

GROUND LEASE OR BUILD TO SUIT AVAILABLE

70 CEMETERY ROAD

Milford, OH 45150



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GROUND LEASE OR BTS AVAILABLE

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AVAILABLE: 2.71 Acres

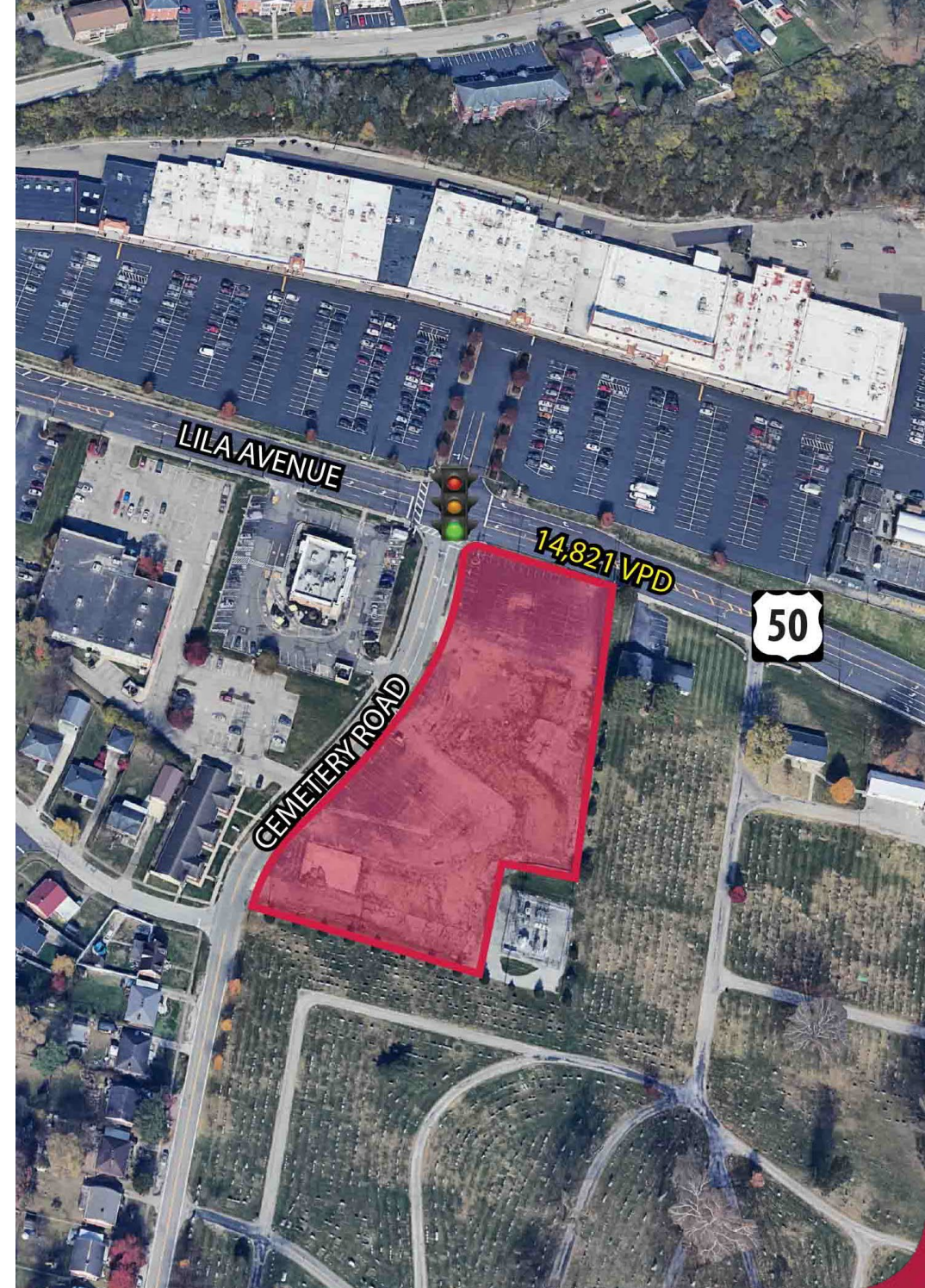
PRICING: Call for Pricing

PROPERTY INFORMATION:

- Corner lot available at the intersection of US-50 and Cemetery Road
- Traffic light access
- Minutes from I-275
- Located near many national retailers and restaurants
- Down the street from Mercy Health Training Center for FC Cincinnati
- B-3 Zoning (General Business District)
- All utilities on site

TRAFFIC COUNTS:

- US-50 – 14,821 VPD
- I-275 – 86,884 VPD



MILFORD, OH

United Dairy Farmers

Rally's

Kroger FUEL Center

Pizza Hut

SALLY BEAUTY SUPPLY

Kroger

Starline Center

MILFORD SHOPPING CENTER

Logos for businesses in the Milford Shopping Center: LaRosa's, ZONES GYM, moody dog, Mexican, CROSSFIT SYMMETRY, WERT MUSIC, PHOENIX FITNESS RECOVERY, and SERVATI.

DM DOWNTOWN MILFORD INC

LITTLE MIAMI BREWING COMPANY

DOLLAR GENERAL

O'Reilly

McDonald's

14,821 VPD

50

CHEVROLET

FC CINCINNATI

INTERSTATE 275

89,984 VPD

CINEMARK

target

United Dairy Farmers

Red Robin

EL RANCHO GRANDE MEXICAN GRILL & CANTINA

Cracker Barrel

TEXAS ROADHOUSE

Starbucks

Wendy's

DOLLAR TREE

HARBORFREIGHT

PET SMART

Walmart

Gold Star Chili

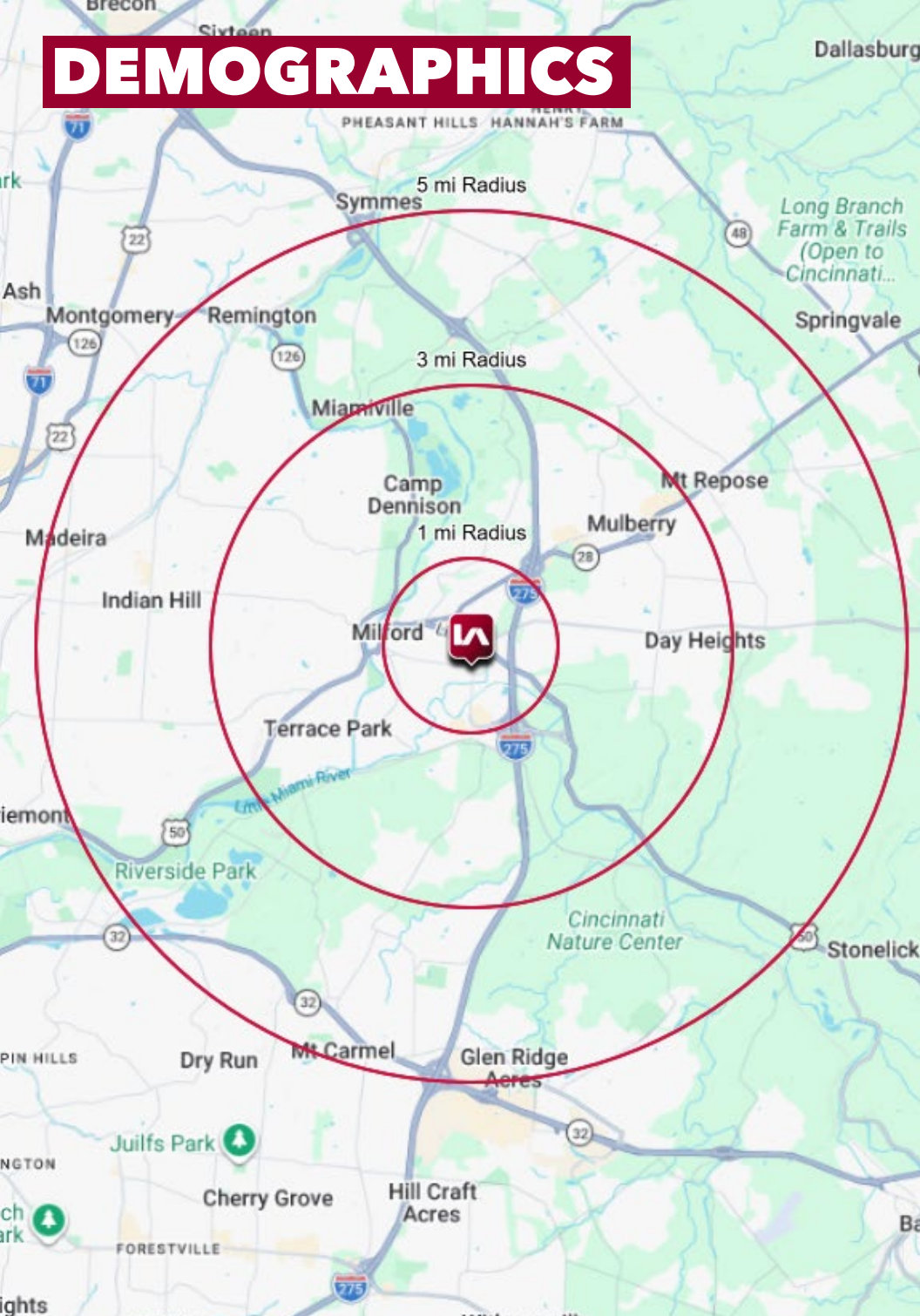
BUFFALO WILD WINGS

TACO BELL

QUAKER STEAK & LUBE

HOMESWOOD SUITES

DEMOGRAPHICS



	1 MI RADIUS	3 MI RADIUS	5 MI RADIUS
POPULATION			
2025 Estimated Population	5,423	29,054	81,124
2030 Projected Population	5,640	29,635	82,382
2020 Census Population	5,322	28,527	79,579
2010 Census Population	5,243	27,318	75,891
Projected Annual Growth 2025 to 2030	0.8%	0.4%	0.3%
Historical Annual Growth 2010 to 2025	0.2%	0.4%	0.5%
HOUSEHOLDS			
2025 Estimated Households	2,750	12,028	32,008
2030 Projected Households	2,901	12,471	32,987
2020 Census Households	2,627	11,589	30,795
2010 Census Households	2,450	10,727	28,654
Projected Annual Growth 2025 to 2030	1.1%	0.7%	0.6%
Historical Annual Growth 2010 to 2025	0.8%	0.8%	0.8%
AGE			
2025 Est. Population Under 10 Years	10.2%	11.1%	11.8%
2025 Est. Population 10 to 19 Years	9.9%	12.6%	13.0%
2025 Est. Population 20 to 29 Years	12.3%	9.8%	10.2%
2025 Est. Population 30 to 44 Years	18.4%	18.3%	19.7%
2025 Est. Population 45 to 59 Years	16.6%	18.6%	18.7%
2025 Est. Population 60 to 74 Years	18.7%	19.2%	18.2%
2025 Est. Population 75 Years or Over	14.0%	10.5%	8.5%
2025 Est. Median Age	44.0	43.3	41.2
MARITAL STATUS & GENDER			
2025 Est. Male Population	49.5%	50.1%	49.9%
2025 Est. Female Population	50.5%	49.9%	50.1%
2025 Est. Never Married	33.8%	25.0%	24.3%
2025 Est. Now Married	37.1%	53.8%	57.1%
2025 Est. Separated or Divorced	21.1%	14.0%	12.6%
2025 Est. Widowed	8.0%	7.2%	6.0%
INCOME			
2025 Est. HH Income \$200,000 or More	8.1%	20.6%	22.0%
2025 Est. HH Income \$150,000 to \$199,999	5.9%	11.2%	13.1%
2025 Est. HH Income \$100,000 to \$149,999	18.0%	17.8%	17.8%
2025 Est. HH Income \$75,000 to \$99,999	15.9%	11.7%	11.8%
2025 Est. HH Income \$50,000 to \$74,999	15.9%	14.3%	13.5%
2025 Est. HH Income \$35,000 to \$49,999	10.7%	9.0%	7.7%
2025 Est. HH Income \$25,000 to \$34,999	7.1%	5.9%	5.3%
2025 Est. HH Income \$15,000 to \$24,999	8.9%	4.7%	4.3%
2025 Est. HH Income Under \$15,000	9.6%	4.9%	4.5%
2025 Est. Average Household Income	\$102,456	\$147,237	\$161,684
2025 Est. Median Household Income	\$72,479	\$109,157	\$118,349
2025 Est. Per Capita Income	\$52,157	\$61,122	\$63,894
2025 Est. Total Businesses	324	1,143	2,752
2025 Est. Total Employees	3,162	15,325	28,900