

GROUND LEASE OR BUILD TO SUIT AVAILABLE

70 CEMETERY ROAD

Milford, OH 45150



TC Bartoszek
tc@lee-associates.com
C 513.535.0563

Dean Misleh
dmisleh@lee-associates.com
C 513.588.1843

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

GROUND LEASE OR BTS AVAILABLE

70 CEMETERY ROAD

Milford, OH 45150

AVAILABLE: 1.54 Acres

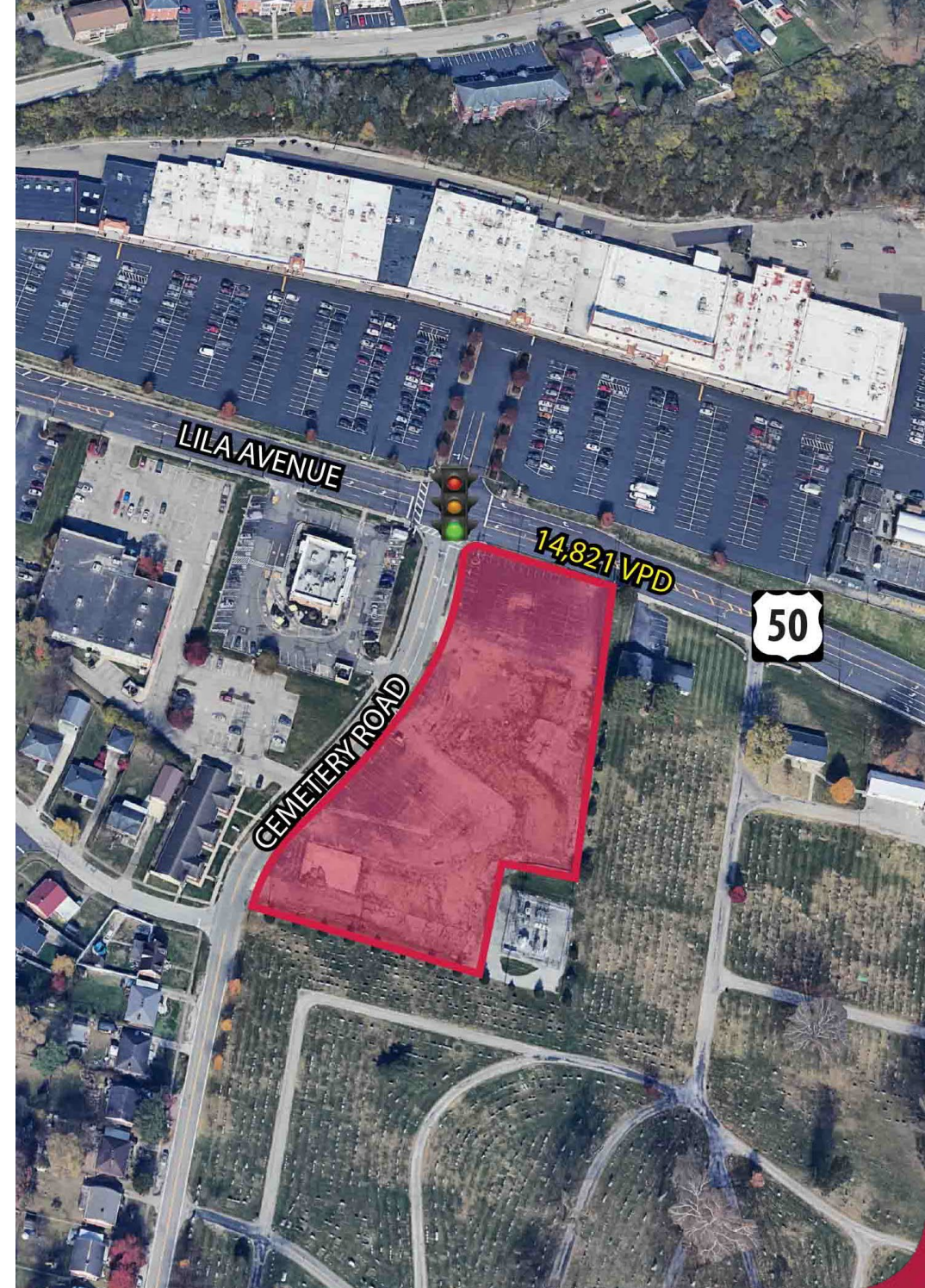
PRICING: Call for Pricing

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



MILFORD SHOPPING CENTER

Logos for LaRosa's, ZONES GYM, Noopy Coz, Mexican, CROSSFIT SYMMETRY, WERT MUSIC, PHOENIX FITNESS RECOVERY, SERVATI, and others.

LILA AVENUE

CEMETERY ROAD

14,821 VPD

50

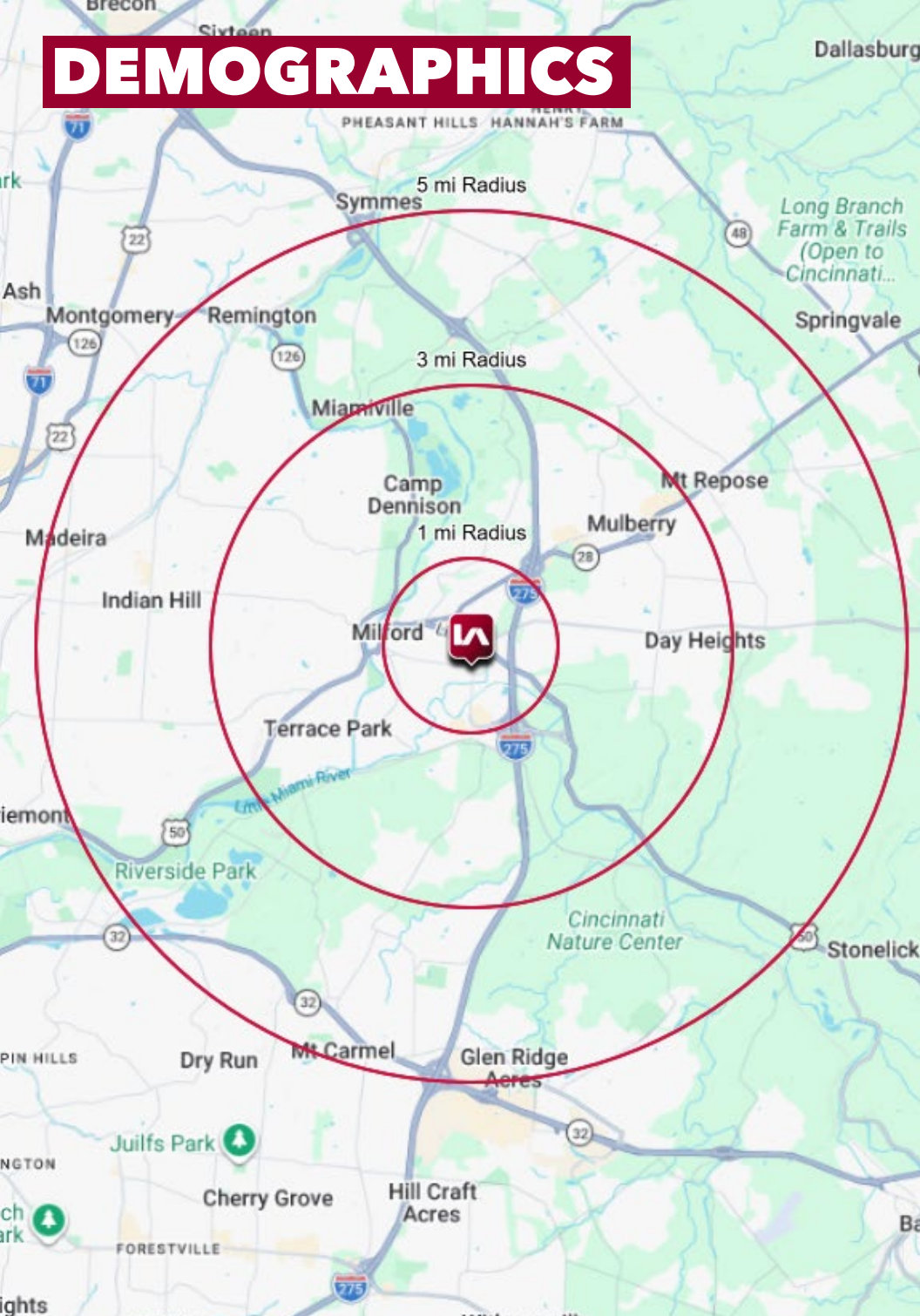


INTERSTATE 275

89,984 VPD



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 |