

BRIDGETOWN LAND AVAILABLE

7670 Bridgetown Road, Cincinnati, OH 45248

0.76 Acre & 5.72 Acres FOR SALE or LEASE



Property Details:

- Two lots available next to LaRosa's in Miami Heights (Hamilton County, Miami Township)
- Can be sold or leased separately or together
- Flexible commercial zoning
- 11,461 cars per day on Bridgetown Road
- Just 3 miles north of US 50 and 4 miles south of Interstate 275

Surrounding Retailers Include:



Demographics:

2025 Estimates	1 Mile	3 Mile	5 Mile	10 Mile
Population	2,336	33,484	95,481	422,495
Households	886	12,804	37,727	171,806
Average HH Income	\$152,054	\$131,749	\$119,231	\$96,608
Total No. of Employees	426	6,533	20,349	123,076



Traffic Counts:

Inrix 2023	ADT
Bridgetown Road	11,461

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

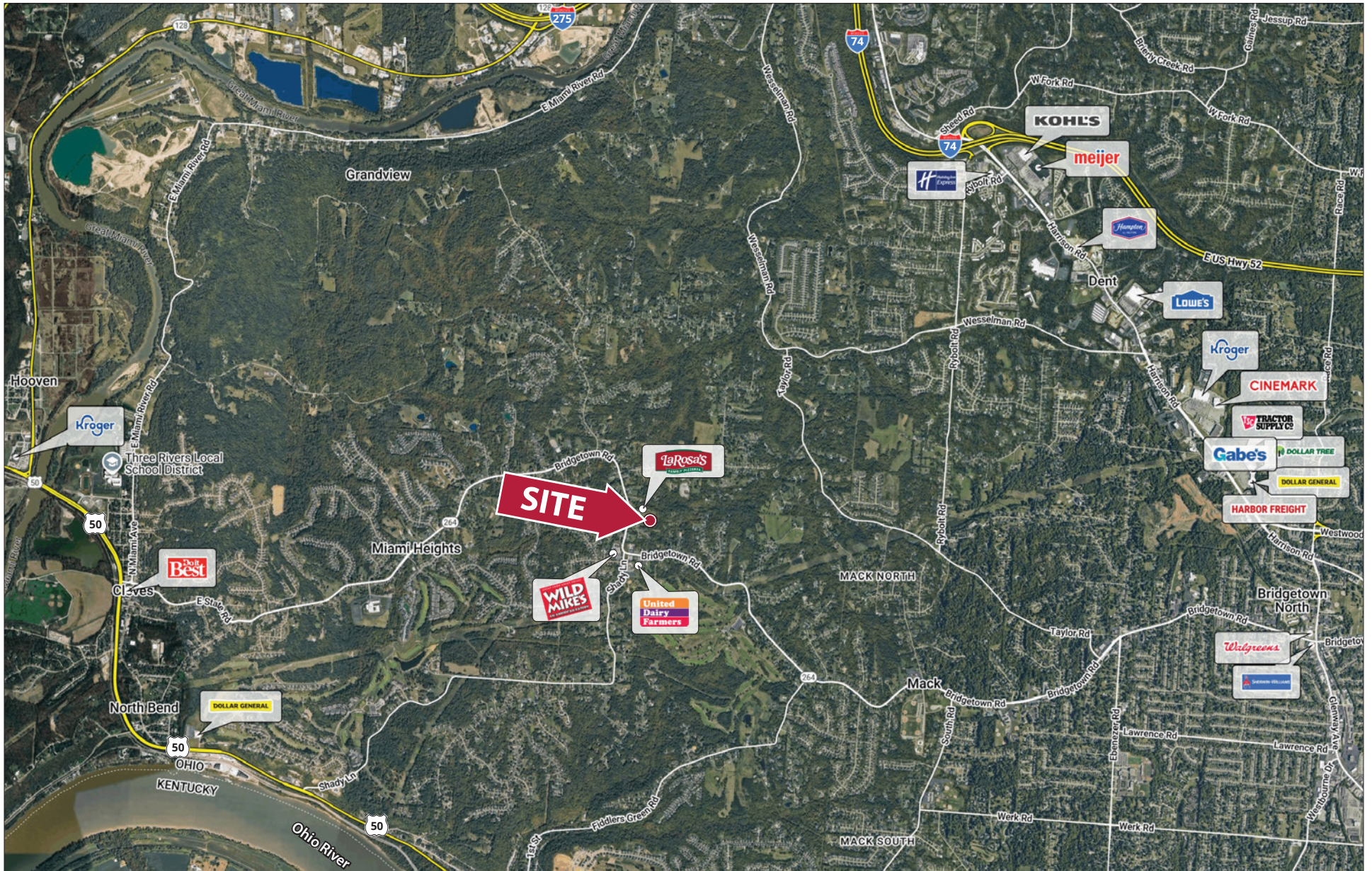
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Overview Aerial



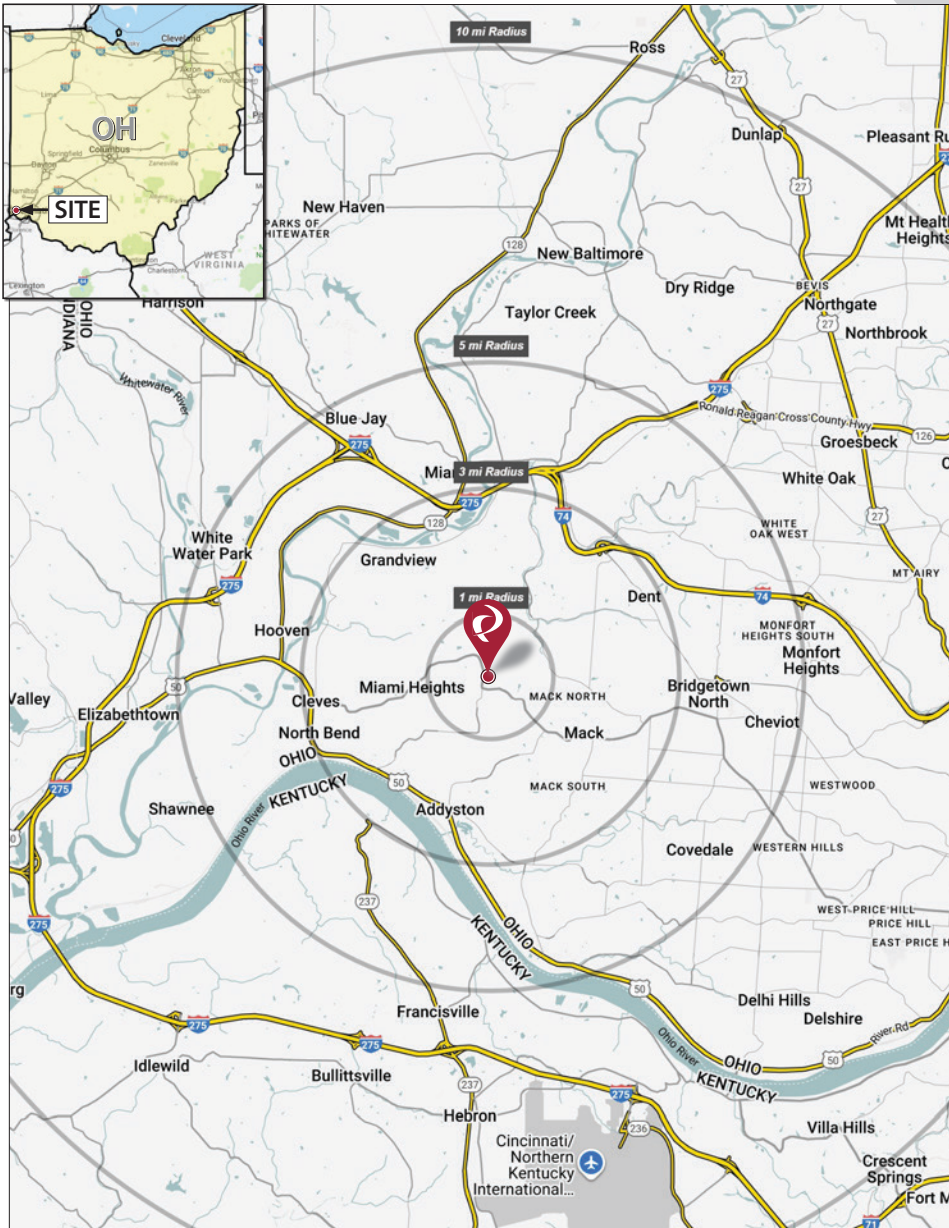
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Market Map and Demographics



Summary Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 39.1677/-84.6983

7670 Bridgetown Rd Cincinnati, OH 45248	1 mi radius	3 mi radius	5 mi radius	10 mi radius
Population				
2025 Estimated Population	2,336	33,484	95,481	422,495
2030 Projected Population	2,380	33,090	95,110	420,824
2020 Census Population	2,489	34,202	97,018	417,814
2010 Census Population	2,461	32,615	91,639	405,282
Projected Annual Growth 2025 to 2030	0.4%	-0.2%	-	-
Historical Annual Growth 2010 to 2025	-0.3%	0.2%	0.3%	0.3%
2025 Median Age	48.1	42.9	41.6	37.8
Households				
2025 Estimated Households	886	12,804	37,727	171,806
2030 Projected Households	904	12,728	37,720	172,187
2020 Census Households	917	12,973	38,041	168,204
2010 Census Households	883	12,074	35,465	161,435
Projected Annual Growth 2025 to 2030	0.4%	-0.1%	-	-
Historical Annual Growth 2010 to 2025	-	0.4%	0.4%	0.4%
Race and Ethnicity				
2025 Estimated White	93.4%	90.2%	86.1%	68.0%
2025 Estimated Black or African American	3.6%	5.5%	8.6%	24.3%
2025 Estimated Asian or Pacific Islander	0.5%	1.1%	1.2%	1.9%
2025 Estimated American Indian or Native Alaskan	-	-	0.1%	0.2%
2025 Estimated Other Races	2.5%	3.1%	3.9%	5.6%
2025 Estimated Hispanic	1.7%	2.0%	2.6%	4.1%
Income				
2025 Estimated Average Household Income	\$152,054	\$131,749	\$119,231	\$96,608
2025 Estimated Median Household Income	\$99,280	\$102,562	\$93,618	\$74,284
2025 Estimated Per Capita Income	\$57,815	\$50,406	\$47,158	\$39,420
Education (Age 25+)				
2025 Estimated Elementary (Grade Level 0 to 8)	1.5%	1.1%	1.6%	2.5%
2025 Estimated Some High School (Grade Level 9 to 11)	3.8%	4.3%	4.1%	5.7%
2025 Estimated High School Graduate	25.4%	27.7%	28.1%	30.0%
2025 Estimated Some College	20.4%	17.7%	18.1%	18.3%
2025 Estimated Associates Degree Only	11.1%	11.3%	10.8%	10.0%
2025 Estimated Bachelors Degree Only	23.4%	25.2%	25.0%	21.2%
2025 Estimated Graduate Degree	14.4%	12.7%	12.4%	12.4%
Business				
2025 Estimated Total Businesses	58	794	2,464	11,781
2025 Estimated Total Employees	426	6,533	20,349	123,076
2025 Estimated Employee Population per Business	7.3	8.2	8.3	10.4
2025 Estimated Residential Population per Business	39.9	42.2	38.8	35.9

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