

## 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:

2024 Estimates	1 Mile	3 Mile	5 Mile	10 Mile
Population	5,822	35,029	78,821	291,397
Households	2,072	12,903	29,594	109,500
Average HH Income	\$184,548	\$171,318	\$165,479	\$159,491
Total No. of Employees	775	6,941	24,234	116,689

### 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



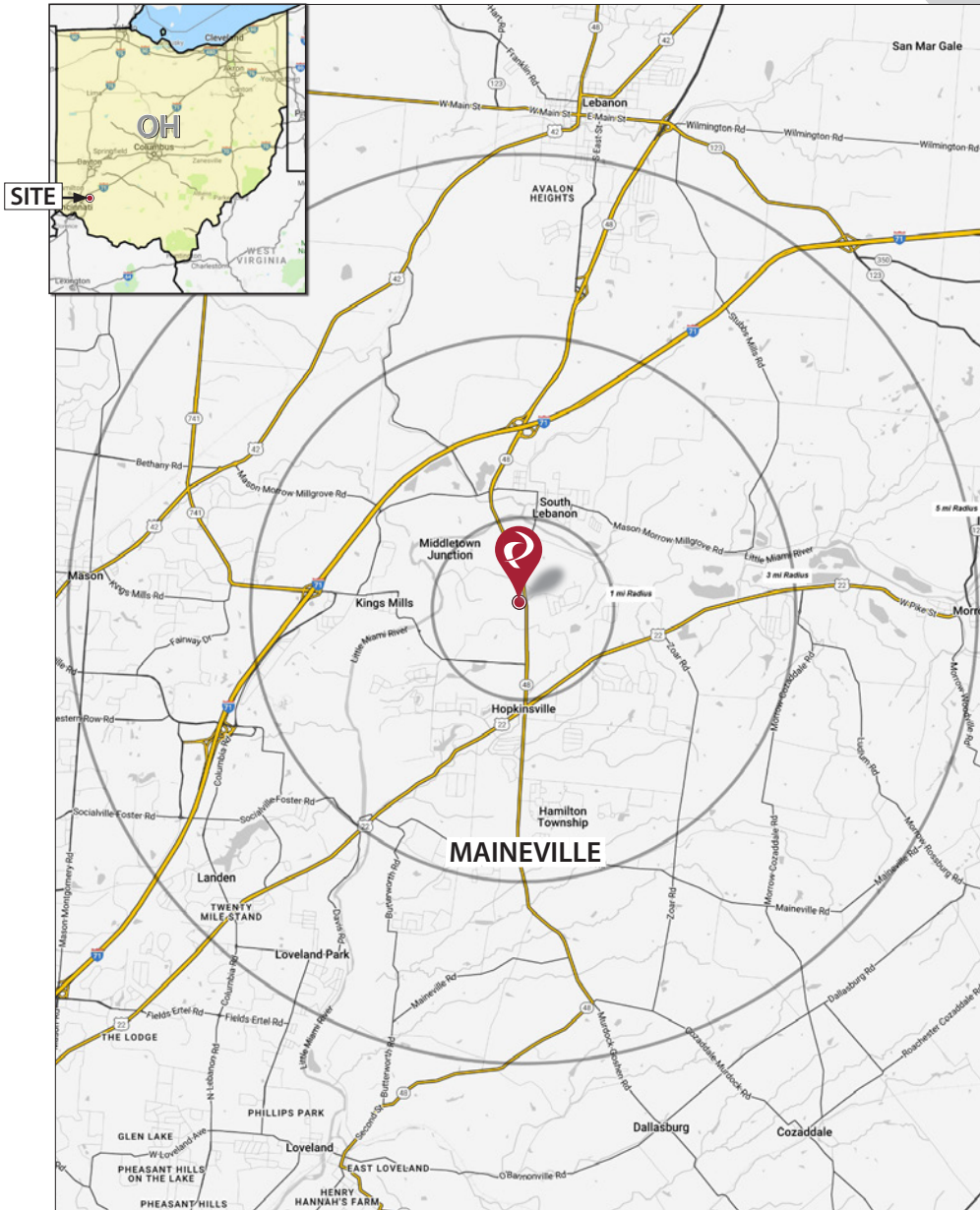
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## Market Map and Demographics



### Summary Profile

2010-2020 Census, 2024 Estimates with 2029 Projections  
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 39.3547/-84.2199

5471 OH-48 Maineville, OH 45039	1 mi radius	3 mi radius	5 mi radius	10 mi radius
<b>Population</b>				
2024 Estimated Population	5,822	35,029	78,821	291,397
2029 Projected Population	6,436	38,470	84,618	304,352
2020 Census Population	5,369	31,566	73,378	284,382
2010 Census Population	4,239	24,026	61,432	255,138
Projected Annual Growth 2024 to 2029	2.1%	2.0%	1.5%	0.9%
Historical Annual Growth 2010 to 2024	2.7%	3.3%	2.0%	1.0%
2024 Median Age	37.0	38.2	38.8	39.4
<b>Households</b>				
2024 Estimated Households	2,072	12,903	29,594	109,500
2029 Projected Households	2,310	14,270	31,983	115,266
2020 Census Households	1,907	11,672	27,468	104,106
2010 Census Households	1,493	8,806	22,844	91,843
Projected Annual Growth 2024 to 2029	2.3%	2.1%	1.6%	1.1%
Historical Annual Growth 2010 to 2024	2.8%	3.3%	2.1%	1.4%
<b>Race and Ethnicity</b>				
2024 Estimated White	88.4%	87.3%	83.9%	80.4%
2024 Estimated Black or African American	3.4%	3.0%	3.3%	5.4%
2024 Estimated Asian or Pacific Islander	3.3%	5.0%	7.8%	8.7%
2024 Estimated American Indian or Native Alaskan	-	-	0.1%	0.1%
2024 Estimated Other Races	4.9%	4.6%	4.9%	5.4%
2024 Estimated Hispanic	4.0%	3.5%	3.8%	4.4%
<b>Income</b>				
2024 Estimated Average Household Income	\$184,548	\$171,318	\$165,479	\$159,491
2024 Estimated Median Household Income	\$163,280	\$124,585	\$122,228	\$121,877
2024 Estimated Per Capita Income	\$65,690	\$63,128	\$62,149	\$59,987
<b>Education (Age 25+)</b>				
2024 Estimated Elementary (Grade Level 0 to 8)	0.4%	1.1%	1.3%	1.5%
2024 Estimated Some High School (Grade Level 9 to 11)	0.4%	2.3%	2.3%	2.6%
2024 Estimated High School Graduate	33.5%	24.1%	20.6%	20.7%
2024 Estimated Some College	13.5%	15.9%	15.1%	15.2%
2024 Estimated Associates Degree Only	8.3%	10.0%	9.4%	8.0%
2024 Estimated Bachelors Degree Only	33.1%	29.9%	31.6%	30.7%
2024 Estimated Graduate Degree	10.8%	16.6%	19.8%	21.4%
<b>Business</b>				
2024 Estimated Total Businesses	129	681	1,671	9,180
2024 Estimated Total Employees	775	6,941	24,234	116,689
2024 Estimated Employee Population per Business	6.0	10.2	14.5	12.7
2024 Estimated Residential Population per Business	45.2	51.4	47.2	31.7

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Aerial Looking East



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