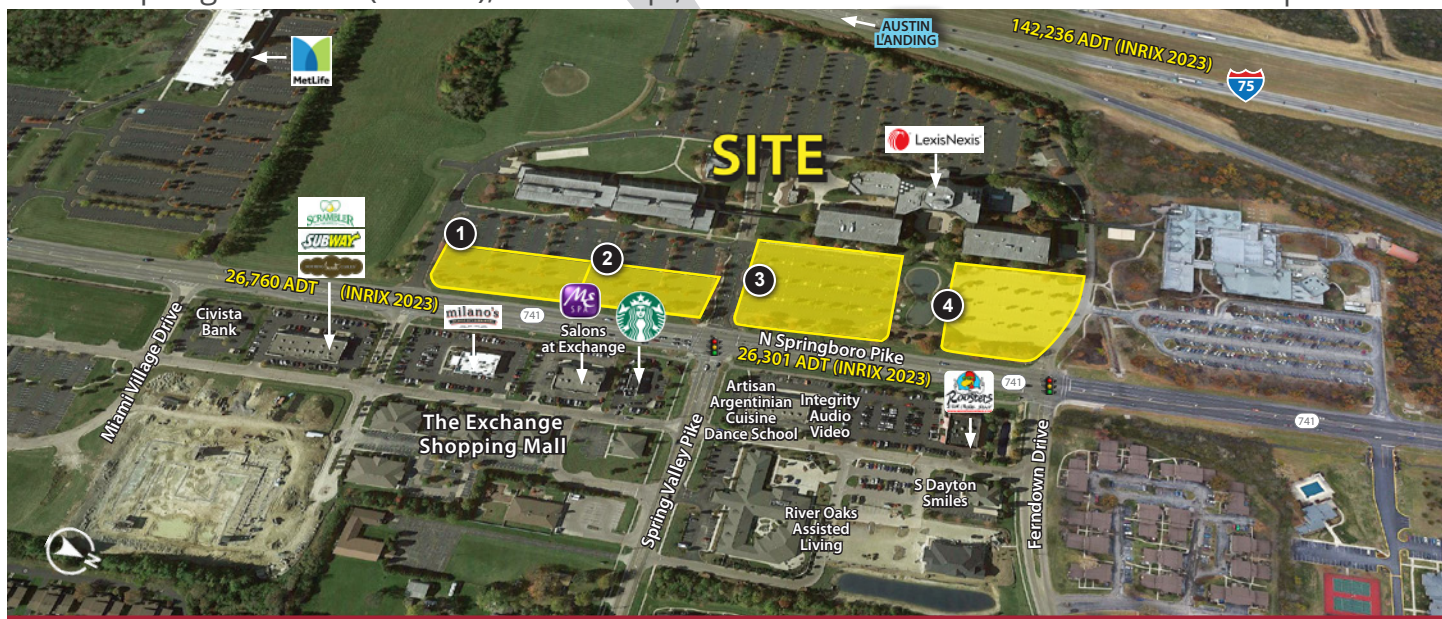


SPRINGBORO PIKE REDEVELOPMENT OPPORTUNITY

9393 N Springboro Pike (SR 741), Miami Twp., OH 45342

Up to 3.5 Acres Available
For Lease or Build-to-Suit
Multiple Outlots



Property Details:

- Located just north of Austin Landing and surrounded by new development
- Strong residential and daytime demographics
- Full access at 2 signalized intersections
- Over 26,000 ADT on N Springboro Pike

Area retailers include:



Demographics:

2023 Estimates	1 Mile	3 Mile	5 Mile
Population	9,366	57,573	139,892
Households	4,067	25,171	59,078
Average Household Income	\$109,415	\$109,449	\$117,746
Total Number of Employees	8,571	29,793	59,244

Traffic Counts:

Springboro Pike (SR 741)	26,760 ADT (INRIX 2023)
I-75	142,236 ADT (INRIX 2023)

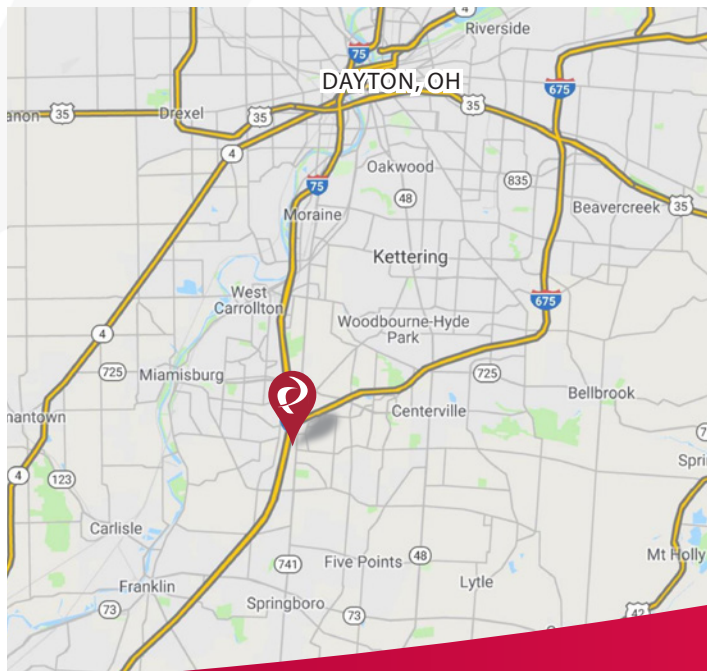
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Market Aerial



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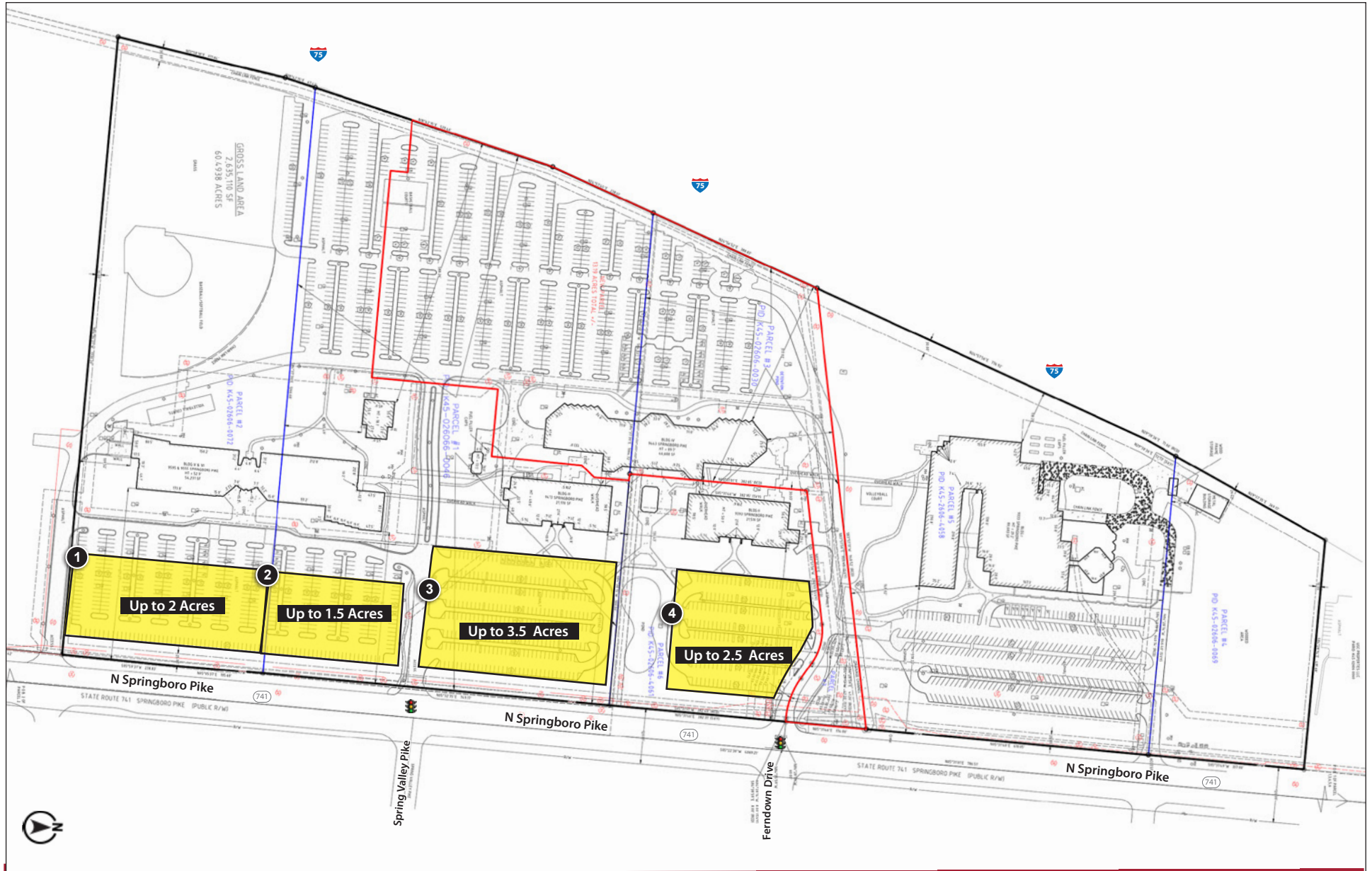
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Site Plan

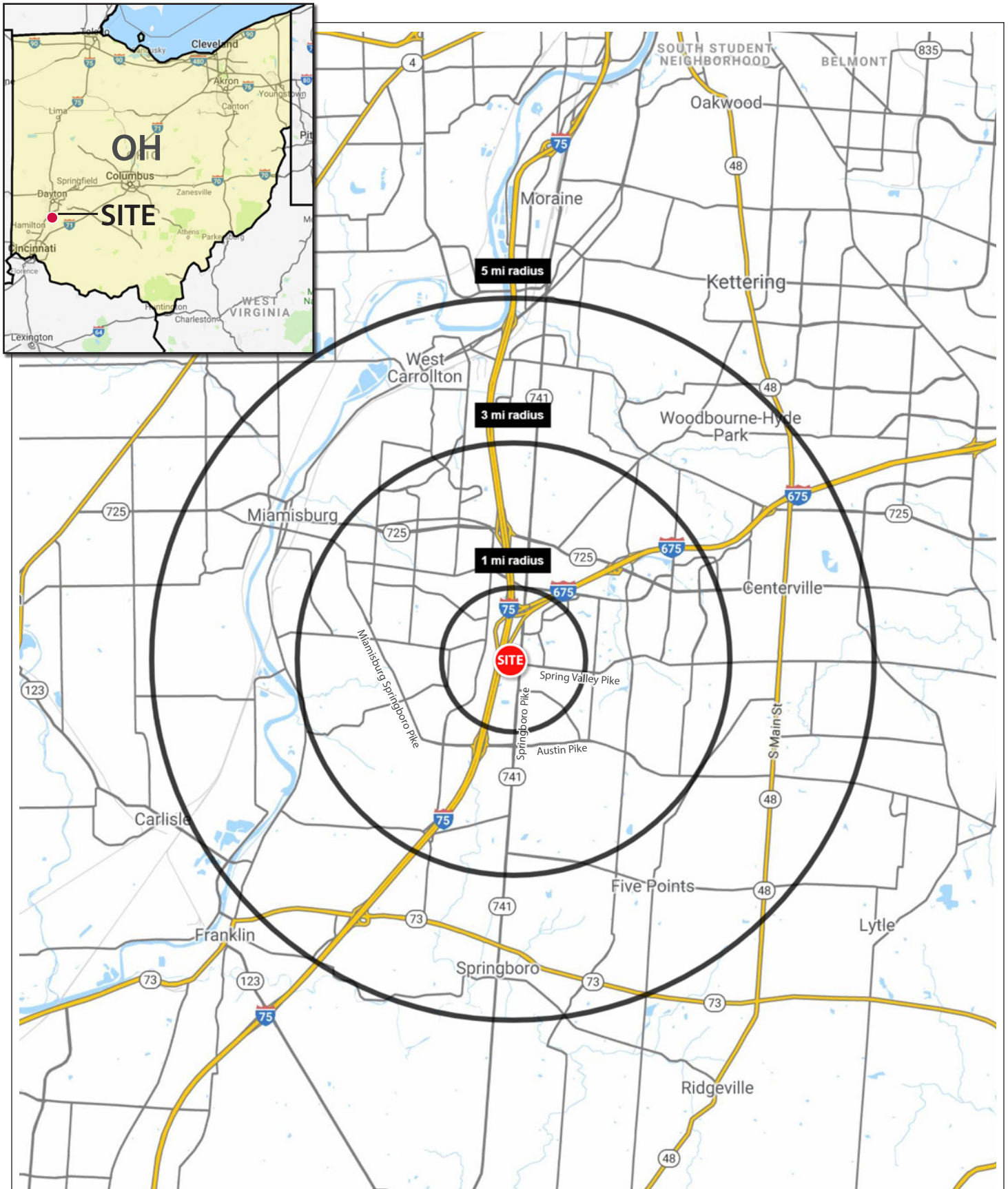


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Summary Profile

2010-2020 Census, 2023 Estimates with 2028 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 39.6139/-84.2292

9393 N Springboro Pike Miamisburg, OH 45342	1 mi radius	3 mi radius	5 mi radius
Population			
2023 Estimated Population	9,366	57,573	139,892
2028 Projected Population	9,154	57,425	140,368
2020 Census Population	8,984	57,713	139,856
2010 Census Population	8,098	53,714	130,620
Projected Annual Growth 2023 to 2028	-0.5%	-	-
Historical Annual Growth 2010 to 2023	1.2%	0.6%	0.5%
2023 Median Age	31.6	38.2	40.3
Households			
2023 Estimated Households	4,067	25,171	59,078
2028 Projected Households	3,864	24,449	58,060
2020 Census Households	3,877	24,951	58,399
2010 Census Households	3,507	22,915	54,035
Projected Annual Growth 2023 to 2028	-1.0%	-0.6%	-0.3%
Historical Annual Growth 2010 to 2023	1.2%	0.8%	0.7%
Race and Ethnicity			
2023 Estimated White	72.9%	79.1%	82.8%
2023 Estimated Black or African American	12.7%	9.2%	7.4%
2023 Estimated Asian or Pacific Islander	8.3%	6.3%	4.8%
2023 Estimated American Indian or Native Alaskan	0.2%	0.1%	0.1%
2023 Estimated Other Races	5.9%	5.2%	4.8%
2023 Estimated Hispanic	4.3%	3.5%	3.3%
Income			
2023 Estimated Average Household Income	\$109,415	\$109,449	\$117,746
2023 Estimated Median Household Income	\$89,556	\$88,490	\$93,265
2023 Estimated Per Capita Income	\$47,513	\$47,916	\$49,836
Education (Age 25+)			
2023 Estimated Elementary (Grade Level 0 to 8)	3.7%	2.0%	2.1%
2023 Estimated Some High School (Grade Level 9 to 11)	2.7%	3.5%	3.9%
2023 Estimated High School Graduate	18.2%	21.7%	23.7%
2023 Estimated Some College	16.6%	19.9%	19.7%
2023 Estimated Associates Degree Only	10.1%	9.3%	8.9%
2023 Estimated Bachelors Degree Only	30.5%	26.0%	23.9%
2023 Estimated Graduate Degree	18.1%	17.6%	17.7%
Business			
2023 Estimated Total Businesses	365	2,136	5,122
2023 Estimated Total Employees	8,571	29,793	59,244
2023 Estimated Employee Population per Business	23.5	13.9	11.6
2023 Estimated Residential Population per Business	25.7	26.9	27.3

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