

## WALTON, KY LAND AVAILABLE

815 Chestnut Drive, Walton, KY 41094

1.11 Acres For Sale or Lease



### Property Details:

- Outparcel in fast-growing Walton, KY sub-market of Cincinnati MSA
- Adjacent to high-traffic Kroger Marketplace (1.5 million visits/year per Placer.AI)
- Only outlot for sale in the development
- Just ¼ mile from I-75 / KY-16 (Mary Grubbs Hwy) interchange

### Surrounding retailers include:



### Demographics:

2025 Estimates	1 Mile	3 Mile	5 Mile	10 Mile
Population	2,848	9,823	24,424	153,302
Households	1,125	3,494	8,775	55,81
Average HH Income	\$86,812	\$109,252	\$131,507	\$119,350
Total No. of Employees	2,306	3,537	7,404	38,728

### Traffic Counts:

OKI	ADT
Mary Grubbs Hwy	17,947
I-75 at Mary Grubbs Hwy	63,309

### Contact: Zachary Schunn

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

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Market Overview Aerial

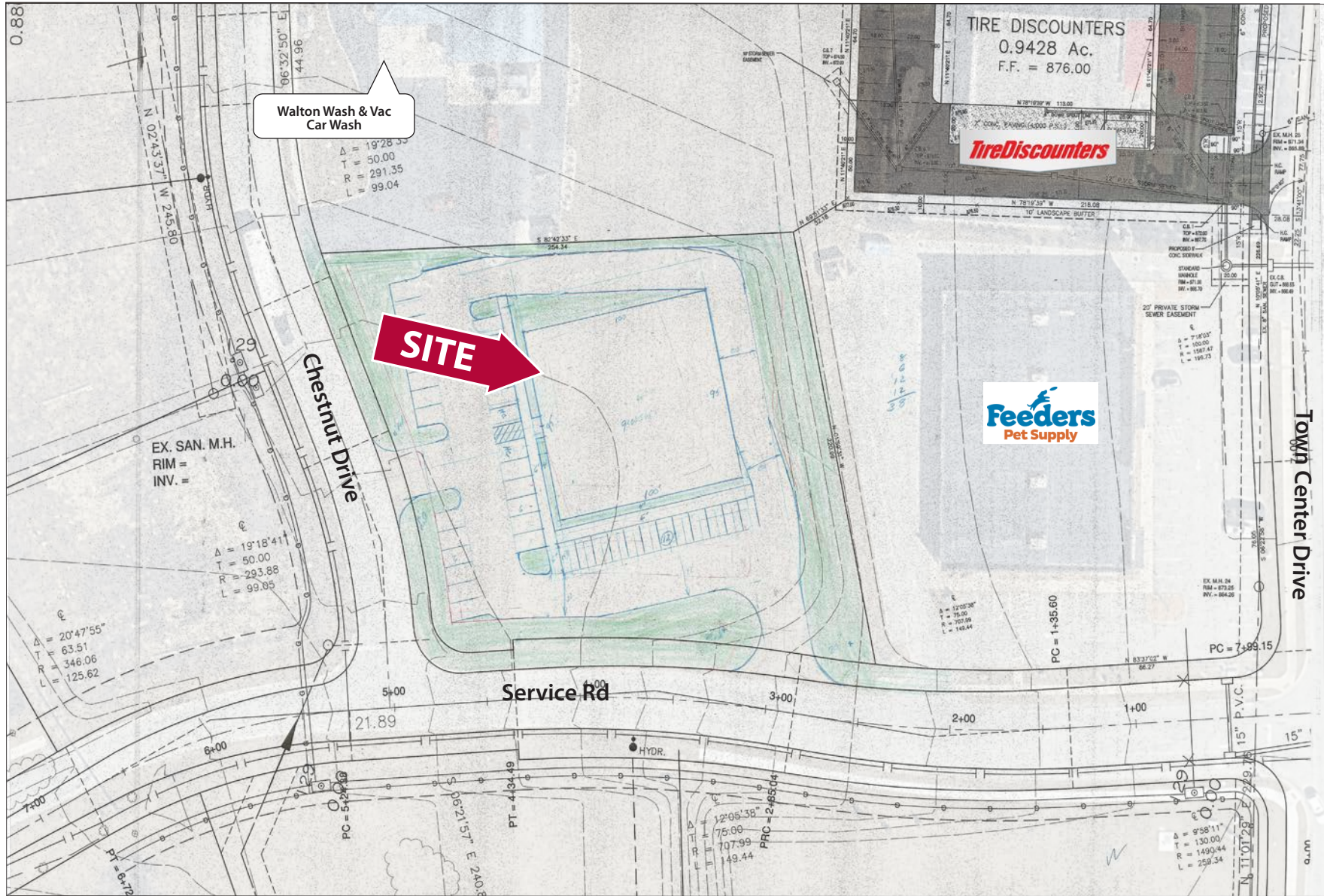




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Site Plan

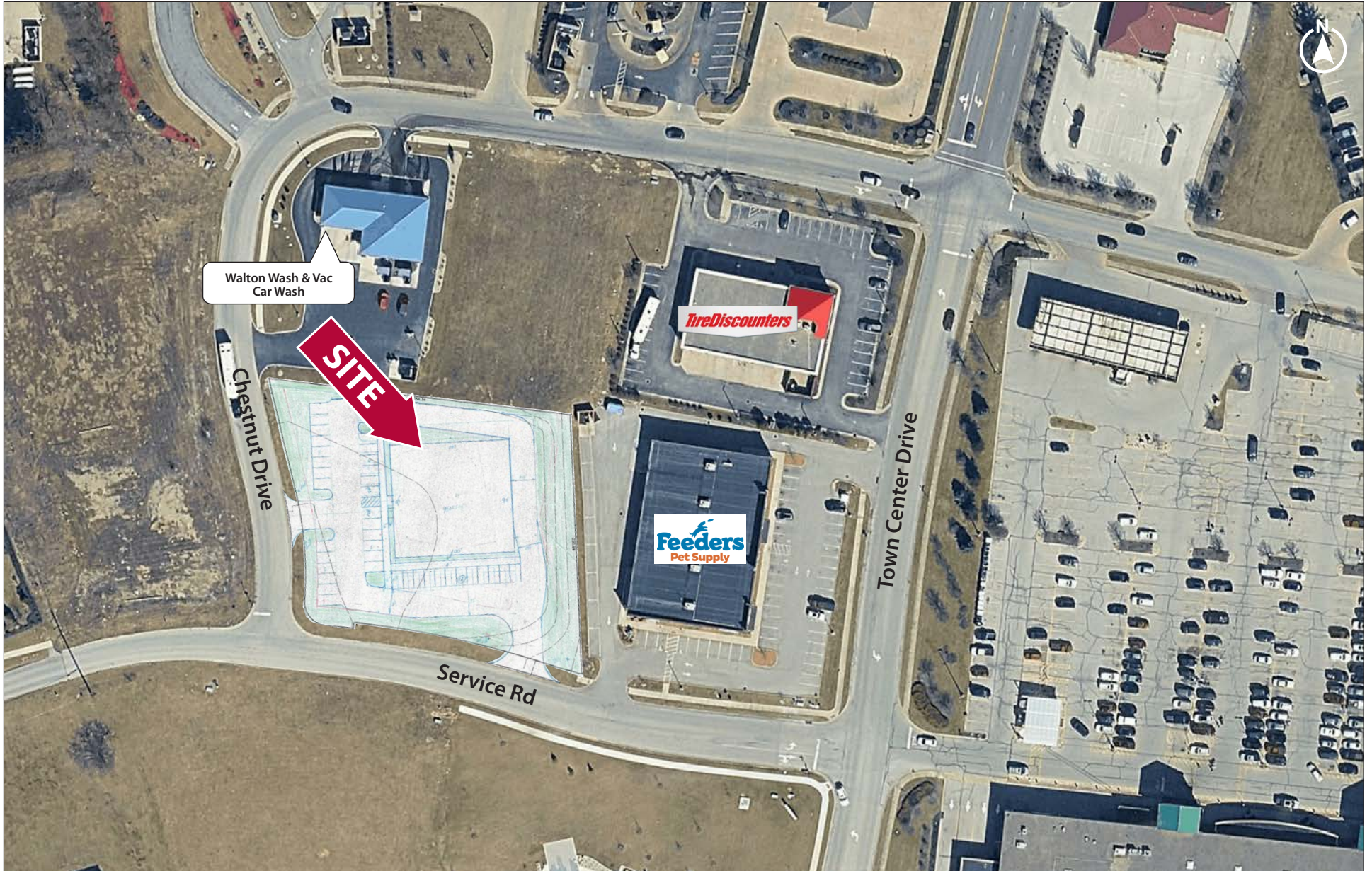




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Site Plan Overlay on Aerial



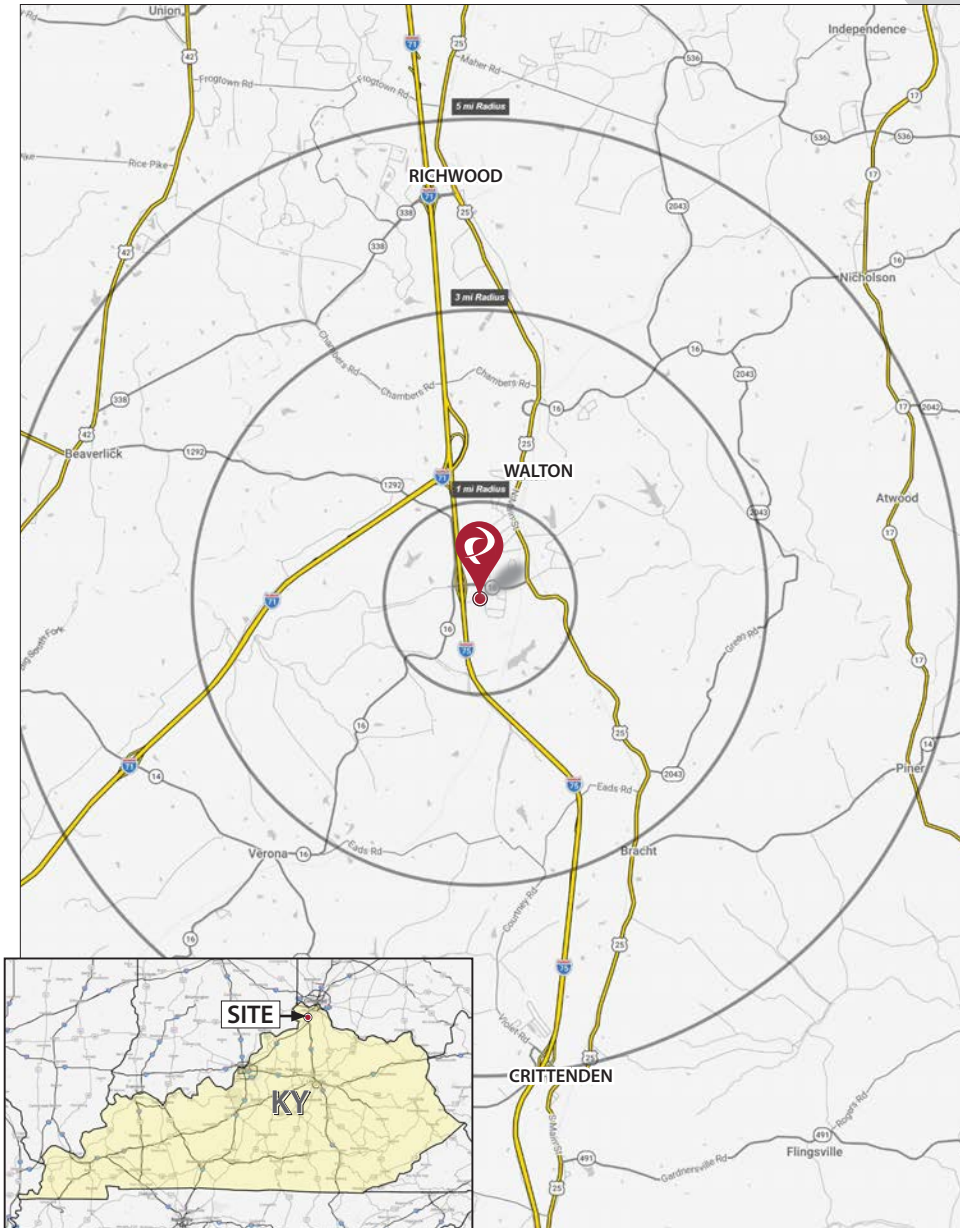
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## Market Map and Demographics



### Summary Profile

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

Lat/Lon: 38.8572/-84.6194

815 Chestnut Dr Walton, KY 41094	1 mi radius	3 mi radius	5 mi radius	10 mi radius
<b>Population</b>				
2025 Estimated Population	2,848	9,823	24,424	153,302
2030 Projected Population	3,161	10,787	26,182	159,851
2020 Census Population	2,423	8,781	22,040	146,339
2010 Census Population	1,797	6,837	18,126	127,240
Projected Annual Growth 2025 to 2030	2.2%	2.0%	1.4%	0.9%
Historical Annual Growth 2010 to 2025	3.9%	2.9%	2.3%	1.4%
2025 Median Age	33.6	36.0	38.8	37.0
<b>Households</b>				
2025 Estimated Households	1,125	3,494	8,775	55,841
2030 Projected Households	1,281	3,922	9,599	59,357
2020 Census Households	950	3,063	7,757	52,225
2010 Census Households	660	2,450	6,435	45,444
Projected Annual Growth 2025 to 2030	2.8%	2.4%	1.9%	1.3%
Historical Annual Growth 2010 to 2025	4.7%	2.8%	2.4%	1.5%
<b>Race and Ethnicity</b>				
2025 Estimated White	88.9%	90.6%	90.5%	86.8%
2025 Estimated Black or African American	2.3%	2.2%	2.4%	4.5%
2025 Estimated Asian or Pacific Islander	1.7%	1.7%	2.1%	2.5%
2025 Estimated American Indian or Native Alaskan	0.3%	0.1%	0.1%	0.2%
2025 Estimated Other Races	6.8%	5.4%	4.8%	6.0%
2025 Estimated Hispanic	5.7%	4.5%	4.0%	5.6%
<b>Income</b>				
2025 Estimated Average Household Income	\$86,812	\$109,252	\$131,507	\$119,350
2025 Estimated Median Household Income	\$79,231	\$93,292	\$105,189	\$99,009
2025 Estimated Per Capita Income	\$34,333	\$38,877	\$47,253	\$43,520
<b>Education (Age 25+)</b>				
2025 Estimated Elementary (Grade Level 0 to 8)	2.7%	2.3%	2.1%	2.6%
2025 Estimated Some High School (Grade Level 9 to 11)	5.7%	5.2%	4.6%	4.0%
2025 Estimated High School Graduate	35.3%	33.2%	29.5%	29.9%
2025 Estimated Some College	15.0%	18.3%	18.7%	19.7%
2025 Estimated Associates Degree Only	9.6%	9.4%	8.9%	9.1%
2025 Estimated Bachelors Degree Only	24.7%	20.4%	21.2%	21.9%
2025 Estimated Graduate Degree	7.1%	11.3%	15.0%	12.8%
<b>Business</b>				
2025 Estimated Total Businesses	207	339	789	3,744
2025 Estimated Total Employees	2,306	3,537	7,404	38,728
2025 Estimated Employee Population per Business	11.1	10.4	9.4	10.3
2025 Estimated Residential Population per Business	13.7	29.0	31.0	40.9

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