

FOR SALE



PRICE REDUCED

8039 Cincinnati Dayton Rd.

West Chester Township, OH 45069

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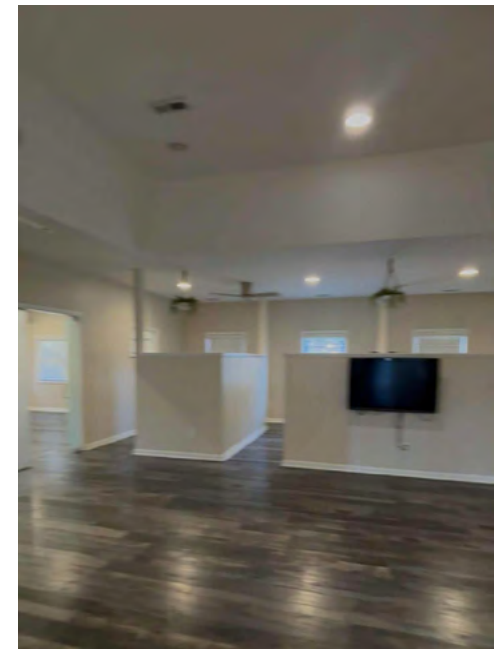
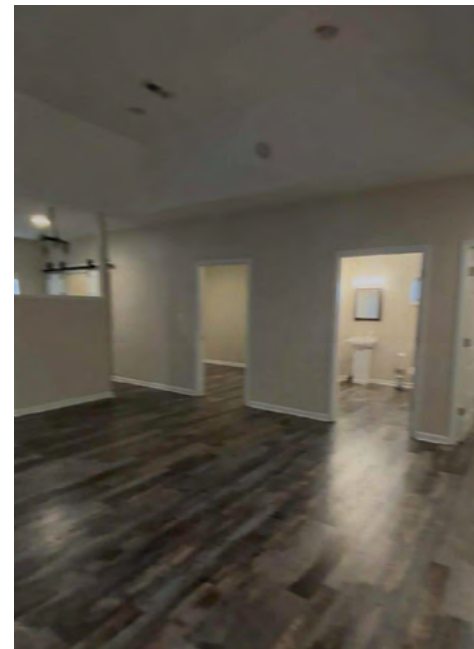
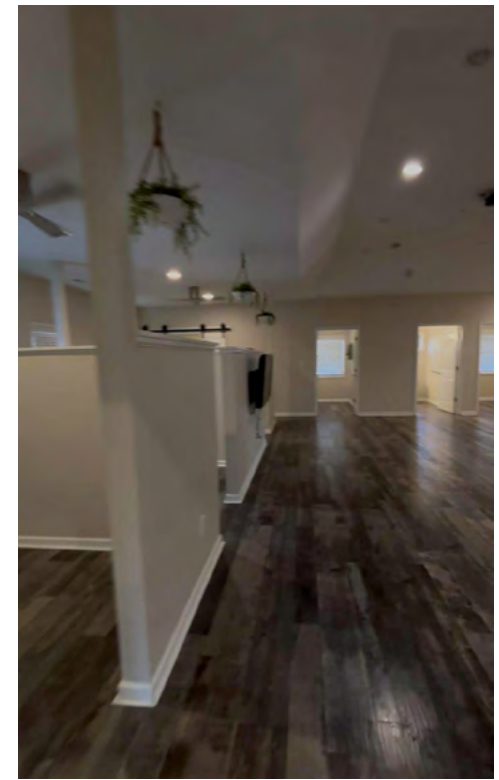
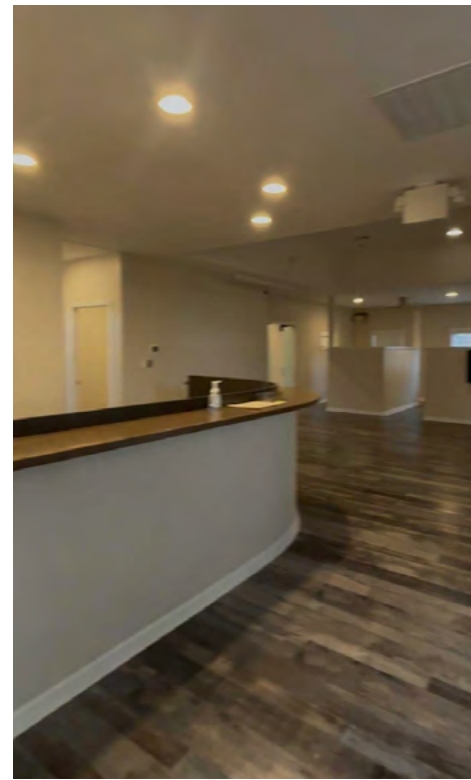
Freestanding Commercial Building

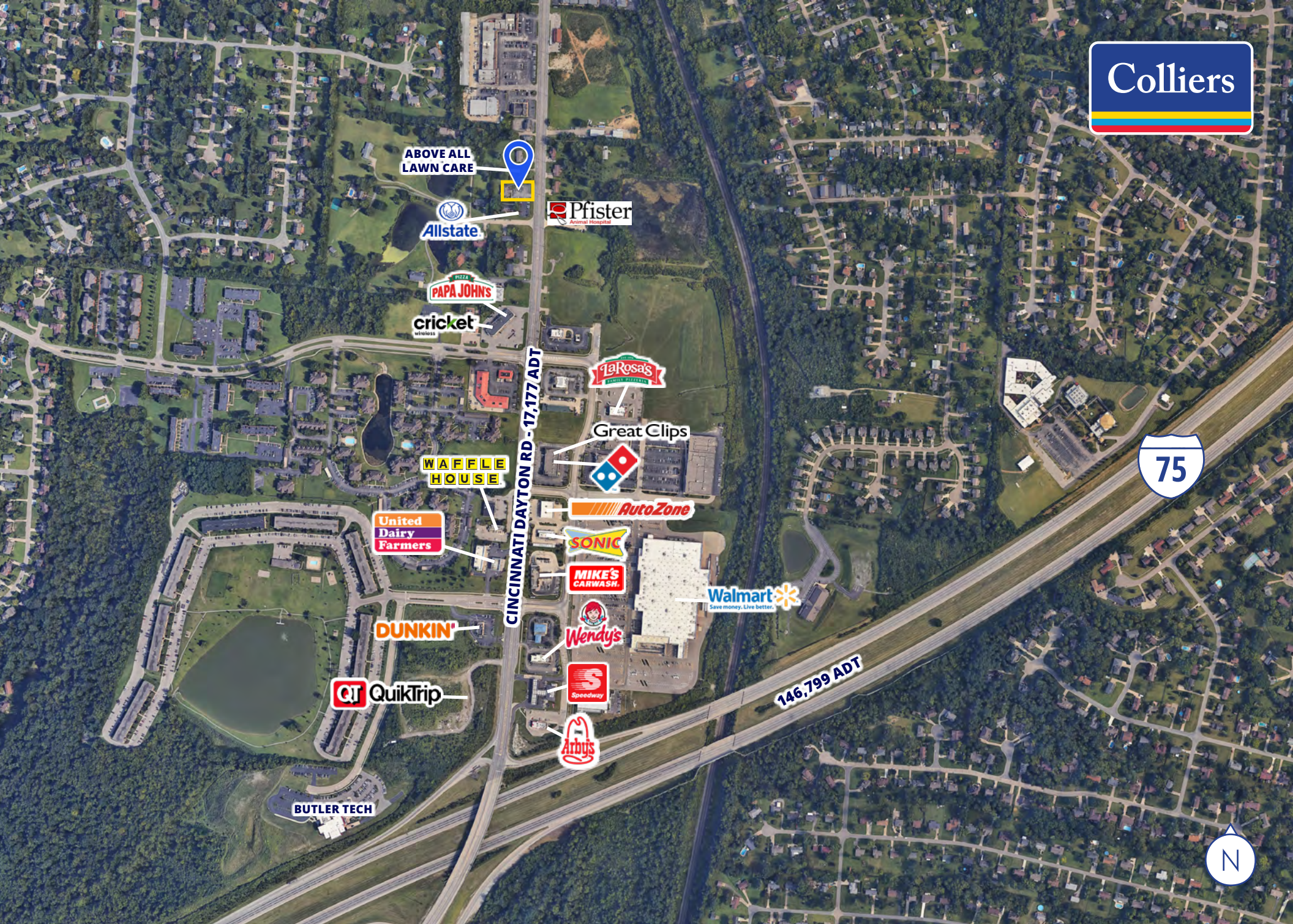
8039 CINCINNATI DAYTON RD, WEST CHESTER TWP, OH 45069

Highlights

- Freestanding building right off I-75
- Former chiropractic medical office
- Full lower level with ample storage
- Beautifully built out with abundant parking
- Prominently situated fronting Cincinnati Dayton Rd.
- High profile monument signage

5,316 SF | 0.5739 AC Available





Demographics

	1 mile radius	3 mile radius	5 mile radius
Population Summary			
2000 Total Population	8,420	51,088	102,499
2010 Total Population	8,198	53,263	130,626
2020 Total Population	8,579	55,458	141,844
2025 Total Population	9,122	57,259	146,587
2025 Group Quarters	0	201	877
2030 Total Population	9,308	58,582	150,297
2000-2020 Growth Rate: Population (CAGR)	0.1%	0.4%	1.6%
2010-2020 Growth Rate: Population (CAGR)	0.5%	0.4%	0.8%
2020-2025 Growth Rate: Population (CAGR)	1.2%	0.6%	0.6%
2025-2030 Growth Rate: Population (CAGR)	0.4%	0.5%	0.5%
2025 Total Daytime Population	7,482	60,055	158,629
Workers	3,017	33,036	88,701
Residents	4,465	27,019	69,928
2025 Workers % of Daytime Population	40.3%	55.0%	55.9%
2025 Residents % of Daytime Population	59.7%	45.0%	44.1%
Household Summary			
2000 Households	3,016	17,179	35,529
2010 Households	2,982	18,507	45,412
2025 Households	3,526	21,153	52,784
2025 Average Household Size	2.59	2.70	2.76
2030 Households	3,620	21,886	54,544
2000-2020 Growth Rate: Households (CAGR)	0.5%	0.8%	1.8%
2010-2020 Growth Rate: Households (CAGR)	1.0%	0.9%	1.1%
2020-2025 Growth Rate: Households (CAGR)	1.3%	0.8%	0.8%
2025-2030 Growth Rate: Households (CAGR)	0.5%	0.7%	0.7%
2010 Families	2,183	15,014	35,536
2025 Families	2,299	15,571	39,063
2030 Families	2,339	15,935	40,026
2025-2030 Annual Rate	0.35%	0.46%	0.49%
Housing Unit Summary			
2025 Housing Units	3,632	21,888	54,710
Owner Occupied Housing Units	61.3%	80.0%	77.7%
Renter Occupied Housing Units	38.7%	20.0%	22.3%
Vacant Housing Units	2.9%	3.4%	3.5%
Owner Occupied Median Home Value			
2025 Median Home Value	\$355,409	\$354,727	\$381,383
2030 Median Home Value	\$389,888	\$385,492	\$416,177
Income			
2025 Per Capita Income	\$47,634	\$55,989	\$58,681
2025 Median Household Income	\$98,126	\$123,858	\$127,974
2025 Average Household Income	\$121,194	\$151,019	\$162,434
Household Income Base	3,526	21,153	52,784
<\$15,000	2.6%	3.5%	4.0%
\$15,000 - \$24,999	1.8%	2.1%	2.7%
\$25,000 - \$34,999	6.5%	3.4%	3.6%
\$35,000 - \$49,999	8.0%	5.5%	5.8%
\$50,000 - \$74,999	14.9%	9.2%	9.7%
\$75,000 - \$99,999	17.2%	12.7%	10.9%
\$100,000 - \$149,999	26.4%	26.6%	23.0%
\$150,000 - \$199,999	10.1%	16.2%	15.2%
\$200,000+	12.6%	20.7%	25.2%

	1 mile radius	3 mile radius	5 mile radius
Median Age			
2010	35.7	38.3	36.9
2020	35.9	39.8	39.2
2025	36.9	40.4	39.8
2030	38.1	41.0	40.2
2025 Population by Age			
Total	9,122	57,258	146,586
0 - 4	6.9%	5.9%	5.7%
5 - 9	7.0%	6.6%	6.6%
10 - 14	5.9%	6.6%	7.1%
15 - 19	6.2%	6.3%	6.8%
20 - 24	5.8%	5.4%	5.8%
25 - 29	7.4%	6.1%	6.2%
30 - 34	7.9%	6.0%	5.6%
35 - 39	7.5%	6.6%	6.3%
40 - 44	6.8%	6.9%	6.9%
45 - 49	5.1%	5.8%	6.3%
50 - 54	5.5%	6.3%	6.7%
55 - 59	5.7%	6.6%	6.8%
60 - 64	6.3%	7.0%	6.7%
65 - 69	5.4%	6.1%	5.6%
70 - 74	4.5%	4.7%	4.1%
75 - 79	3.0%	3.6%	3.2%
80 - 84	1.8%	2.1%	1.9%
85+	1.4%	1.6%	1.7%
18+	76.3%	77.1%	76.3%
21+	72.9%	73.5%	72.5%
2025 Population by Race/Ethnicity			
Total	9,124	57,260	146,586
White Alone	63.5%	71.9%	66.8%
Black Alone	9.9%	7.8%	8.2%
American Indian Alone	0.2%	0.3%	0.5%
Asian Alone	14.6%	10.2%	13.7%
Pacific Islander Alone	0.1%	0.2%	0.3%
Some Other Race Alone	3.7%	2.7%	3.5%
Two or More Races	8.0%	7.1%	7.1%
Hispanic Origin	7.3%	5.9%	7.2%
Diversity Index	61.7	52.1	58.6
2025 Population 25+ by Educational Attainment			
Total	6,219	39,671	99,594
Less than 9th Grade	3.5%	1.6%	1.6%
9th - 12th Grade, No Diploma	2.4%	1.8%	2.3%
High School Graduate	17.0%	17.3%	15.6%
GED/Alternative Credential	1.7%	1.3%	1.3%
Some College, No Degree	18.5%	14.0%	12.8%
Associate Degree	7.7%	8.0%	8.0%
Bachelor's Degree	34.3%	34.7%	35.1%
Graduate/Professional Degree	15.0%	21.3%	23.2%

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