



513.489.3343
edgegp.com

MIDDLETOWN FARM

881 Middletown Eaton Road, Middletown, OH 45042

367 Acres FOR SALE
\$3,890,000



Property Details:

- South facing land with incredible views
- Largest piece of land close to Middletown and walkable to public transport
- 275 acres of tillable income producing land; yielding 1200 big round bales a year
- New fence surrounding the property
- Raw land with well water onsite from one of the best rated aquifers in the country
- Madison schools
- Electric on site

Contact:

C.J. Judge
513.489.3343 x2
cjjudge@edgegp.com

Demographics:

2023 Estimates	1 Mile	3 Mile	5 Mile	10 Mile
Population	1,481	34,329	73,747	235,866
Households	570	13,274	29,347	87,545
Average Household Income	\$126,791	\$77,910	\$79,552	\$109,373
Total Number of Employees	101	7,214	14,756	55,990

Traffic Counts:

Middletown Eaton Road	8,905 ADT (ODOT 2023)
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LET US GIVE YOU AN EDGE

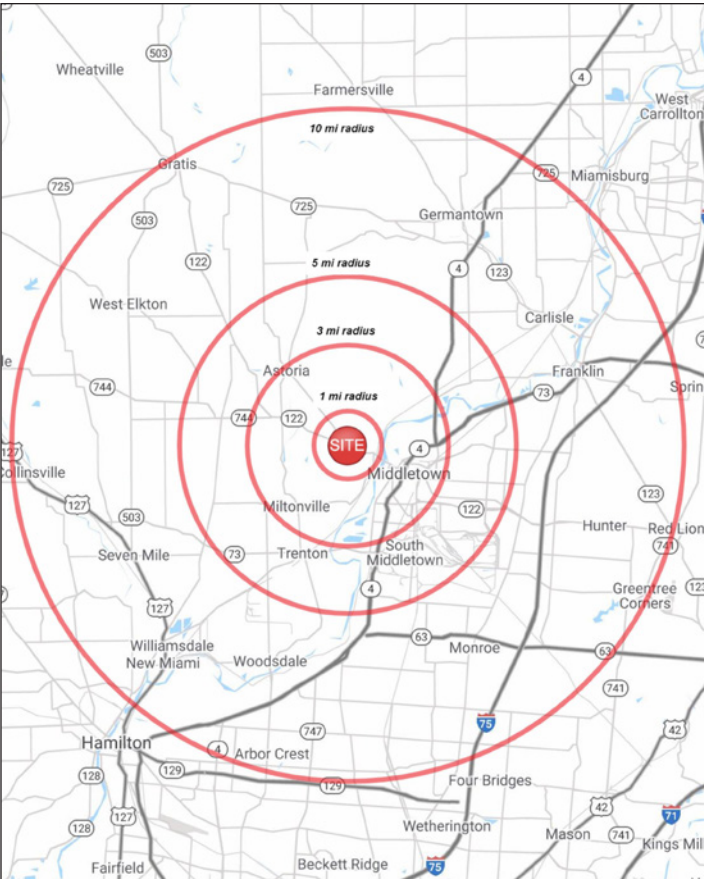


128 East Second Street | Suite B | Covington, KY 41011 | 513.489.3343 | edgegp.com

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SUMMARY PROFILE

2000-2010 Census, 2020 Estimates with 2025 Projections
Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 39.5266;-84.4317

881 Middletown Eaton Rd Middletown, OH 45042		1 mi radius	3 mi radius	5 mi radius	10 mi radius
POPULATION	2020 Estimated Population	1,147	24,273	68,897	194,491
	2025 Projected Population	1,137	26,073	71,601	200,276
	2010 Census Population	1,053	23,389	66,920	183,601
	2000 Census Population	1,062	24,594	66,454	156,596
Projected Annual Growth 2020 to 2025		-0.2%	1.5%	0.8%	0.6%
Historical Annual Growth 2000 to 2020		0.4%	-	0.2%	1.2%
2020 Median Age		44.9	36.6	38.5	39.2
HOUSEHOLDS	2020 Estimated Households	430	9,760	27,920	73,237
	2025 Projected Households	430	10,579	29,267	76,146
	2010 Census Households	383	9,133	26,398	67,240
	2000 Census Households	371	9,779	26,536	59,577
Projected Annual Growth 2020 to 2025		-	1.7%	1.0%	0.8%
Historical Annual Growth 2000 to 2020		0.8%	-	0.3%	1.1%
RACE AND ETHNICITY	2020 Estimated White	94.6%	75.4%	84.6%	86.6%
	2020 Estimated Black or African American	2.8%	18.3%	10.0%	7.8%
	2020 Estimated Asian or Pacific Islander	0.5%	0.7%	1.0%	2.2%
	2020 Estimated American Indian or Native Alaskan	-	0.3%	0.2%	0.2%
	2020 Estimated Other Races	2.0%	5.3%	4.2%	3.2%
	2020 Estimated Hispanic	1.4%	4.0%	3.7%	3.0%
INCOME	2020 Estimated Average Household Income	\$87,437	\$56,240	\$66,862	\$87,185
	2020 Estimated Median Household Income	\$78,624	\$50,547	\$56,947	\$74,567
	2020 Estimated Per Capita Income	\$32,750	\$22,703	\$27,148	\$33,266
	2020 Estimated Elementary (Grade Level 0 to 8)	3.4%	3.3%	2.8%	2.1%
2020 Estimated Some High School (Grade Level 9 to 11)	7.2%	10.7%	9.6%	7.9%	
2020 Estimated High School Graduate	42.1%	44.7%	41.3%	36.7%	
2020 Estimated Some College	24.1%	19.2%	20.5%	20.0%	
2020 Estimated Associates Degree Only	8.3%	7.5%	7.9%	8.4%	
2020 Estimated Bachelors Degree Only	11.1%	10.1%	12.3%	16.1%	
2020 Estimated Graduate Degree	3.7%	4.5%	5.6%	8.8%	
BUSINESS	2020 Estimated Total Businesses	32	618	1,459	4,093
	2020 Estimated Total Employees	425	9,389	17,849	54,565
	2020 Estimated Employee Population per Business	13.3	15.2	12.2	13.3
2020 Estimated Residential Population per Business	35.8	39.3	47.2	47.5	

The report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.