

HIGHWAY LAND AVAILABLE

PARAGON ROAD

Washington Township, OH 45459

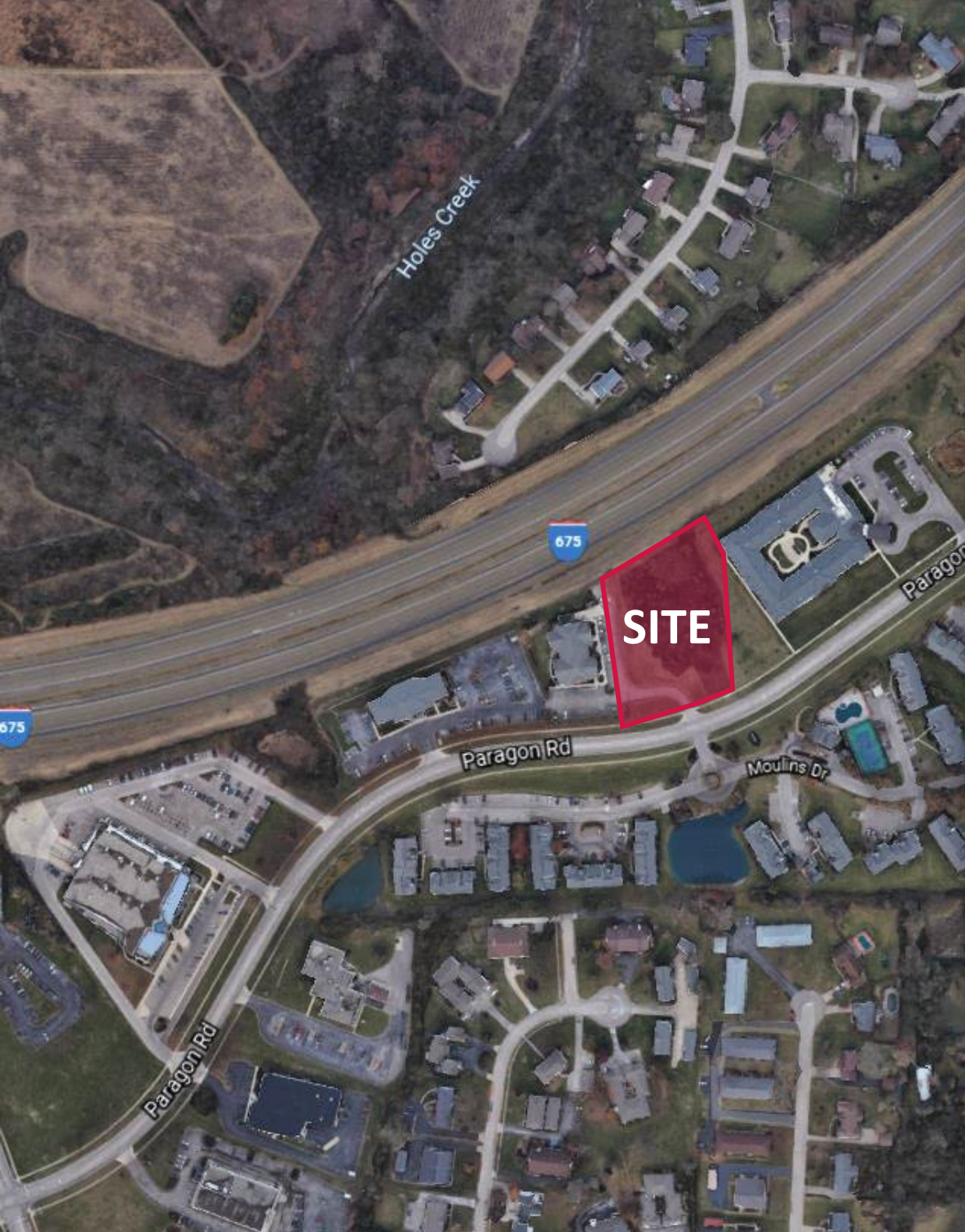


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PROPERTY HIGHLIGHTS

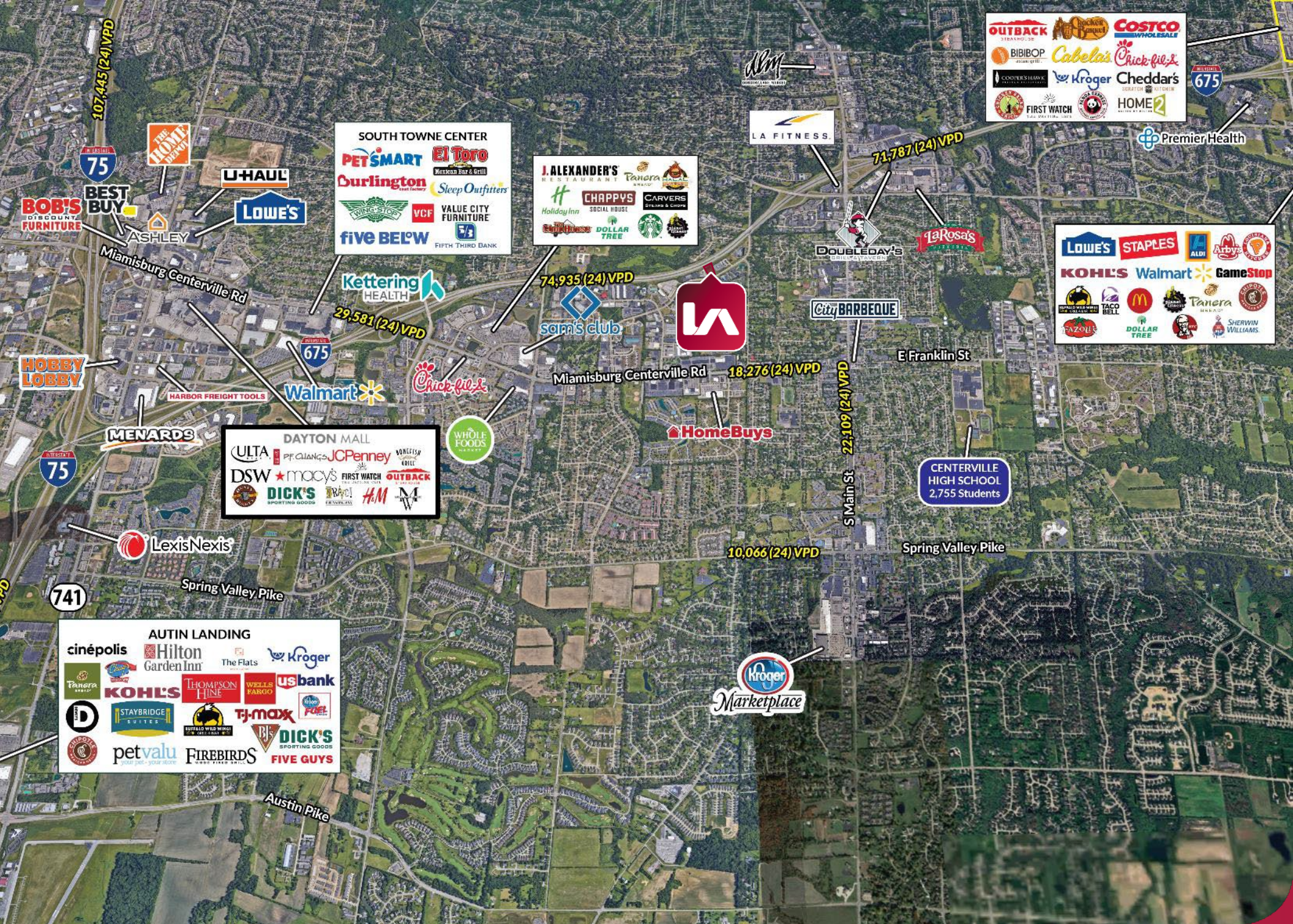
AVAILABLE: 1.87 Acre Lot

PRICING: \$308,550; \$165,000 Per Acre

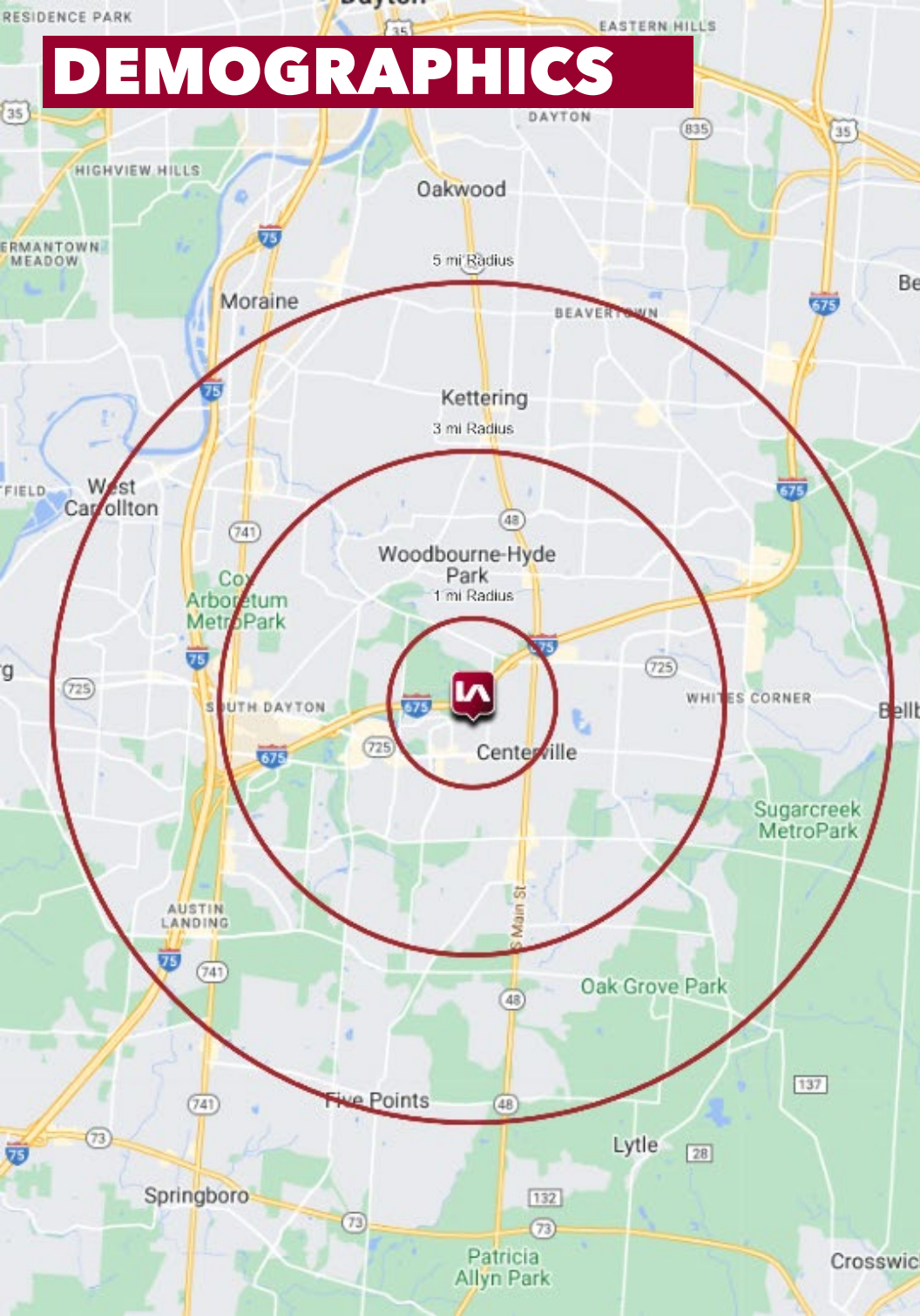
- Excellent visibility from I-675
- Located next to the new 64-bed Symphony of Centerville Senior Living Facility development
- Strong demographics
- Growing area
- PD-O2 Zoning
- 14,000 Sf building already approved for site
- No earnings tax!

TRAFFIC COUNTS

- I-675 – 78,608 VPD
- Paragon Road – 12,418 VPD



DEMOGRAPHICS



	1 MI RADIUS	3 MI RADIUS	5 MI RADIUS
POPULATION			
2024 Estimated Population	6,426	61,256	170,517
2029 Projected Population	6,364	60,848	171,598
2020 Census Population	6,264	62,458	173,478
2010 Census Population	6,276	60,419	161,927
Projected Annual Growth 2024 to 2029	-0.2%	-0.1%	0.1%
Historical Annual Growth 2010 to 2024	0.2%	-	0.4%
HOUSEHOLDS			
2024 Estimated Households	2,865	27,971	74,861
2029 Projected Households	2,796	27,405	74,422
2020 Census Households	2,840	28,257	74,862
2010 Census Households	2,824	27,097	69,809
Projected Annual Growth 2024 to 2029	-0.5%	-0.4%	-0.1%
Historical Annual Growth 2010 to 2024	0.1%	0.2%	0.5%
AGE			
2024 Est. Population Under 10 Years	11.0%	11.1%	11.7%
2024 Est. Population 10 to 19 Years	11.4%	11.1%	11.8%
2024 Est. Population 20 to 29 Years	9.1%	11.0%	11.4%
2024 Est. Population 30 to 44 Years	18.2%	17.7%	19.2%
2024 Est. Population 45 to 59 Years	16.3%	16.6%	17.5%
2024 Est. Population 60 to 74 Years	19.4%	19.8%	18.3%
2024 Est. Population 75 Years or Over	14.5%	12.6%	10.1%
2024 Est. Median Age	45.3	44.3	41.8
MARITAL STATUS & GENDER			
2024 Est. Male Population	49.9%	48.5%	48.9%
2024 Est. Female Population	50.1%	51.5%	51.1%
2024 Est. Never Married	26.2%	24.5%	26.3%
2024 Est. Now Married	45.5%	53.3%	52.8%
2024 Est. Separated or Divorced	20.4%	14.9%	14.6%
2024 Est. Widowed	7.9%	7.4%	6.3%
INCOME			
2024 Est. HH Income \$200,000 or More	10.8%	11.7%	11.4%
2024 Est. HH Income \$150,000 to \$199,999	12.2%	11.4%	10.0%
2024 Est. HH Income \$100,000 to \$149,999	16.3%	17.6%	17.6%
2024 Est. HH Income \$75,000 to \$99,999	8.0%	15.1%	16.2%
2024 Est. HH Income \$50,000 to \$74,999	19.9%	16.6%	16.8%
2024 Est. HH Income \$35,000 to \$49,999	9.6%	10.6%	10.5%
2024 Est. HH Income \$25,000 to \$34,999	8.0%	6.8%	6.8%
2024 Est. HH Income \$15,000 to \$24,999	7.1%	5.5%	5.4%
2024 Est. HH Income Under \$15,000	8.1%	4.7%	5.3%
2024 Est. Average Household Income	\$112,031	\$118,744	\$115,930
2024 Est. Median Household Income	\$82,519	\$89,104	\$90,042
2024 Est. Per Capita Income	\$50,375	\$54,371	\$51,014
2024 Est. Total Businesses	916	3,003	6,072
2024 Est. Total Employees	8,015	30,396	68,959