

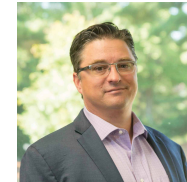
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RIPLEY, OH

FREESTANDING BUILDING



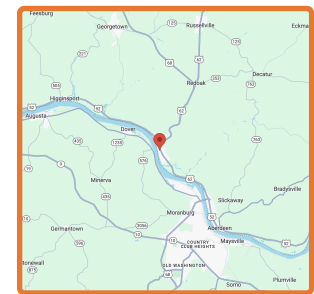
Todd Vollmer



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[Email Todd](#)
TVollmer@MidlandRetail.com

[Download Todd's Contact Card](#)



519 S 2nd Street
Cincinnati, OH 45167

FOR LEASE
7,454 SQ. FT. ON .84 ACRE

FEATURES

- Former Family Dollar freestanding building
- Excellent visibility on the main road through Ripley
- Perfect location for retail, showroom, or a service-driven business
- Pylon sign available and ample parking

TRAFFIC COUNTS

Street/Intersection	VPD
S 2nd Street	10,340

DEMOGRAPHICS

	Radius 1 Mile	3 Mile	5 Mile
Population	1,427	2,616	3,937
Daytime Population	1,349	2,119	3,473
Households	642	1,176	1,650
Average HH Income	\$68,226	\$73,030	\$74,269

**MIDLAND
RETAIL**



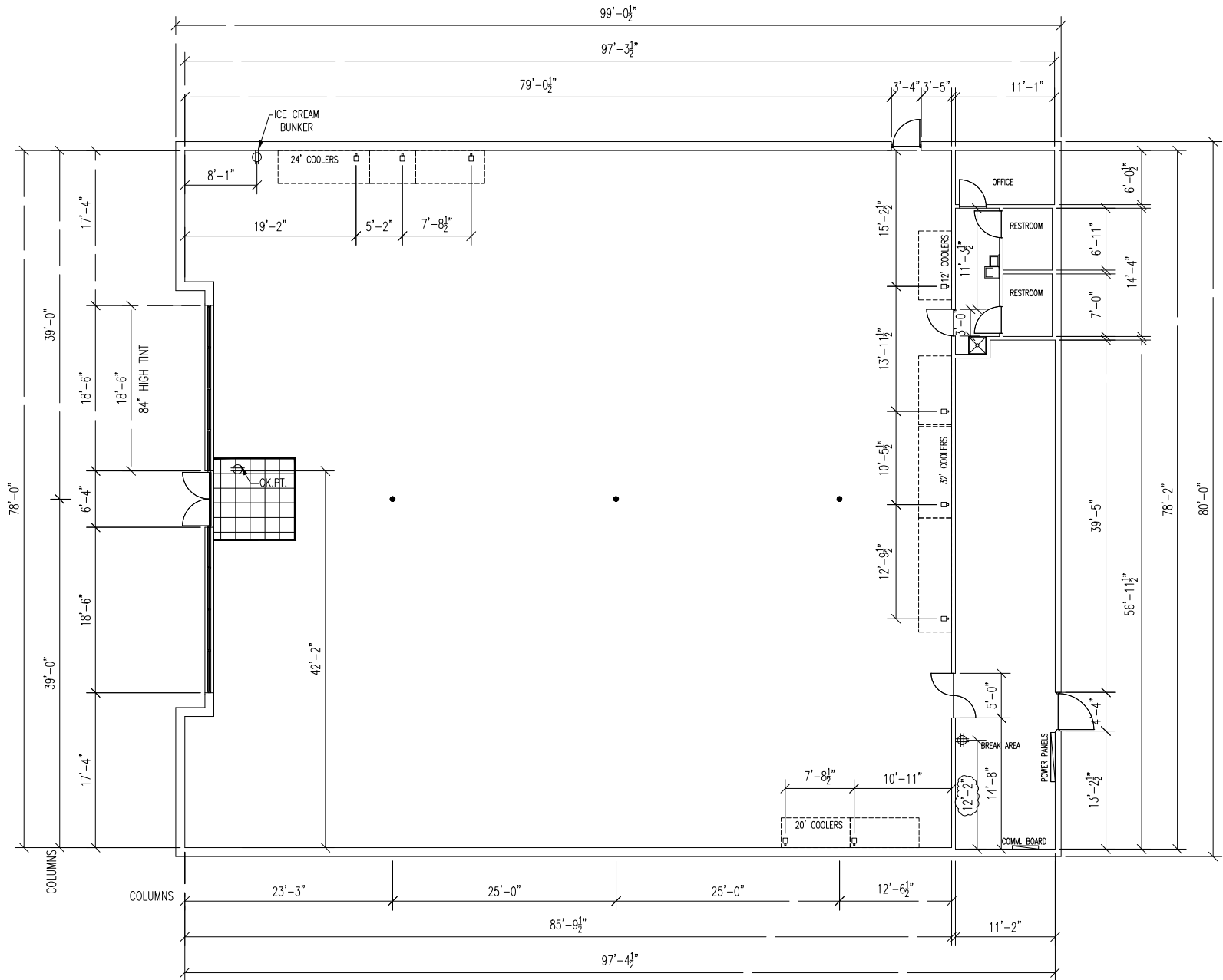
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(513) 891-2526



697 Wilmer Ave Suite C
Cincinnati, OH 45226



SITE PLAN

FORMER FAMILY DOLLAR

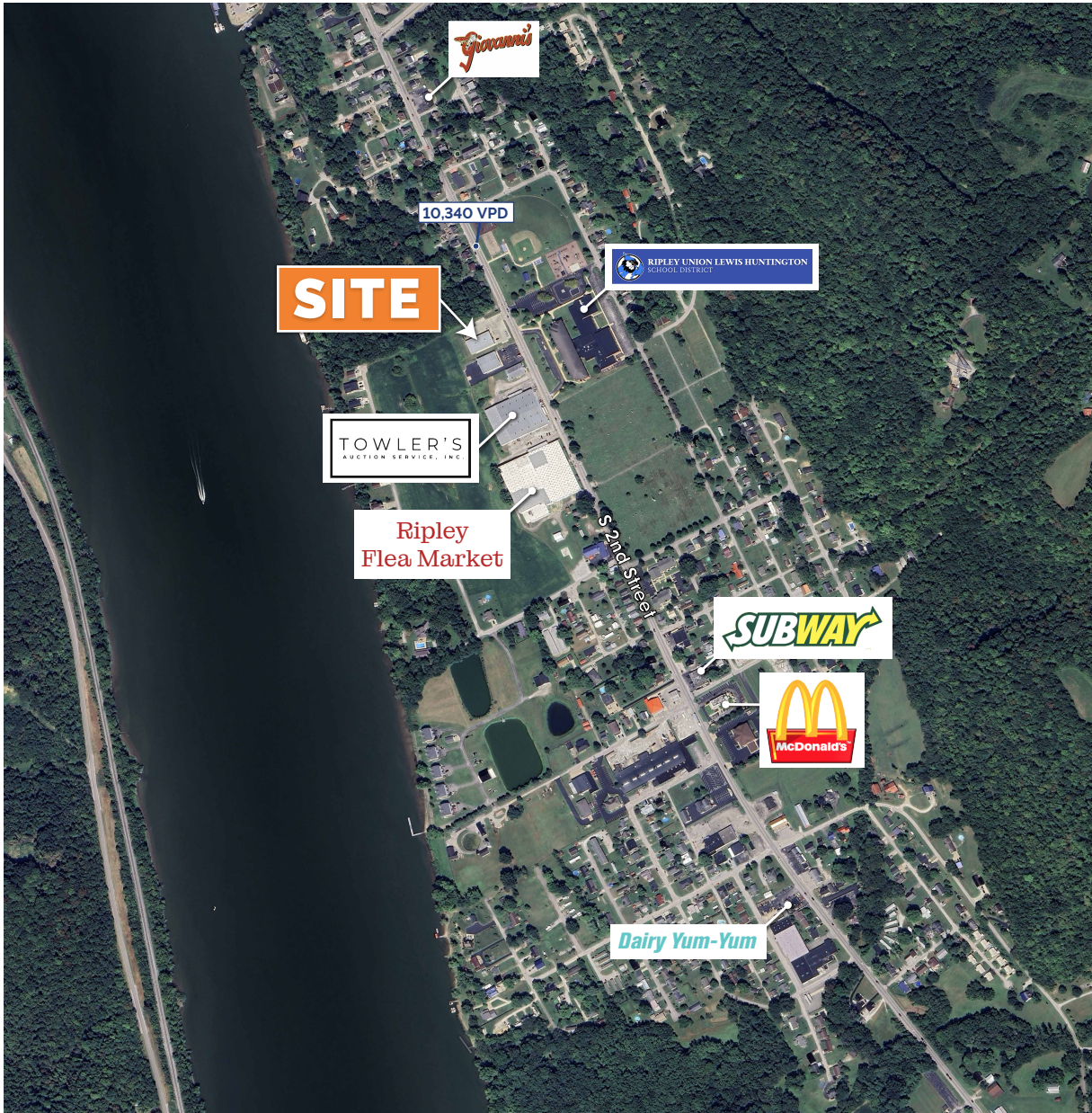
7,454 Sq. Ft. For Lease



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TRADE AREA
 FORMER FAMILY DOLLAR
 7,454 Sq. Ft. For Lease



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2023 Demographics

519 S 2nd St, Ripley, Ohio, 45167

Rings: 1, 3, 5 mile radii

Latitude: 38.73680

Longitude: -83.84073

Population	1 mile	3 miles	5 miles
2023 Total Population	1,427	2,616	3,937
2028 Total Population	1,438	2,620	3,944
2022-2027 Population: Annual Growth Rate	0.15%	0.03%	0.04%
2023 Total Daytime Population	1,349	2,119	3,473
2023 Female Population	727	1,331	2,011
2023 Male Population	700	1,285	1,926
2023 Median Age	46.0	45.4	46.3
Households	1 mile	3 miles	5 miles
2023 Total Households	642	1,176	1,650
2028 Total Households	653	1,187	1,666
2022-2027 Households: Annual Growth Rate	0.34%	0.19%	0.19%
2023 Average Household Size	2.22	2.22	2.35
2023 Dominant Tapestry Segment Name	Heartland Communities	Heartland Communities	Heartland Communities
Income	1 mile	3 miles	5 miles
2023 Average Household Income	\$68,226	\$73,030	\$74,269
2028 Average Household Income	\$79,715	\$84,198	\$85,102
2023 Median Household Income	\$45,228	\$49,805	\$51,001
2028 Median Household Income	\$53,228	\$58,466	\$59,580
2022-2027 Median Household Income: Annual Growth Rate	3.31%	3.26%	3.16%
2023 Per Capita Income	\$31,252	\$32,503	\$32,107
2028 Per Capita Income	\$36,868	\$37,759	\$37,064
2022-2027 Per Capita Income: Annual Growth Rate	3.36%	3.04%	2.91%
Home Value	1 mile	3 miles	5 miles
2023 Average Home Value	\$135,648	\$145,270	\$153,762
2028 Average Home Value	\$225,256	\$228,503	\$243,712
2023 Median Home Value	\$135,648	\$145,270	\$153,762
2028 Median Home Value	\$174,695	\$176,389	\$186,786
Race	1 mile	3 miles	5 miles
Diversity Index	16.6	16.2	16.4
Educational Attainment	1 mile	3 miles	5 miles
Less than 9th Grade	15	46	73
9-12th Grade/No Diploma	97	166	231
High School Diploma	360	682	1,021
GED/Alternative Credential	89	125	168
Some College/No Degree	193	342	525
Associate's Degree	86	179	278
Bachelor's Degree	148	261	411
Graduate/Professional Degree	81	148	246
Educational Attainment Base	1,069	1,949	2,953
Business Summary	1 mile	3 miles	5 miles
Total Businesses	55	76	96
Total Employees	552	723	997
Total (SIC01-99) Sales (\$000)	\$63,197,433	\$90,903,285	\$151,773,230
Total Expenditures (Consumer Spending)	1 mile	3 miles	5 miles
2023 Annual Budget Expenditures	\$39,284,261	\$76,895,549	\$109,527,933
2028 Annual Budget Expenditures	\$46,833,875	\$89,417,684	\$126,811,744
2023 Retail Goods	\$1,507,843	\$2,958,736	\$4,225,373
2028 Retail Goods	\$16,243,089	\$30,773,151	\$43,683,808