

"THE PIKE" OUTPARCEL OPPORTUNITY

9393 N Springboro Pike (SR 741), Miami Twp., OH 45342

Up to 3.5 Acres Available
For Lease or Build-to-Suit
Multiple Outlots



Property Details:

- Located just north of Austin Landing at the I-75 and I-675 interchange
- Strong residential and daytime demographics
- Full access at 2 signalized intersections
- Over 26,000 ADT on N Springboro Pike

Area traffic generators include:



Demographics:

2025 Estimates	1 Mile	3 Mile	5 Mile	10 Mile
Population	8,650	57,124	139,972	385,108
Households	4,015	26,251	59,065	160,515
Average HH Income	\$124,513	\$118,658	\$124,865	\$114,631
Total No. of Employees	7,874	30,446	62,083	145,125

Traffic Counts:

Springboro Pike (SR 741)	26,760 ADT (INRIX 2023)
I-75	142,236 ADT (INRIX 2023)

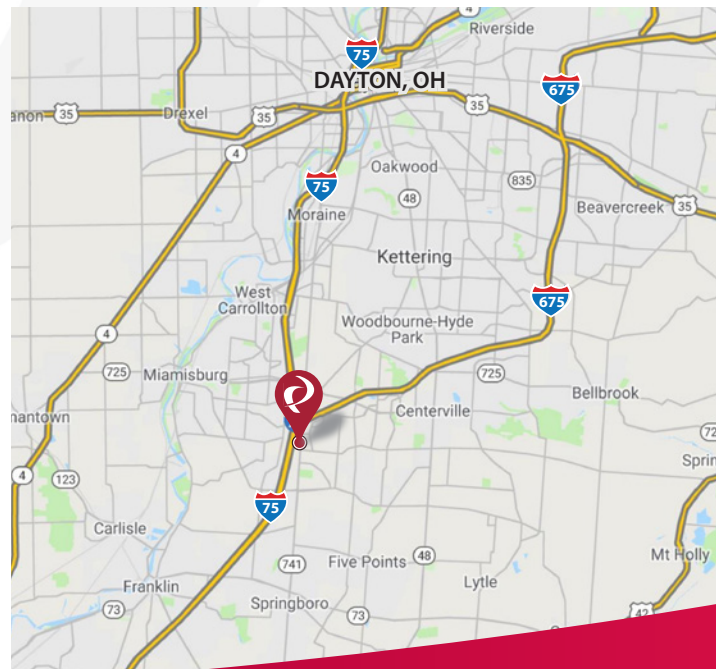
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Market Aerial



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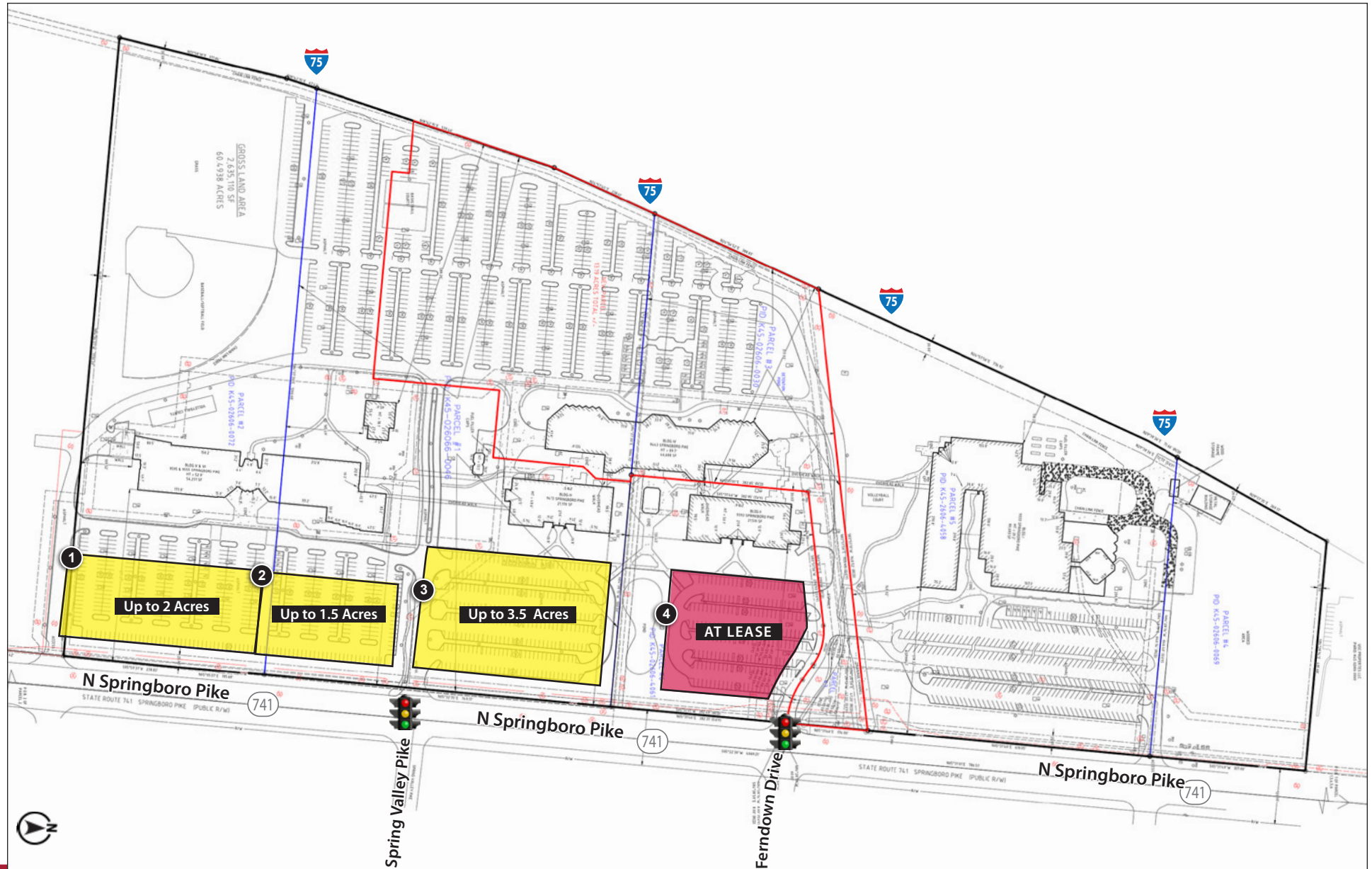
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Existing Conditions - Site Plan



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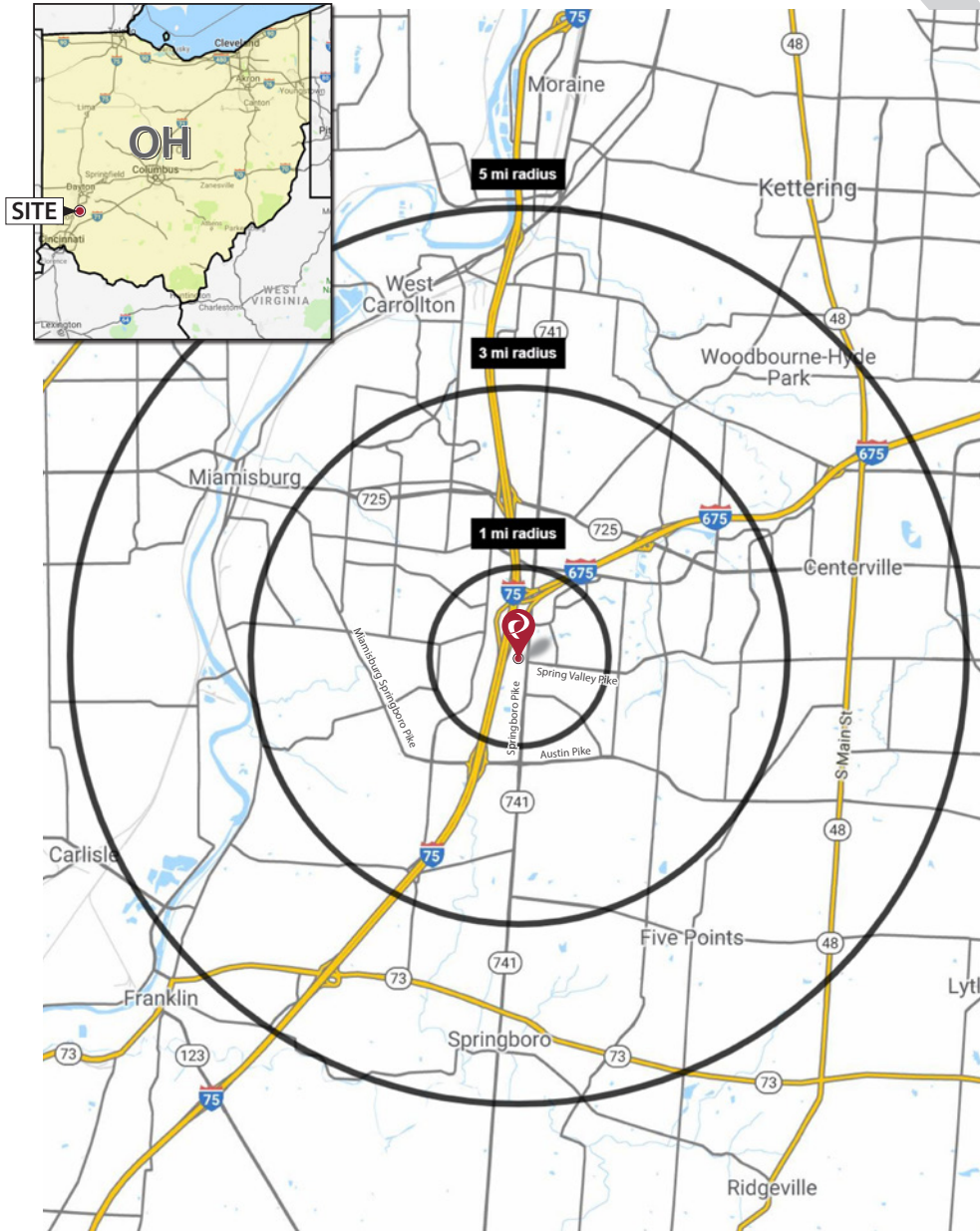
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Market Map and Demographics



Summary Profile

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



Lat/Lon: 39.6139/-84.2292

9393 N Springboro Pike Miami, OH 45342	1 mi radius	3 mi radius	5 mi radius	10 mi radius
Population				
2025 Estimated Population	8,650	57,124	139,972	385,108
2030 Projected Population	8,669	57,107	139,318	385,484
2020 Census Population	8,984	57,713	139,856	379,405
2010 Census Population	8,098	53,714	130,620	361,693
Projected Annual Growth 2025 to 2030	-	-	-	-
Historical Annual Growth 2010 to 2025	0.5%	0.4%	0.5%	0.4%
2025 Median Age	33.0	39.4	41.0	40.1
Households				
2025 Estimated Households	4,015	25,251	59,065	160,515
2030 Projected Households	4,057	25,405	59,366	162,517
2020 Census Households	3,877	24,951	58,399	156,977
2010 Census Households	3,507	22,915	54,035	148,563
Projected Annual Growth 2025 to 2030	0.2%	0.1%	0.1%	0.2%
Historical Annual Growth 2010 to 2025	1.0%	0.7%	0.6%	0.5%
Race and Ethnicity				
2025 Estimated White	69.4%	75.4%	79.0%	78.6%
2025 Estimated Black or African American	15.6%	11.9%	9.8%	12.0%
2025 Estimated Asian or Pacific Islander	8.3%	6.7%	5.4%	3.6%
2025 Estimated American Indian or Native Alaskan	0.3%	0.2%	0.1%	0.2%
2025 Estimated Other Races	6.4%	5.9%	5.7%	5.6%
2025 Estimated Hispanic	5.4%	4.6%	4.3%	4.1%
Income				
2025 Estimated Average Household Income	\$124,513	\$118,658	\$124,865	\$114,631
2025 Estimated Median Household Income	\$100,107	\$94,777	\$98,528	\$89,878
2025 Estimated Per Capita Income	\$57,799	\$52,520	\$52,805	\$47,983
Education (Age 25+)				
2025 Estimated Elementary (Grade Level 0 to 8)	1.8%	1.4%	1.8%	1.9%
2025 Estimated Some High School (Grade Level 9 to 11)	1.0%	3.0%	3.6%	4.3%
2025 Estimated High School Graduate	22.2%	21.3%	21.9%	24.0%
2025 Estimated Some College	13.8%	18.4%	18.5%	19.9%
2025 Estimated Associates Degree Only	12.3%	10.6%	10.2%	10.1%
2025 Estimated Bachelors Degree Only	31.7%	26.5%	24.5%	22.2%
2025 Estimated Graduate Degree	17.2%	18.7%	19.5%	17.7%
Business				
2025 Estimated Total Businesses	362	2,220	5,359	12,673
2025 Estimated Total Employees	7,874	30,446	62,083	145,125
2025 Estimated Employee Population per Business	21.7	13.7	11.6	11.5
2025 Estimated Residential Population per Business	23.9	25.7	26.1	30.4

©2026, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 11/2025, TIGER Geography - RS1

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