

SR 48 LAND AVAILABLE

5471 OH-48, Maineville, OH 45039

+/- 1.1 Acres - SALE / LEASE / B-T-S



Property Details:

- Located on State Route 48 in fast-growing Hamilton Township (Warren County, OH)
- Just north of a newly constructed Kroger Marketplace (opened December 2024)
- Lot adjacent to Christian Brothers Automotive, now open
- High-traffic corridor with strong national retailers

Surrounding Retailers Include:



Demographics:

2026 Estimates	1 Mile	3 Mile	5 Mile	10 Mile
Population	6,144	36,567	79,943	298,825
Households	2,186	13,554	30,197	113,054
Average HH Income	\$180,844	\$169,136	\$170,015	\$165,288
Total No. of Employees	876	7,780	29,269	163,184

Traffic Counts:

Inrix 2023	ADT
SR 48	19,397 (Inrix 2023)

Contact:
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Owned by:



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Overview Market Aerial



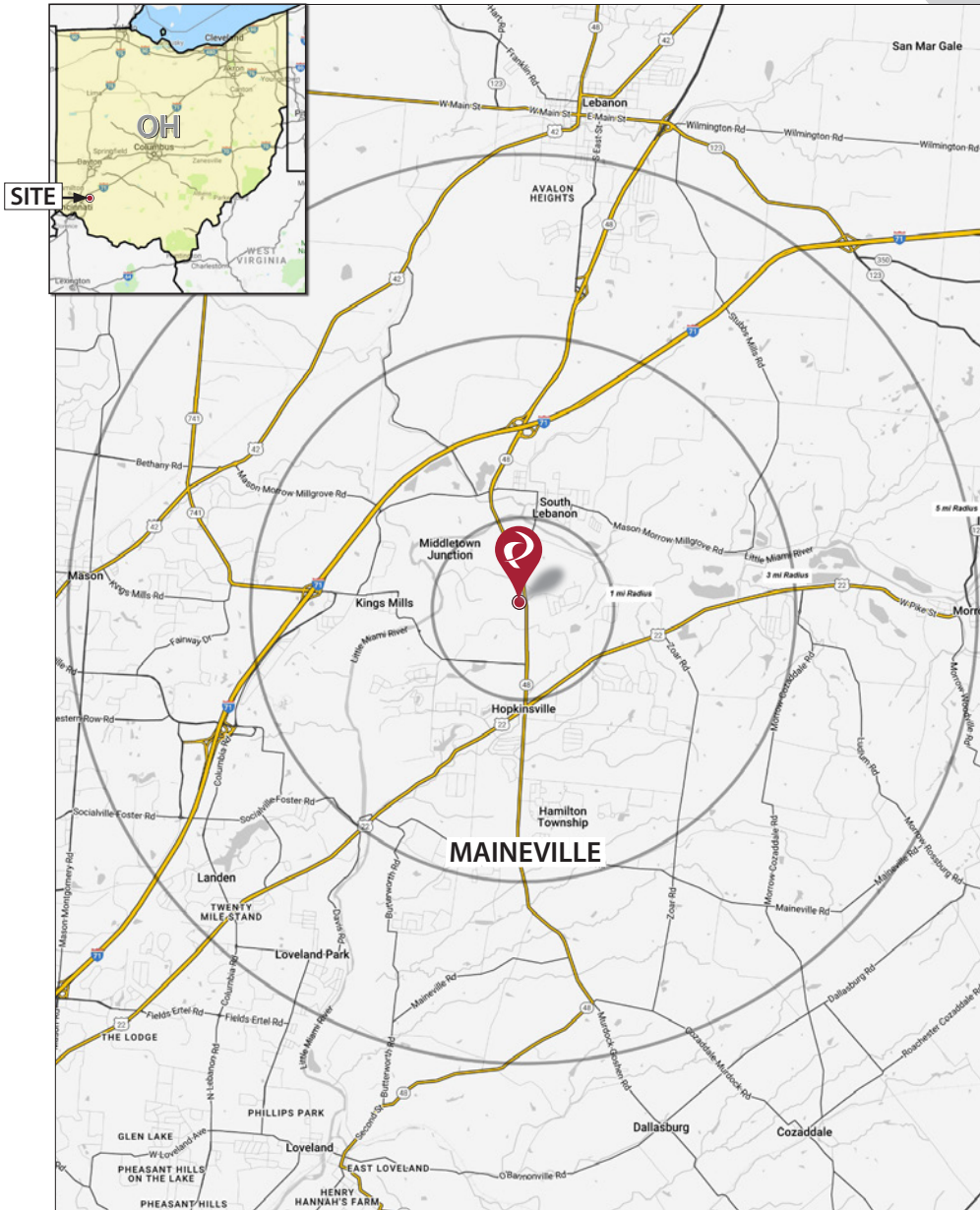
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Market Map and Demographics



Summary Profile

2010-2020 Census, 2026 Estimates with 2031 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 39.3541/-84.2201

5471 OH-48 Maineville, OH 45039	1 mi radius	3 mi radius	5 mi radius	10 mi radius
Population				
2026 Estimated Population	6,144	36,567	79,943	298,825
2031 Projected Population	6,599	38,621	82,229	304,546
2020 Census Population	5,374	31,859	73,132	285,641
2010 Census Population	4,241	24,270	61,171	256,361
Projected Annual Growth 2026 to 2031	1.5%	1.1%	0.6%	0.4%
Historical Annual Growth 2010 to 2026	2.8%	3.2%	1.9%	1.0%
2026 Median Age	37.6	38.6	39.0	39.5
Households				
2026 Estimated Households	2,186	13,554	30,197	113,054
2031 Projected Households	2,393	14,575	31,600	116,883
2020 Census Households	1,909	11,779	27,382	104,554
2010 Census Households	1,494	8,893	22,752	92,268
Projected Annual Growth 2026 to 2031	1.9%	1.5%	0.9%	0.7%
Historical Annual Growth 2010 to 2026	2.9%	3.3%	2.0%	1.4%
Race and Ethnicity				
2026 Estimated White	87.0%	85.9%	82.6%	78.9%
2026 Estimated Black or African American	3.4%	3.1%	3.4%	5.9%
2026 Estimated Asian or Pacific Islander	4.3%	5.9%	8.7%	9.3%
2026 Estimated American Indian or Native Alaskan	-	-	0.1%	0.1%
2026 Estimated Other Races	5.3%	4.9%	5.2%	5.7%
2026 Estimated Hispanic	4.3%	3.8%	4.1%	4.8%
Income				
2026 Estimated Average Household Income	\$180,844	\$169,136	\$170,015	\$165,288
2026 Estimated Median Household Income	\$153,539	\$127,106	\$129,256	\$126,192
2026 Estimated Per Capita Income	\$64,357	\$62,712	\$64,238	\$62,585
Education (Age 25+)				
2026 Estimated Elementary (Grade Level 0 to 8)	0.9%	1.4%	1.5%	1.8%
2026 Estimated Some High School (Grade Level 9 to 11)	1.5%	1.8%	2.2%	2.6%
2026 Estimated High School Graduate	23.1%	22.7%	19.3%	20.0%
2026 Estimated Some College	13.3%	16.7%	15.9%	16.3%
2026 Estimated Associates Degree Only	9.1%	10.3%	9.1%	8.2%
2026 Estimated Bachelors Degree Only	33.5%	29.8%	32.6%	30.9%
2026 Estimated Graduate Degree	18.5%	17.3%	19.4%	20.1%
Business				
2026 Estimated Total Businesses	134	726	1,737	9,519
2026 Estimated Total Employees	876	7,780	29,269	163,184
2026 Estimated Employee Population per Business	6.5	10.7	16.8	17.1
2026 Estimated Residential Population per Business	45.9	50.3	46.0	31.4

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Aerial Looking East



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