

GROUND LEASE OR BUILD TO SUIT AVAILABLE

4400 HALF ACRE ROAD

Batavia, OH 45103



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COMMERCIAL REAL ESTATE SERVICES

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GROUND LEASE OR BTS AVAILABLE

4400 HALF ACRE ROAD

Batavia, OH

AVAILABLE: 10.4 Acres

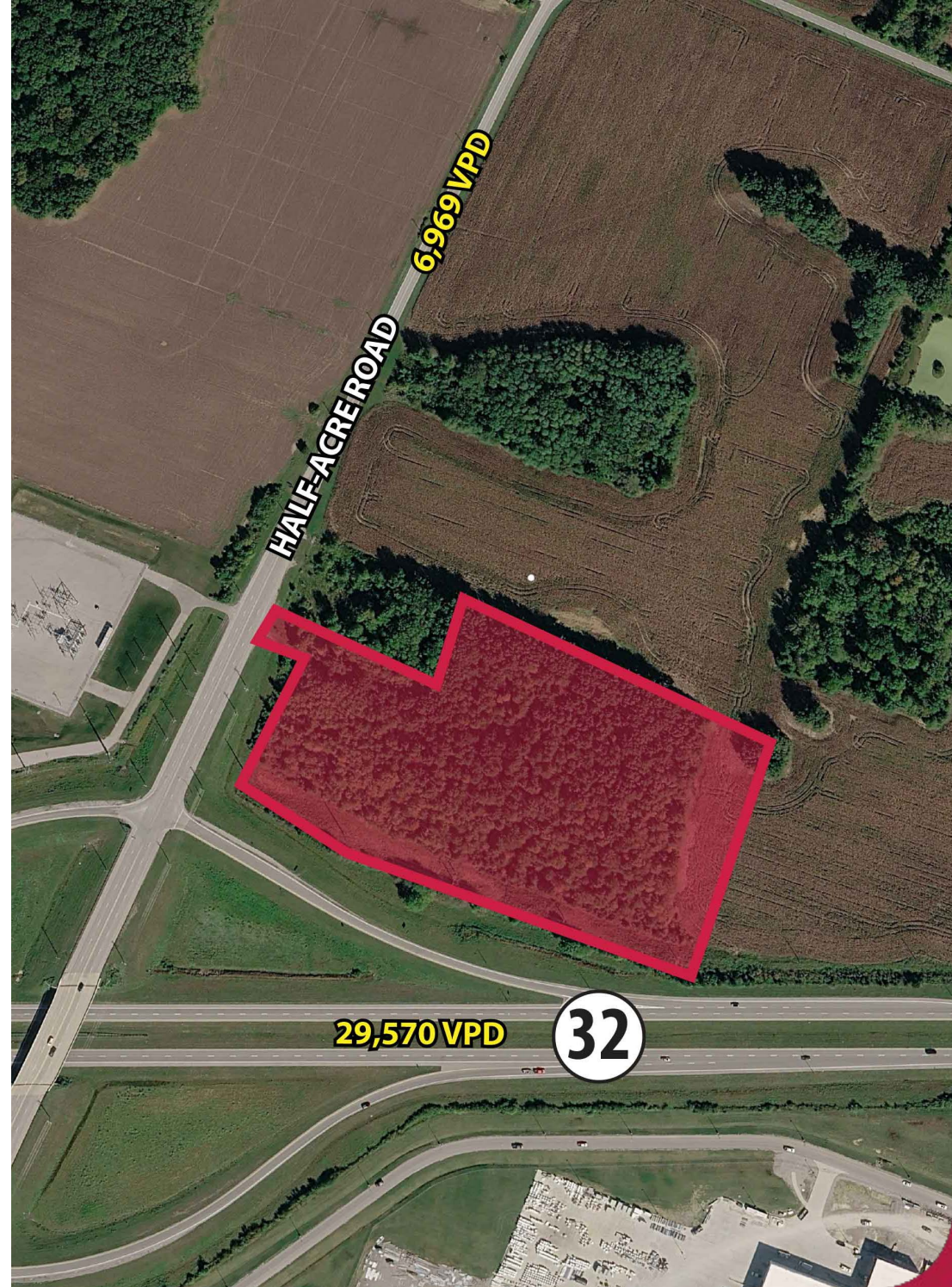
PRICING: Call for Pricing

PROPERTY INFORMATION:

- Direct access to State Route 32
- Daytime population of 15,243 within a 5-mile radius
- Multiple large employers driving traffic in the area including Purina, Huhtamaki, Milacron, and Mercy Health Clermont Hospital
- Minutes from UC Clermont Campus and Clermont County Airport
- B-2 Zoning (General Business District)

TRAFFIC COUNTS:

- State Route 32 – 29,570 VPD
- Half-Acre Road – 6,969 VPD



BATAVIA, OH



MERCYHEALTH
680 EMPLOYEES

29,570 VPD

32

BATAVIA
B
SCHOOL DISTRICT:
2,419 STUDENTS
270 EMPLOYEES

Verst
Logistics

Huhtamaki
600 EMPLOYEES

the **X**

Wendy's



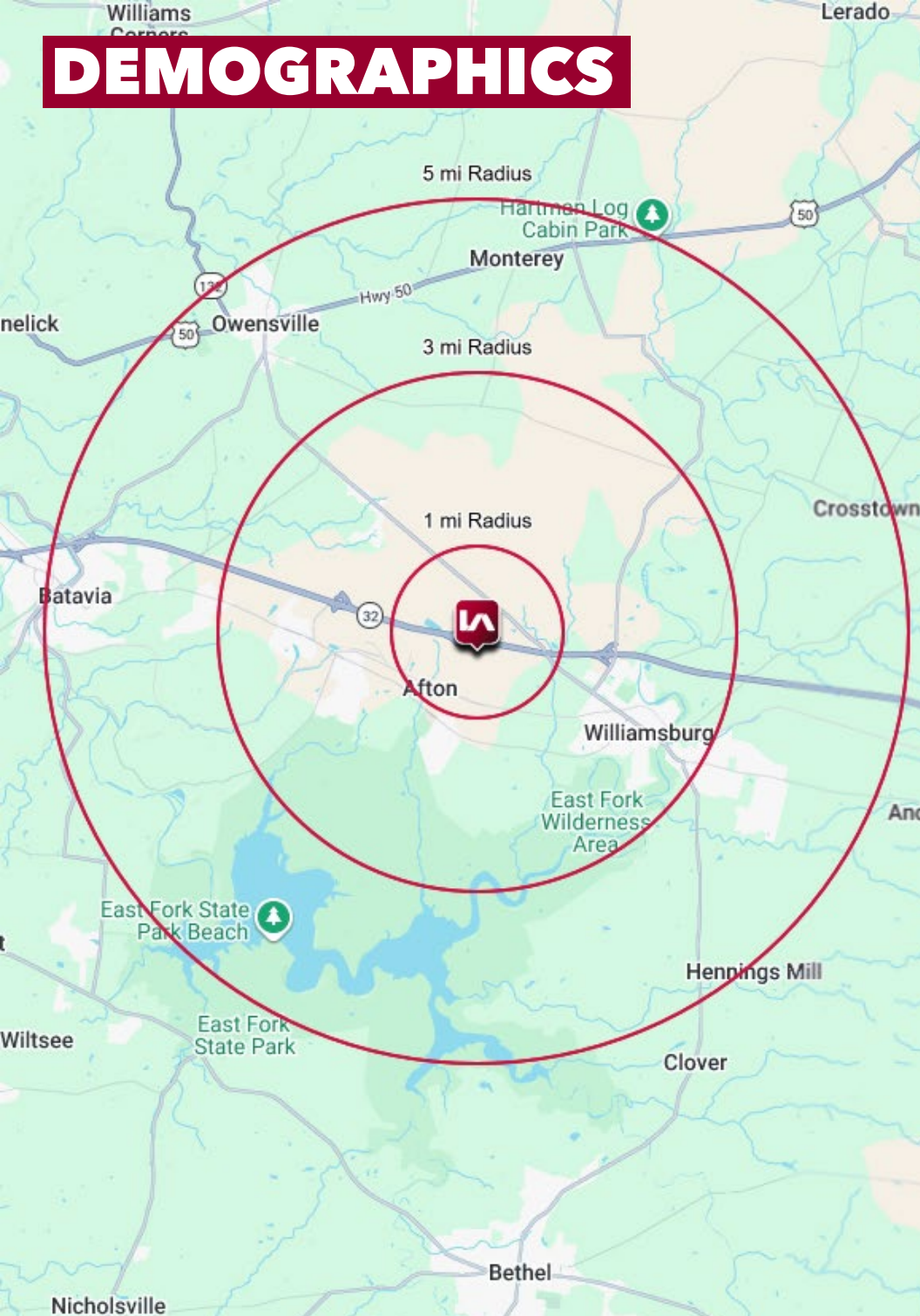
PURINA
NEW \$550 M FACILITY
EXPECTED 500 EMPLOYEES
WHEN FULLY OPERATIONAL

MILACRON
550 EMPLOYEES

Godfather's Pizza



DEMOGRAPHICS



	1 MI RADIUS	3 MI RADIUS	5 MI RADIUS
POPULATION			
2025 Estimated Population	93	7,801	17,993
2030 Projected Population	95	7,999	18,445
2020 Census Population	102	7,718	17,830
2010 Census Population	103	7,072	16,547
Projected Annual Growth 2025 to 2030	0.4%	0.5%	0.5%
Historical Annual Growth 2010 to 2025	-0.7%	0.7%	0.6%
HOUSEHOLDS			
2025 Estimated Households	37	2,935	6,931
2030 Projected Households	39	3,065	7,226
2020 Census Households	39	2,794	6,610
2010 Census Households	39	2,504	6,034
Projected Annual Growth 2025 to 2030	0.7%	0.9%	0.9%
Historical Annual Growth 2010 to 2025	-0.3%	1.1%	1.0%
AGE			
2025 Est. Population Under 10 Years	8.8%	11.3%	10.9%
2025 Est. Population 10 to 19 Years	11.4%	12.4%	12.3%
2025 Est. Population 20 to 29 Years	11.1%	12.8%	11.6%
2025 Est. Population 30 to 44 Years	17.1%	20.4%	20.2%
2025 Est. Population 45 to 59 Years	21.7%	18.8%	18.9%
2025 Est. Population 60 to 74 Years	19.8%	17.7%	18.8%
2025 Est. Population 75 Years or Over	10.1%	6.5%	7.3%
2025 Est. Median Age	45.3	39.1	40.5
MARITAL STATUS & GENDER			
2025 Est. Male Population	51.3%	50.6%	50.7%
2025 Est. Female Population	48.7%	49.4%	49.3%
2025 Est. Never Married	34.5%	32.0%	28.8%
2025 Est. Now Married	49.5%	47.4%	50.6%
2025 Est. Separated or Divorced	12.5%	15.8%	14.3%
2025 Est. Widowed	3.5%	4.8%	6.3%
INCOME			
2025 Est. HH Income \$200,000 or More	8.0%	5.8%	7.7%
2025 Est. HH Income \$150,000 to \$199,999	15.4%	7.2%	8.9%
2025 Est. HH Income \$100,000 to \$149,999	16.2%	13.7%	17.0%
2025 Est. HH Income \$75,000 to \$99,999	8.8%	19.9%	18.0%
2025 Est. HH Income \$50,000 to \$74,999	15.7%	16.1%	14.6%
2025 Est. HH Income \$35,000 to \$49,999	16.7%	12.8%	10.6%
2025 Est. HH Income \$25,000 to \$34,999	9.5%	12.7%	10.1%
2025 Est. HH Income \$15,000 to \$24,999	4.2%	4.7%	5.3%
2025 Est. HH Income Under \$15,000	5.4%	7.0%	7.7%
2025 Est. Average Household Income	\$101,244	\$96,600	\$103,703
2025 Est. Median Household Income	\$72,157	\$68,800	\$77,016
2025 Est. Per Capita Income	\$41,033	\$36,498	\$40,130
2025 Est. Total Businesses	38	263	502
2025 Est. Total Employees	913	6,265	8,755