

LAWRENCEBURG LAND AVAILABLE

728 West Eads Parkway, Lawrenceburg, IN 47025

2.69 Acres FOR SALE or LEASE
Divisible



Property Details:

- Vacant lot available next to Skyline Chili in Lawrenceburg, Indiana
- Top 5% of Skyline locations (per Placer.AI)
- Flexible commercial zoning
- Over 44,000 cars pass the site every day
- Lawrenceburg is the county seat of Dearborn County, and part of the Cincinnati, OH MSA

Surrounding Retailers Include:



Demographics:

2025 Estimates	1 Mile	3 Mile	5 Mile	10 Mile
Population	667	13,424	20,022	86,014
Households	272	5,609	8,203	32,258
Average HH Income	\$76,989	\$83,215	\$87,874	\$118,529
Total No. of Employees	1,786	10,999	12,473	27,407

Traffic Counts:

	Inrix 2023	ADT
West Eads Parkway		44,140

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In cooperation with:
Niessink Commercial Real Estate
Indiana Brokerage #C010200111



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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 Aerial



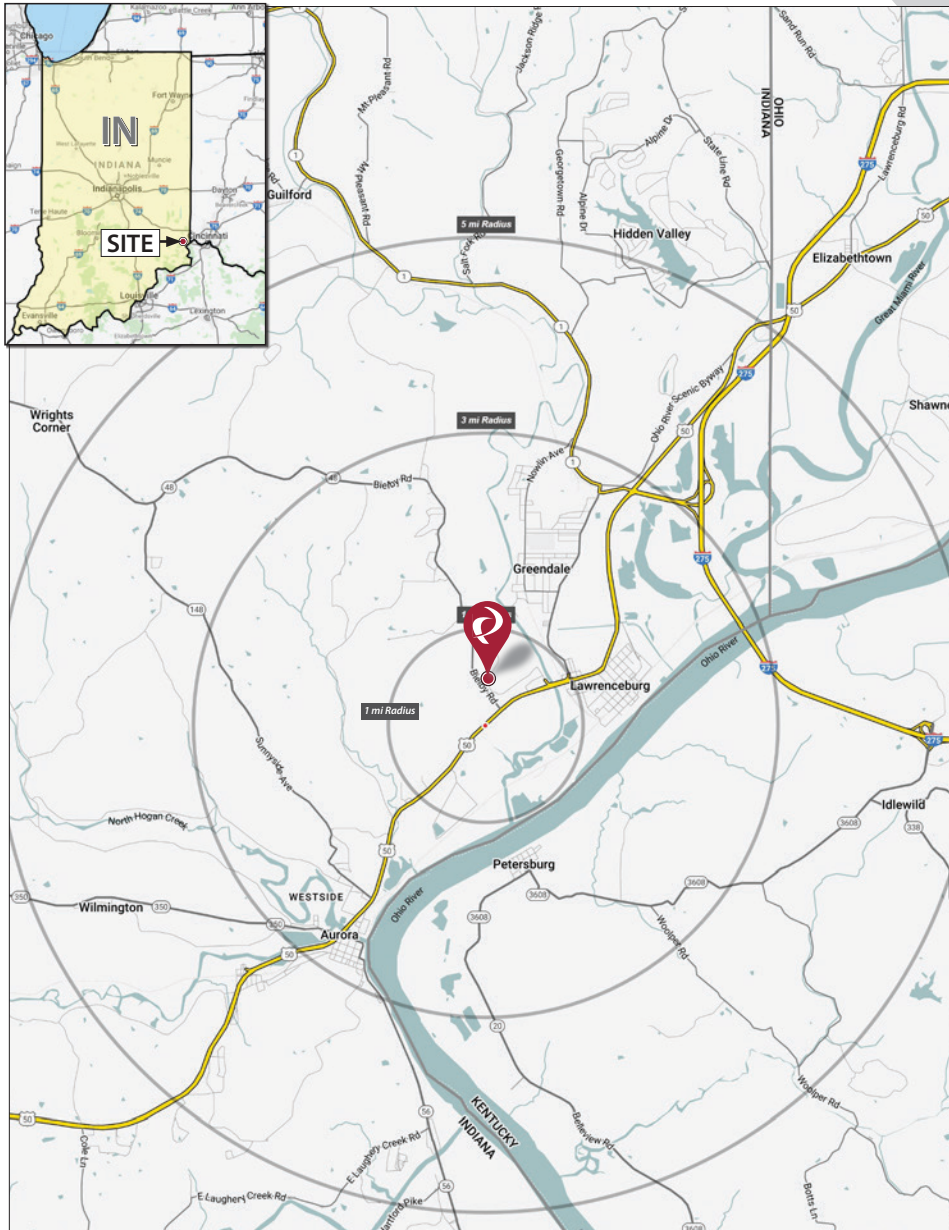
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Market Map and Demographics



Summary Profile

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



Lat/Lon: 39.0892/-84.8745

728 W Eads Pkwy Lawrenceburg, IN 47025	1 mi radius	3 mi radius	5 mi radius	10 mi radius
Population				
2025 Estimated Population	662	13,432	19,905	86,072
2030 Projected Population	675	13,694	20,187	88,361
2020 Census Population	565	12,763	19,085	83,663
2010 Census Population	525	12,868	19,152	80,555
Projected Annual Growth 2025 to 2030	0.4%	0.4%	0.3%	0.5%
Historical Annual Growth 2010 to 2025	1.7%	0.3%	0.3%	0.5%
2025 Median Age	40.2	40.0	40.6	40.5
Households				
2025 Estimated Households	270	5,612	8,168	32,281
2030 Projected Households	281	5,839	8,449	33,678
2020 Census Households	220	5,214	7,638	30,705
2010 Census Households	202	5,111	7,453	29,022
Projected Annual Growth 2025 to 2030	0.8%	0.8%	0.7%	0.9%
Historical Annual Growth 2010 to 2025	2.2%	0.7%	0.6%	0.7%
Race and Ethnicity				
2025 Estimated White	93.9%	94.4%	94.9%	92.1%
2025 Estimated Black or African American	1.6%	1.8%	1.6%	2.9%
2025 Estimated Asian or Pacific Islander	1.0%	0.7%	0.6%	1.1%
2025 Estimated American Indian or Native Alaskan	-	0.1%	0.1%	0.1%
2025 Estimated Other Races	3.3%	2.9%	2.8%	3.8%
2025 Estimated Hispanic	2.1%	2.0%	1.9%	2.9%
Income				
2025 Estimated Average Household Income	\$76,852	\$83,210	\$87,638	\$118,494
2025 Estimated Median Household Income	\$59,435	\$67,020	\$71,188	\$96,746
2025 Estimated Per Capita Income	\$31,521	\$34,936	\$36,082	\$44,477
Education (Age 25+)				
2025 Estimated Elementary (Grade Level 0 to 8)	1.4%	1.6%	1.4%	1.6%
2025 Estimated Some High School (Grade Level 9 to 11)	3.0%	6.4%	6.2%	5.6%
2025 Estimated High School Graduate	42.1%	41.0%	39.6%	33.0%
2025 Estimated Some College	19.5%	16.6%	18.5%	18.4%
2025 Estimated Associates Degree Only	9.7%	8.0%	8.6%	9.7%
2025 Estimated Bachelors Degree Only	18.2%	19.0%	18.4%	21.5%
2025 Estimated Graduate Degree	6.0%	7.5%	7.2%	10.2%
Business				
2025 Estimated Total Businesses	136	860	1,028	2,529
2025 Estimated Total Employees	1,781	10,999	12,450	27,413
2025 Estimated Employee Population per Business	13.1	12.8	12.1	10.8
2025 Estimated Residential Population per Business	4.9	15.6	19.4	34.0

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