

CORNER OF MT ORAB PIKE & S HIGH ST

Georgetown, OH 45121

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



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1.5-2 AC Corner Retail Pad For Ground Lease

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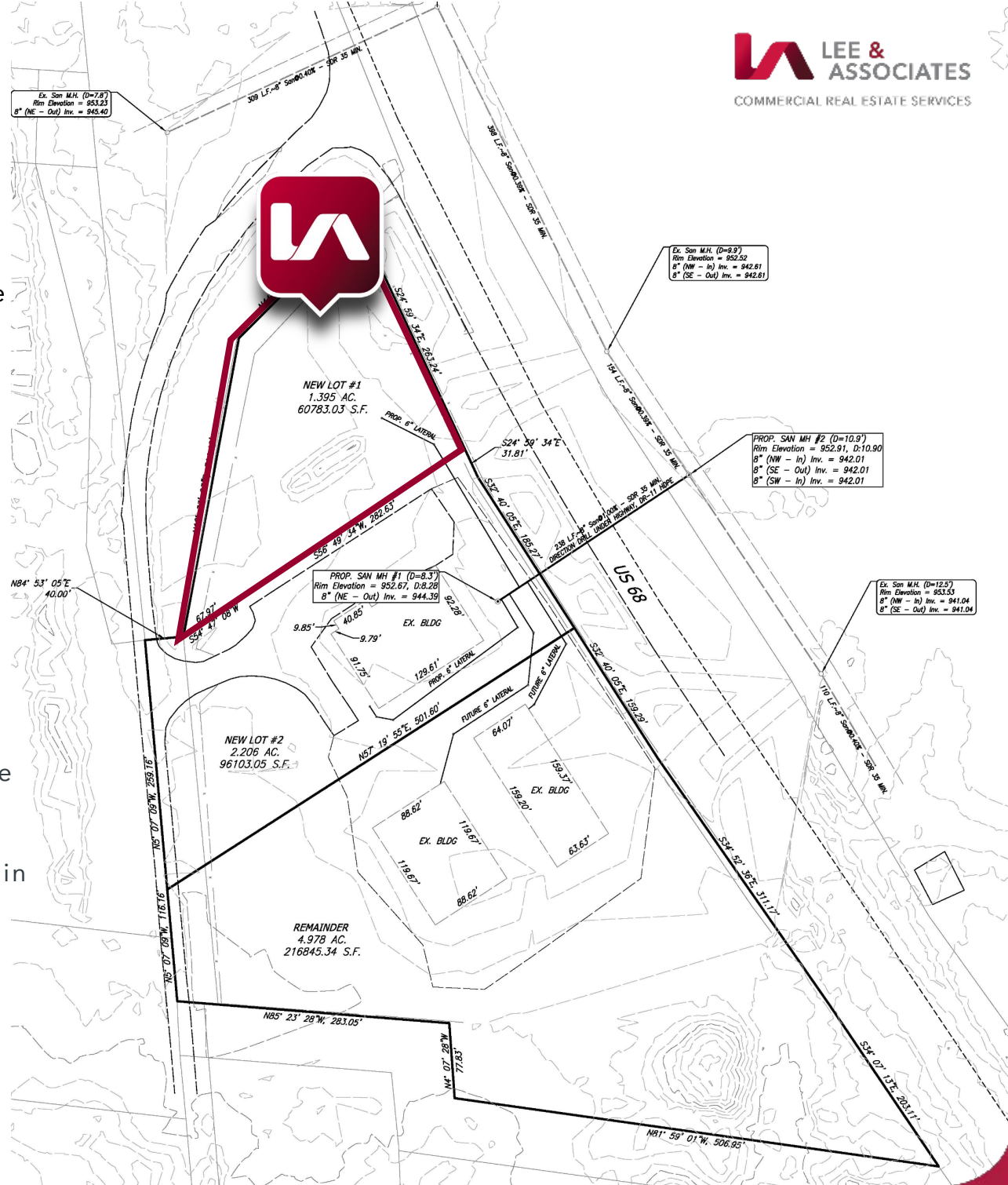
AVAILABLE: 1.5-2 Acres

PRICING: \$45,000/AC Ground Lease

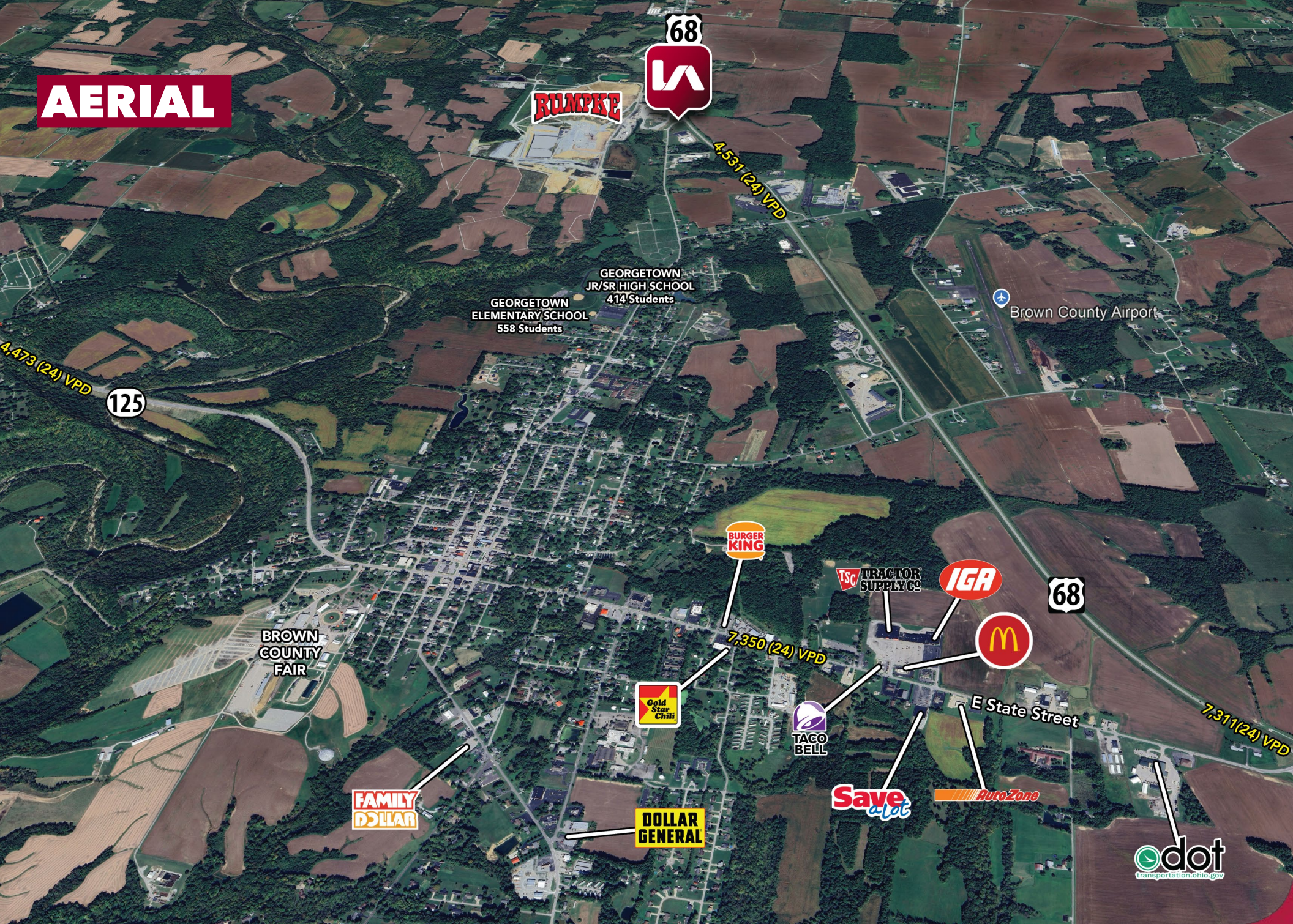
- Rapidly Growing Market
- Corner Lot
- Adjacent to Future MercyHealth Building
- Convenient Access
- New Housing Developments in the area
- 41-Acre Industrial Park: The Georgetown Port Authority, with support from REDI Cincinnati's Site Revolving Loan Fund, is developing a 41-acre industrial park in the area. This project aims to attract new businesses and support economic growth in the area.

TRAFFIC COUNTS:

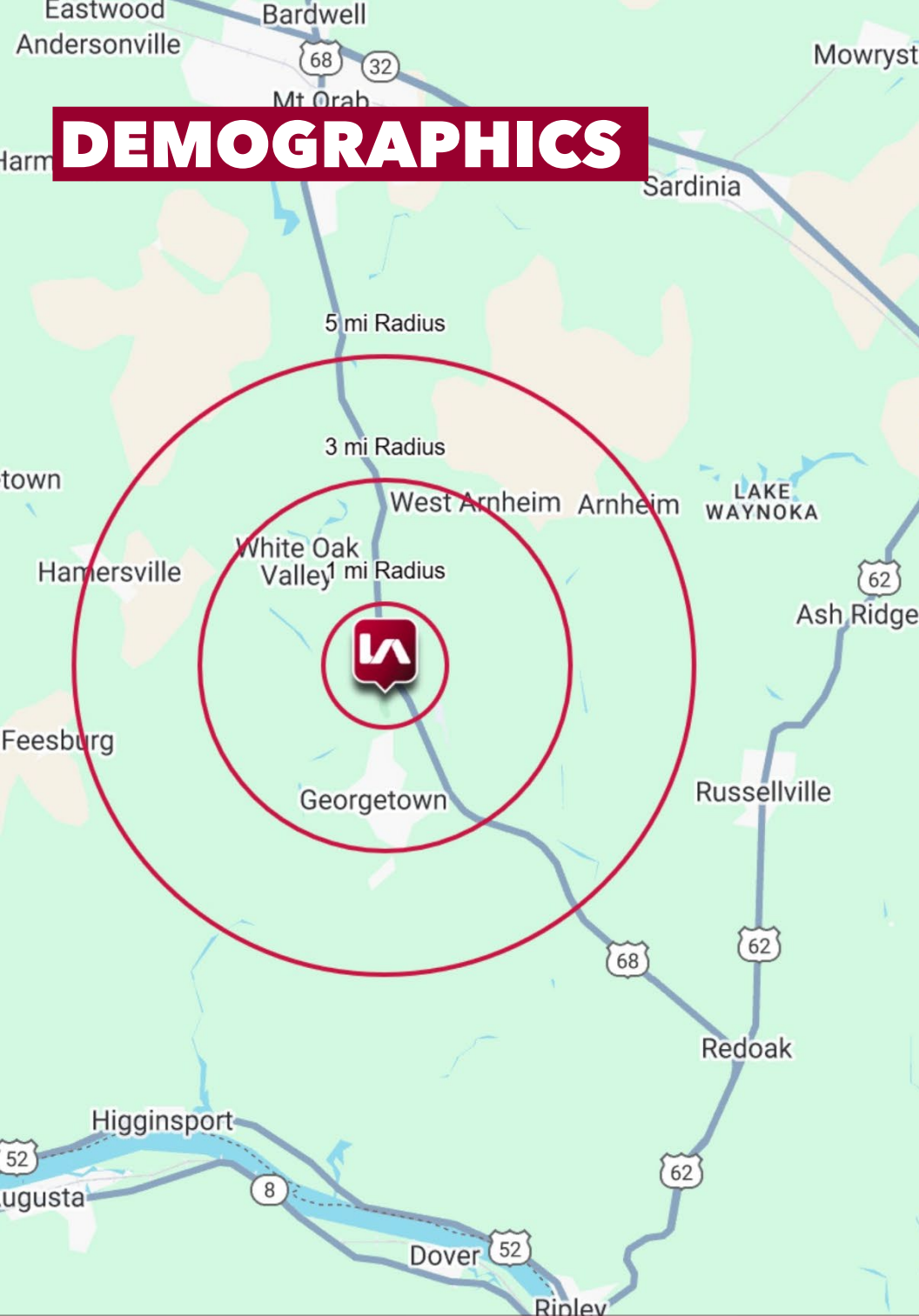
- S High Street: 4,531 (24) VPD



AERIAL



DEMOGRAPHICS



	1 MI RADIUS	3 MI RADIUS	5 MI RADIUS
POPULATION			
2024 Estimated Population	217	5,192	8,607
2029 Projected Population	213	5,098	8,496
2020 Census Population	209	5,268	8,739
2010 Census Population	215	5,397	9,028
Projected Annual Growth 2024 to 2029	-0.3%	-0.4%	-0.3%
Historical Annual Growth 2010 to 2024	-	-0.3%	-0.3%
HOUSEHOLDS			
2024 Estimated Households	87	2,057	3,414
2029 Projected Households	83	1,973	3,289
2020 Census Households	84	2,078	3,449
2010 Census Households	83	2,062	3,443
Projected Annual Growth 2024 to 2029	-0.8%	-0.8%	-0.7%
Historical Annual Growth 2010 to 2024	0.3%	-	-
AGE			
2024 Est. Population Under 10 Years	11.2%	12.3%	12.1%
2024 Est. Population 10 to 19 Years	13.0%	11.6%	12.1%
2024 Est. Population 20 to 29 Years	11.0%	11.9%	11.5%
2024 Est. Population 30 to 44 Years	17.3%	17.5%	17.6%
2024 Est. Population 45 to 59 Years	20.3%	18.3%	19.1%
2024 Est. Population 60 to 74 Years	19.0%	18.6%	18.4%
2024 Est. Population 75 Years or Over	8.1%	9.8%	9.2%
2024 Est. Median Age	41.8	41.2	41.2
MARITAL STATUS & GENDER			
2024 Est. Male Population	49.2%	51.6%	50.9%
2024 Est. Female Population	50.8%	48.4%	49.1%
2024 Est. Never Married	34.1%	27.5%	27.6%
2024 Est. Now Married	51.5%	43.8%	46.5%
2024 Est. Separated or Divorced	13.0%	18.5%	17.1%
2024 Est. Widowed	1.4%	10.2%	8.8%
INCOME			
2024 Est. HH Income \$200,000 or More	10.6%	5.2%	6.0%
2024 Est. HH Income \$150,000 to \$199,999	2.3%	2.0%	2.4%
2024 Est. HH Income \$100,000 to \$149,999	12.9%	10.6%	11.2%
2024 Est. HH Income \$75,000 to \$99,999	20.5%	14.9%	16.9%
2024 Est. HH Income \$50,000 to \$74,999	11.4%	22.8%	20.3%
2024 Est. HH Income \$35,000 to \$49,999	17.3%	10.5%	11.4%
2024 Est. HH Income \$25,000 to \$34,999	7.7%	6.7%	6.8%
2024 Est. HH Income \$15,000 to \$24,999	7.0%	10.9%	9.6%
2024 Est. HH Income Under \$15,000	10.2%	16.4%	15.3%
2024 Est. Average Household Income	\$85,940	\$67,215	\$73,016
2024 Est. Median Household Income	\$64,608	\$55,015	\$57,688
2024 Est. Per Capita Income	\$34,356	\$26,974	\$29,196
2024 Est. Total Businesses	29	224	264
2024 Est. Total Employees	301	1,841	2,090