

[View Listing](#)

# MILFORD DEVELOPMENT

Sale (Investment or Owner User), Ground Lease, or Build-To-Suit

2.09 Acres

## FEATURES

- Next to CVS Pharmacy and across the street from a new United Dairy Farmers
- Access from shared easement with CVS on St Rt 131 and another on Wolfpen Pleasant Hill Rd
- 171 feet of frontage on St Rt 131
- .91 acres neighboring lot to the west is for sale for possible assemblage of 3 acres

## DEMOGRAPHICS

	Radius	1 Mile	3 Mile	5 Mile
Population		4,887	33,503	75,282
Average HH Income		\$98,499	\$100,364	\$113,902
Households		1,879	13,157	28,043
Daytime Population		4,022	33,932	67,707

## TRAFFIC COUNTS

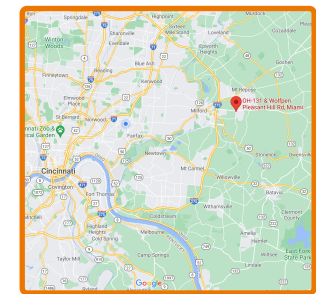
Street/Intersection	VPD
Wolfpen Pleasant Hill Road	24,024
SR 131	12,497



Todd Vollmer



- [Call Todd](#)
- [Email Todd](#)
- [Contact Card](#)



St Rt 131 & Wolfpen Pleasant Hill Rd.  
Milford, Ohio 45150

**MIDLAND  
RETAIL**

[MidlandRetail.com](http://MidlandRetail.com)

(513) 891-2526

697 Wilmer Ave Suite C

Cincinnati, OH 45226



# AERIAL

Milford Development  
2.09 Acres



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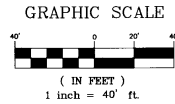
Todd Vollmer

(513) 505-1902  
TVollmer@MidlandRetail.com

SOURCE DOCUMENTS:

O.R. 468/388  
 O.R. 313/0003  
 525/621  
 O.R. 284/18  
 590/667  
 11M-70  
 TL18-17  
 O.R. 951/812  
 O.R. 951/809  
 R/W PLANS

OCCUPATION: NONE ALONG EX PROP LINES



NOTE: BASIS OF BEARING IS FROM SURVEY TL 18-17, DATED DECEMBER 23, 1992  
 BY H&L TRISTATE SURVEYORS, CARL G. HARTMAN, P.S. #7294

PLAT OF SURVEY  
 FOR  
 TATCO DEVELOPMENT, LTD.  
 LOCATED IN:  
 OVERTON'S MILITARY SURVEY No. 502 V.M.S.  
 MIAMI TOWNSHIP  
 CLERMONT COUNTY, OHIO

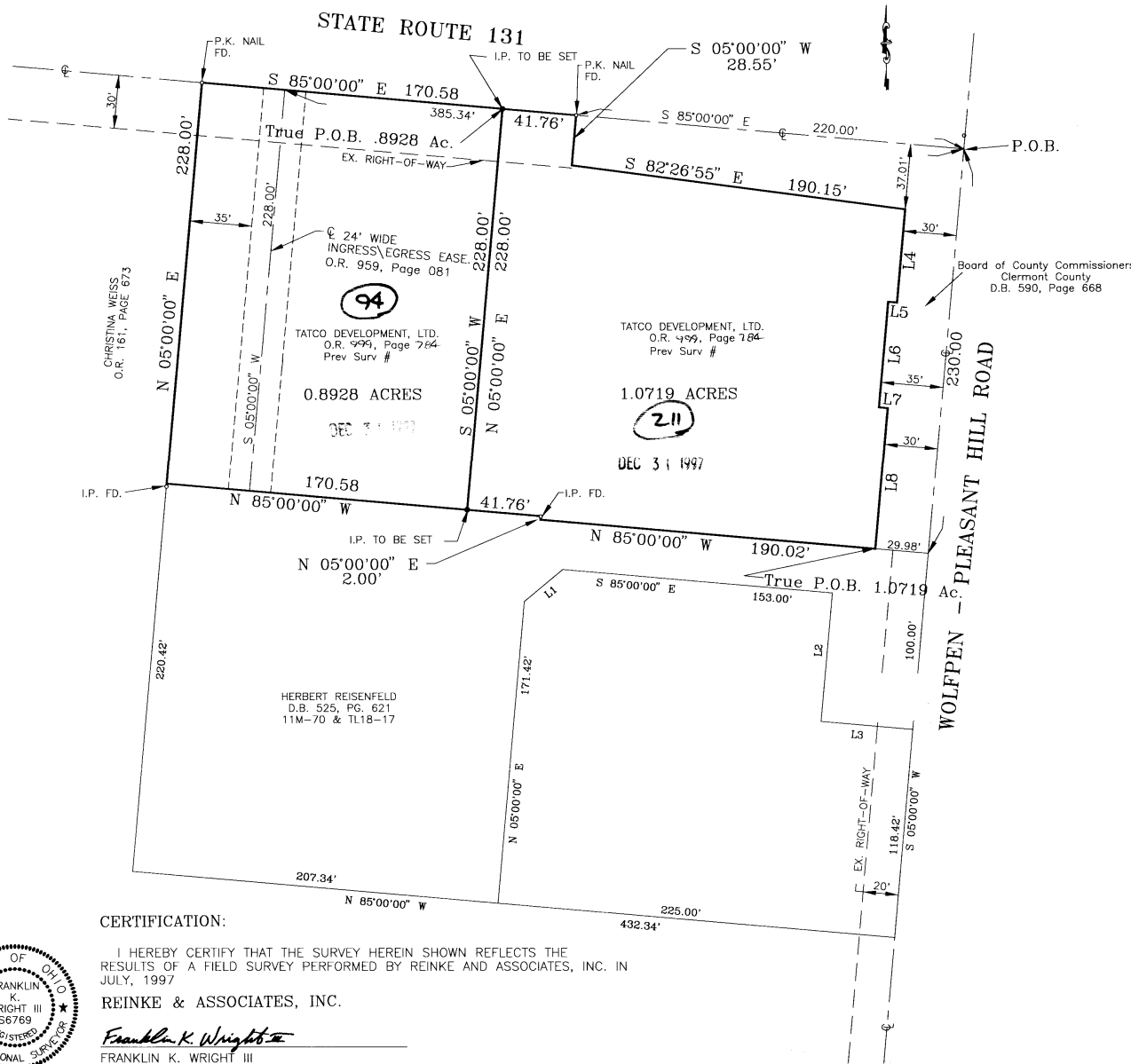
SCALE: 1" = 40'  
 DECEMBER 18, 1997

LINE	DIRECTION	DISTANCE
L1	N 50°00'00" E	28.28'
L2	S 04°59'59" W	73.00'
L3	S 84°59'58" E	52.00'
L4	S 04°58'54" W	53.00'
L5	N 85°01'06" W	5.00'
L6	S 04°58'54" W	60.00'
L7	S 85°01'06" E	5.00'
L8	S 04°58'54" W	79.99'

12/11/97

APPROVED  
 [Signature]  
 [Date]

PREPARED BY:  
**REINKE ASSOCIATES**  
 ENGINEERING & SURVEYING  
 LAND PLANNING  
 LANDSCAPE ARCHITECTURE  
 (937) 434-4210  
 200 COLUMBUS PARK DRIVE  
 CANTONVILLE, OH 45309



CERTIFICATION:

I HEREBY CERTIFY THAT THE SURVEY HEREIN SHOWN REFLECTS THE RESULTS OF A FIELD SURVEY PERFORMED BY REINKE AND ASSOCIATES, INC. IN JULY, 1997

REINKE & ASSOCIATES, INC.

*Franklin K. Wright III*

FRANKLIN K. WRIGHT III  
 OHIO REGISTERED SURVEYOR NO. 6769



SITE PLAN

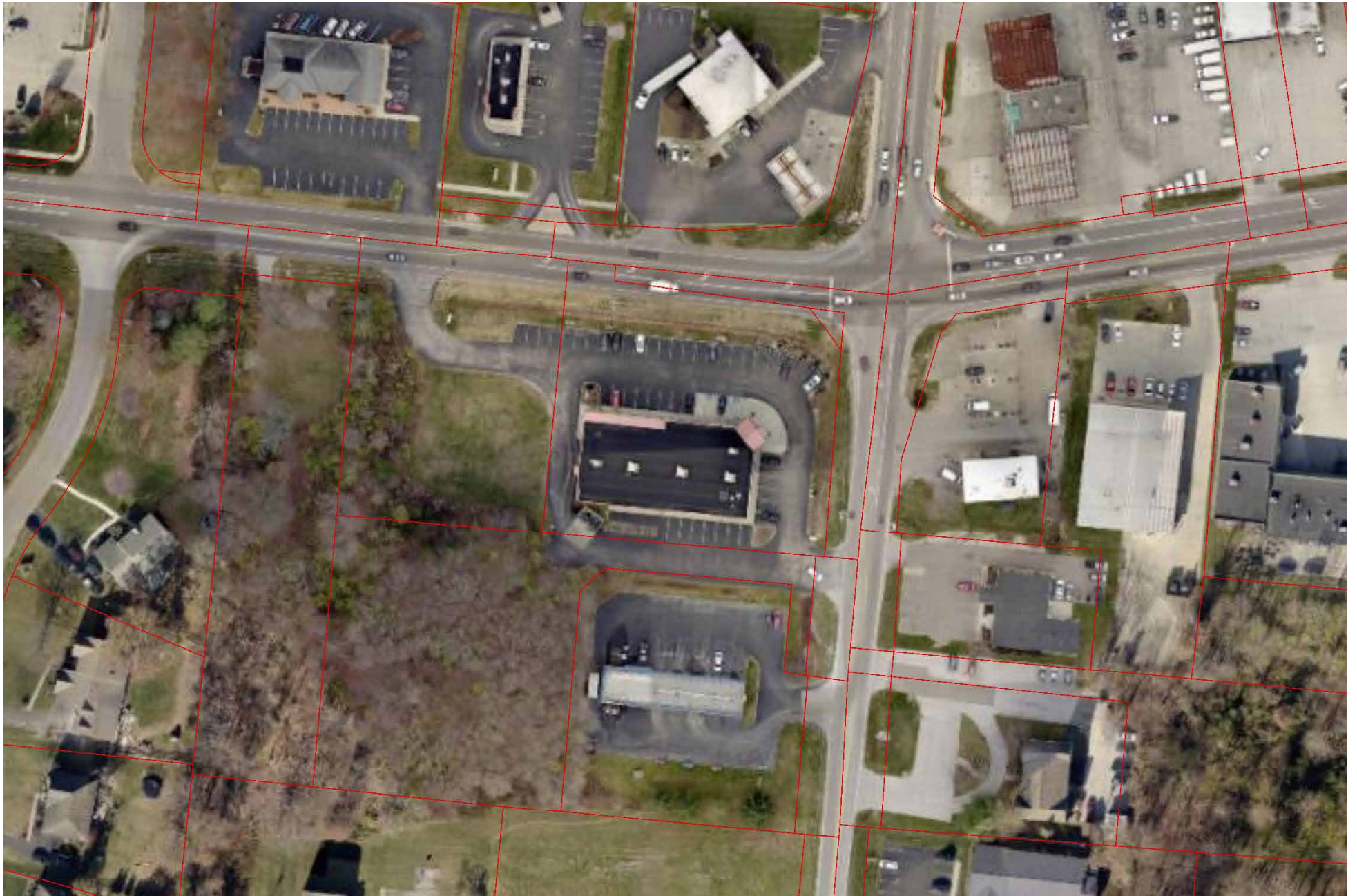
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# PARCELS

Milford Development  
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## 2021 Demographics

Milford Development

OH-131 & Wolfpen Pleasant Hill Rd, Milford, Ohio, 45150

Rings: 1, 3, 5 mile radii

Latitude: 39.17506

Longitude: -84.23632

Population	1 mile	3 miles	5 miles
2021 Total Population	4,887	33,503	75,282
2026 Total Population	4,937	34,210	76,948
2021-2026 Population: Annual Growth Rate	0.20%	0.42%	0.44%
2021 Total Daytime Population	4,022	33,932	67,707
2021 Female Population	2,444	17,075	38,232
2021 Male Population	2,443	16,428	37,050
2021 Median Age	42.8	41.4	40.8
Households	1 mile	3 miles	5 miles
2021 Total Households	1,879	13,157	28,043
2026 Total Households	1,906	13,477	28,746
2021-2026 Households: Annual Growth Rate	0.29%	0.48%	0.50%
2021 Average Household Size	2.60	2.51	2.66
2021 Dominant Tapestry Segment Name	Comfortable Empty Nesters	Comfortable Empty Nesters	Comfortable Empty Nesters
Income	1 mile	3 miles	5 miles
2021 Average Household Income	\$98,499	\$100,364	\$113,902
2026 Average Household Income	\$108,728	\$110,989	\$125,117
2021 Median Household Income	\$78,751	\$75,987	\$84,645
2026 Median Household Income	\$86,723	\$84,281	\$93,924
2021-2026 Median Household Income: Annual Growth Rate	1.95%	2.09%	2.10%
2021 Per Capita Income	\$37,315	\$39,183	\$42,490
2026 Per Capita Income	\$41,365	\$43,473	\$46,804
2021-2026 Per Capita Income: Annual Growth Rate	2.08%	2.10%	1.95%
Home Value	1 mile	3 miles	5 miles
2021 Average Home Value	\$192,344	\$219,994	\$230,283
2026 Average Home Value	\$221,979	\$262,685	\$299,450
2021 Median Home Value	\$192,344	\$219,994	\$230,283
2026 Median Home Value	\$212,111	\$244,046	\$260,509
Race	1 mile	3 miles	5 miles
Diversity Index	18.1	18.8	17.1
Educational Attainment	1 mile	3 miles	5 miles
Less than 9th Grade	34	502	1,133
9-12th Grade/No Diploma	68	989	2,255
High School Diploma	966	5,685	11,793
GED/Alternative Credential	86	684	1,762
Some College/No Degree	818	4,818	10,190
Associate's Degree	470	2,058	4,411
Bachelor's Degree	675	5,517	12,904
Graduate/Professional Degree	332	3,119	7,577
Educational Attainment Base	3,449	23,372	52,025
Business Summary	1 mile	3 miles	5 miles
Total Businesses	94	1,305	2,176
Total Employees	1,308	16,108	24,415
Total (SIC01-99) Sales (\$000)	\$226,666	\$3,396,633	\$4,983,458
Total Expenditures (Consumer Spending)	1 mile	3 miles	5 miles
2021 Annual Budget Expenditures	\$156,367,895	\$1,123,010,951	\$2,706,235,402
2026 Annual Budget Expenditures	\$175,373,975	\$1,272,036,135	\$3,046,740,588
2021 Retail Goods	\$7,325,491	\$53,342,529	\$128,423,338
2026 Retail Goods	\$53,203,075	\$385,710,430	\$925,598,981