513.489.3343
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HEBRON CROSSING - PROPOSED RETAIL CENTER

SR 237 & SR 20, Hebron, KY 41048

Pad Sites FOR SALE, LEASE or B-T-S
Up to 3.49 Acres

Property Details:

- New development adjacent to Kroger Marketplace, and recently redesigned McDonald's
- Located at signalized intersection
- Immediate visibility onto Route 237 (North Bend Road)
- Multi-tenant options or single use
- New retail in the area includes:

Demographics:

2021 Estimates	1 Mile	3 Mile	5 Mile
Population	3,980	20,226	66,889
Households	1,274	6,969	23,961
Average Household Income	$101,042	$105,767	$103,730
Total Number of Employees	1,469	11,701	36,795

Traffic Counts:

SR 237	25,605 ADT (INRIX 2021)

Contact:
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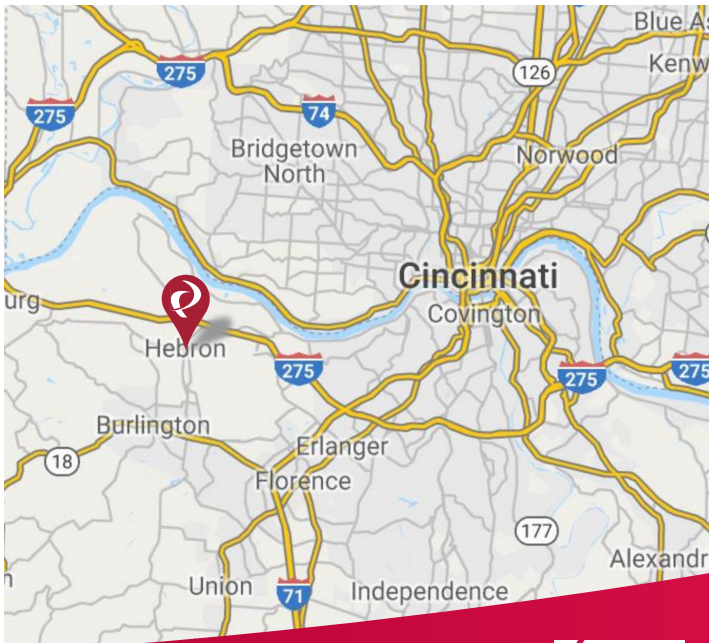

LET US GIVE YOU AN EDGE

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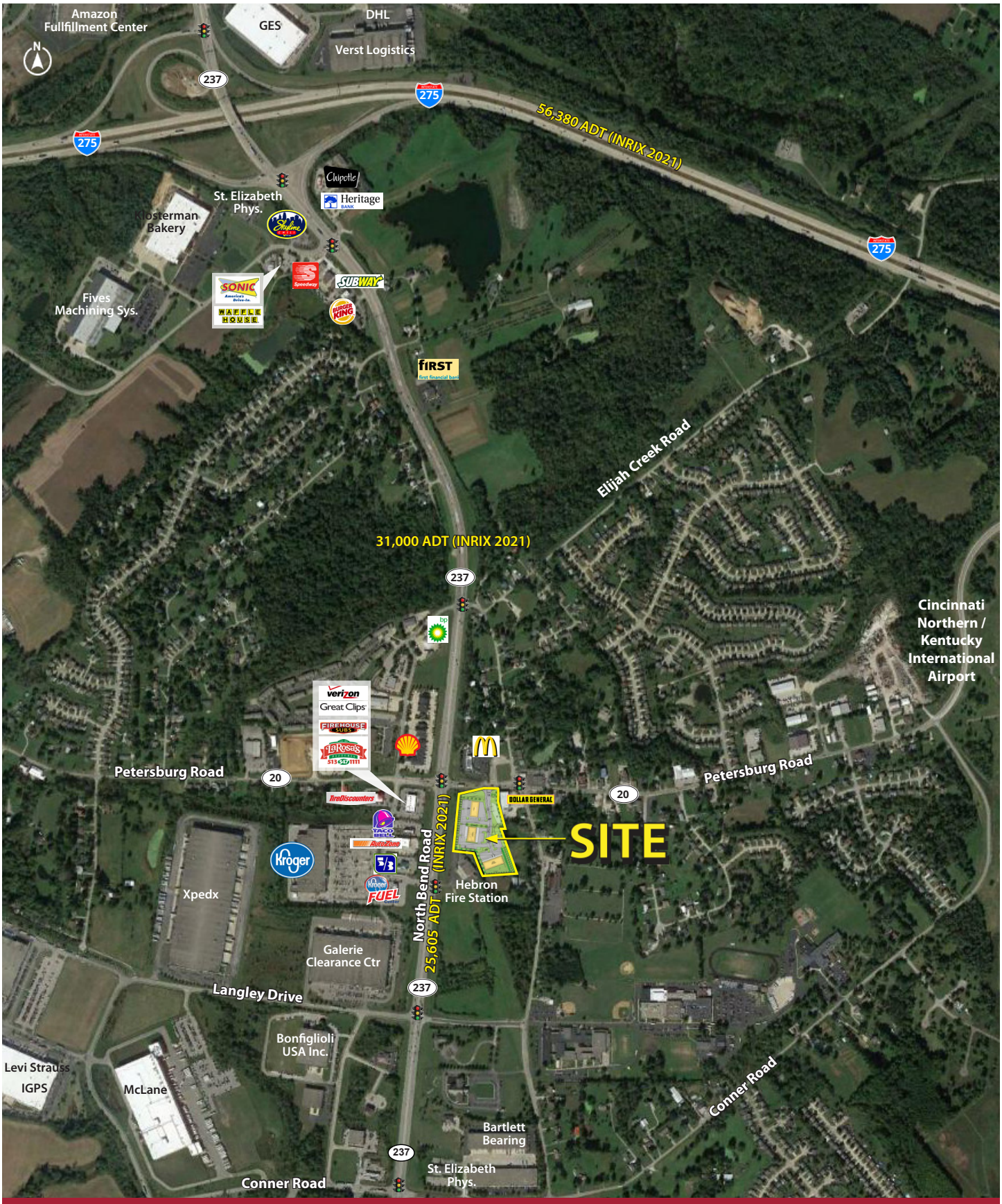

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Summary Profile

2010-2020 Census, 2021 Estimates with 2026 Projections
Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 39.0661/-84.7032

Hebron, KY 41048	1 mi radius	3 mi radius	5 mi radius
Population			
2021 Estimated Population	3,980	20,226	66,889
2026 Projected Population	4,105	21,222	69,532
2020 Census Population	4,040	19,675	66,036
2010 Census Population	3,840	17,763	60,745
Projected Annual Growth 2021 to 2026	0.6%	1.0%	0.8%
Historical Annual Growth 2010 to 2021	0.3%	1.3%	0.9%
2021 Median Age	29.3	33.7	37.2
Households			
2021 Estimated Households	1,274	6,969	23,961
2026 Projected Households	1,291	7,222	24,707
2020 Census Households	1,301	6,804	23,660
2010 Census Households	1,235	6,162	21,718
Projected Annual Growth 2021 to 2026	0.3%	0.7%	0.6%
Historical Annual Growth 2010 to 2021	0.3%	1.2%	0.9%
Race and Ethnicity			
2021 Estimated White	84.9%	84.8%	85.9%
2021 Estimated Black or African American	4.5%	4.8%	4.7%
2021 Estimated Asian or Pacific Islander	0.8%	1.6%	2.3%
2021 Estimated American Indian or Native Alaskan	0.2%	0.2%	0.2%
2021 Estimated Other Races	9.7%	8.5%	6.9%
2021 Estimated Hispanic	6.2%	5.2%	4.0%
Income			
2021 Estimated Average Household Income	$101,042	$105,767	$103,730
2021 Estimated Median Household Income	$94,732	$93,258	$86,680
2021 Estimated Per Capita Income	$32,350	$36,565	$37,367
Education (Age 25+)			
2021 Estimated Elementary (Grade Level 0 to 8)	7.1%	2.6%	2.1%
2021 Estimated Some High School (Grade Level 9 to 11)	1.1%	2.4%	4.2%
2021 Estimated High School Graduate	26.5%	27.9%	29.2%
2021 Estimated Some College	28.8%	24.2%	22.2%
2021 Estimated Associates Degree Only	11.5%	10.5%	10.0%
2021 Estimated Bachelors Degree Only	18.2%	22.5%	21.6%
2021 Estimated Graduate Degree	6.8%	9.9%	10.6%
Business			
2021 Estimated Total Businesses	82	665	1,916
2021 Estimated Total Employees	1,469	11,701	36,795
2021 Estimated Employee Population per Business	17.9	17.6	19.2
2021 Estimated Residential Population per Business	48.5	30.4	34.9

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