



f X in
513.489.3343
edgegp.com

FORMER LA FITNESS BUILDING

3312 Princeton Road, Fairfield Twp., OH 45011

38,000 SF Available For Lease



Property Details:

- Over-sized parking field allows for variety of uses
- Ownership open to demising for multiple users
- Directly across from Bridgewater Falls shopping center in high-income suburb of Cincinnati

Area Traffic Generators:



Demographics:

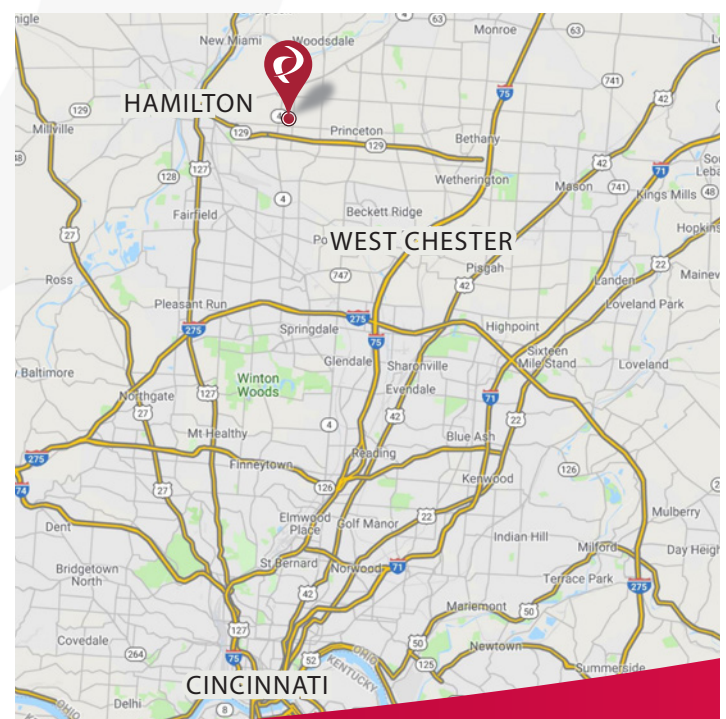
2023 Estimates	3 Mile	5 Mile	10 Mile
Population	53,461	139,061	390,453
Households	18,502	52,358	147,702
Average Household Income	\$123,515	\$114,750	\$120,345
Total Number of Employees	16,139	53,281	177,964

Traffic Counts:

Princeton Road	26,629 ADT (Inrix 2023)
Bypass 4	31,102 ADT (Inrix 2023)

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Market Aerial



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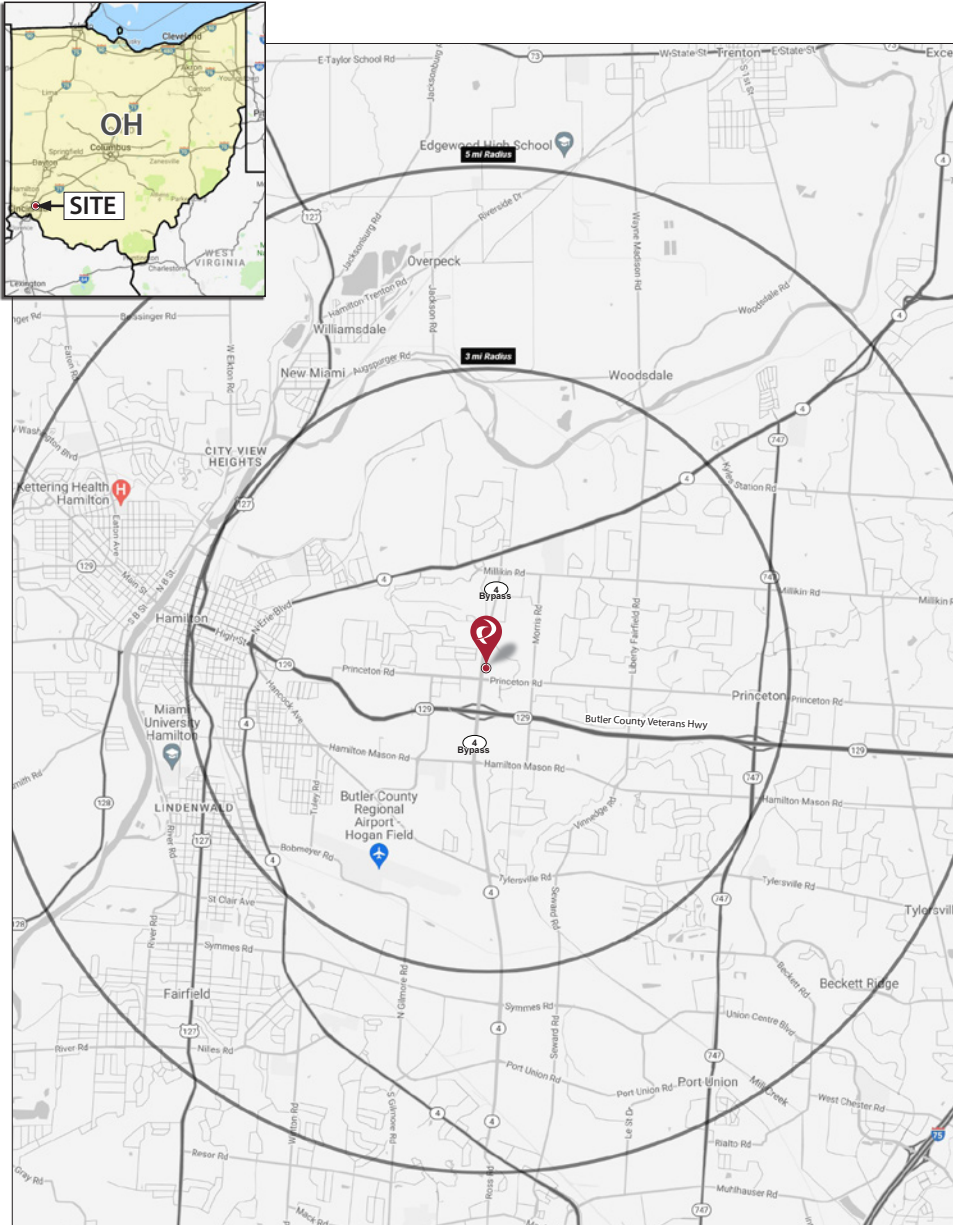
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Market Map and Demographics



Summary Profile

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



Lat/Lon: 39.392/-84.5044

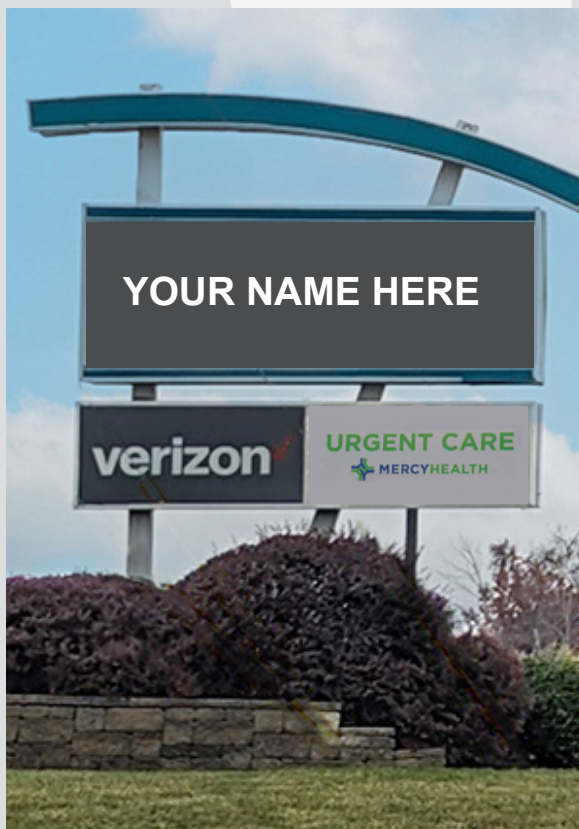
3312 Princeton Rd Hamilton, OH 45011	3 mi radius	5 mi radius	10 mi radius
Population			
2023 Estimated Population	53,461	139,061	390,453
2028 Projected Population	53,513	139,611	396,109
2020 Census Population	53,376	140,054	395,016
2010 Census Population	50,713	132,656	372,577
Projected Annual Growth 2023 to 2028	-	-	0.3%
Historical Annual Growth 2010 to 2023	0.4%	0.4%	0.4%
2023 Median Age	36.6	37.5	38.7
Households			
2023 Estimated Households	18,502	52,358	147,702
2028 Projected Households	18,476	52,408	149,014
2020 Census Households	18,455	52,333	147,551
2010 Census Households	17,309	48,969	138,669
Projected Annual Growth 2023 to 2028	-	-	0.2%
Historical Annual Growth 2010 to 2023	0.5%	0.5%	0.5%
Race and Ethnicity			
2023 Estimated White	72.4%	74.5%	71.5%
2023 Estimated Black or African American	13.4%	12.7%	15.4%
2023 Estimated Asian or Pacific Islander	5.2%	5.0%	5.6%
2023 Estimated American Indian or Native Alaskan	0.4%	0.3%	0.3%
2023 Estimated Other Races	8.6%	7.5%	7.2%
2023 Estimated Hispanic	8.2%	6.8%	6.3%
Income			
2023 Estimated Average Household Income	\$123,515	\$114,750	\$120,345
2023 Estimated Median Household Income	\$93,220	\$87,127	\$91,230
2023 Estimated Per Capita Income	\$43,174	\$43,419	\$45,655
Education (Age 25+)			
2023 Estimated Elementary (Grade Level 0 to 8)	3.2%	3.1%	2.9%
2023 Estimated Some High School (Grade Level 9 to 11)	6.7%	5.7%	4.7%
2023 Estimated High School Graduate	34.7%	34.0%	30.0%
2023 Estimated Some College	17.6%	18.4%	18.9%
2023 Estimated Associates Degree Only	9.8%	8.1%	7.7%
2023 Estimated Bachelors Degree Only	17.9%	19.9%	23.1%
2023 Estimated Graduate Degree	10.2%	10.9%	12.7%
Business			
2023 Estimated Total Businesses	1,327	4,399	13,774
2023 Estimated Total Employees	16,139	53,281	177,964
2023 Estimated Employee Population per Business	12.2	12.1	12.9
2023 Estimated Residential Population per Business	40.3	31.6	28.3

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