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# BETHEL, OH

## FREESTANDING BUILDING



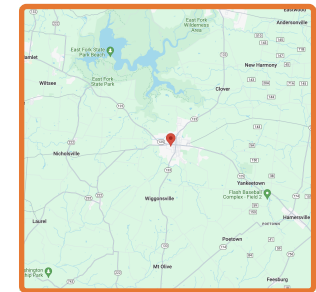
Todd Vollmer



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531 W Plane Street  
Cincinnati, OH 45106

**FOR LEASE**

**9,140 SQ. FT. ON 1.02 ACRES**

### FEATURES

- Former Family Dollar freestanding building
- Located in the heart of Bethel
- Perfect location for retail, showroom, or service-driven business HQ
- Pylon sign and ample parking

### TRAFFIC COUNTS

Street/Intersection	VPD
Plane Street	18,032

### DEMOGRAPHICS

	Radius 1 Mile	3 Mile	5 Mile
Population	3,229	6,778	13,365
Daytime Population	2,986	5,088	9,159
Households	1,322	2,702	5,203
Average HH Income	\$57,308	\$73,072	\$81,662

**MIDLAND  
RETAIL**



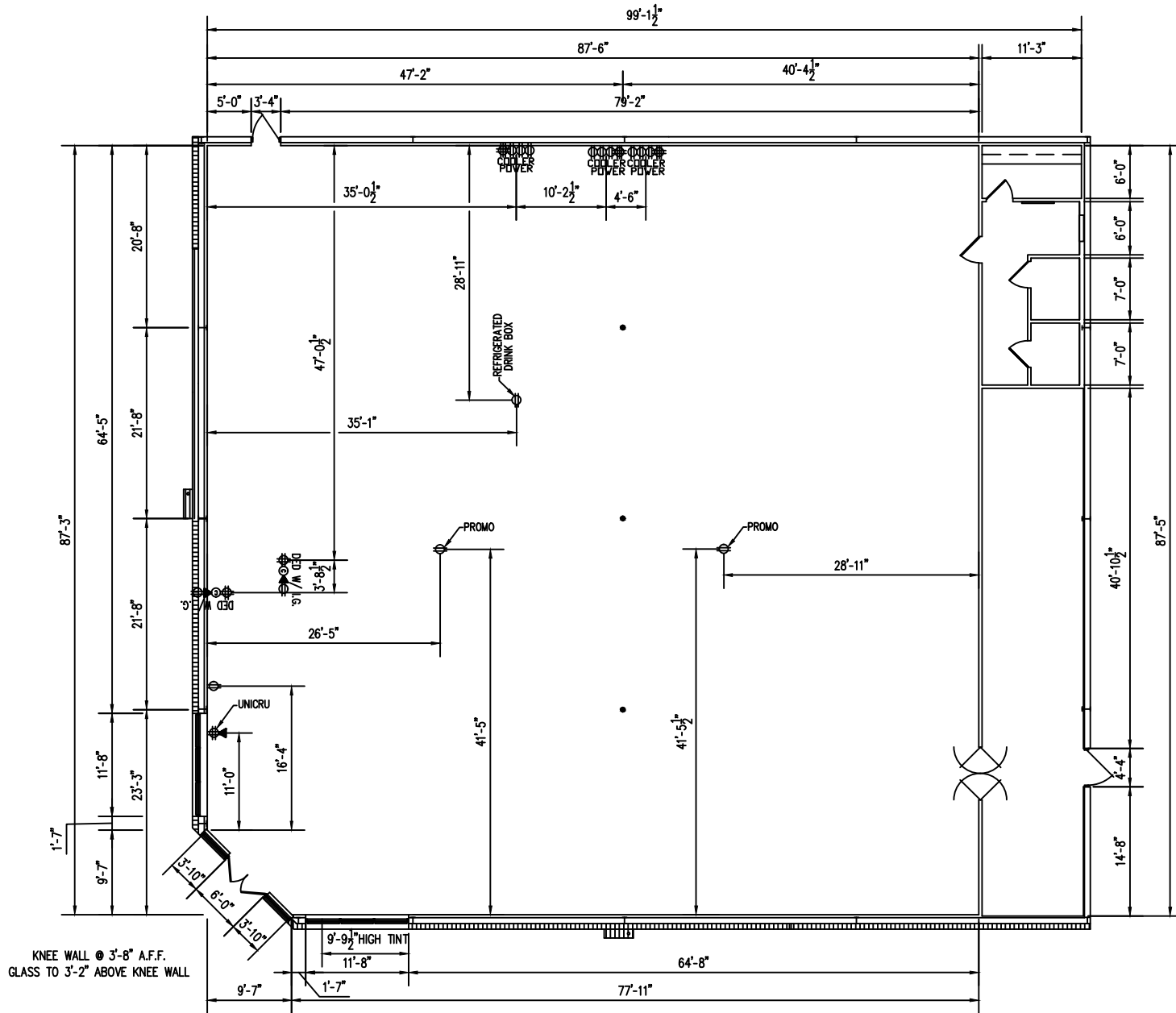
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(513) 891-2526



697 Wilmer Ave Suite C  
Cincinnati, OH 45226



# SITE PLAN

## FORMER FAMILY DOLLAR

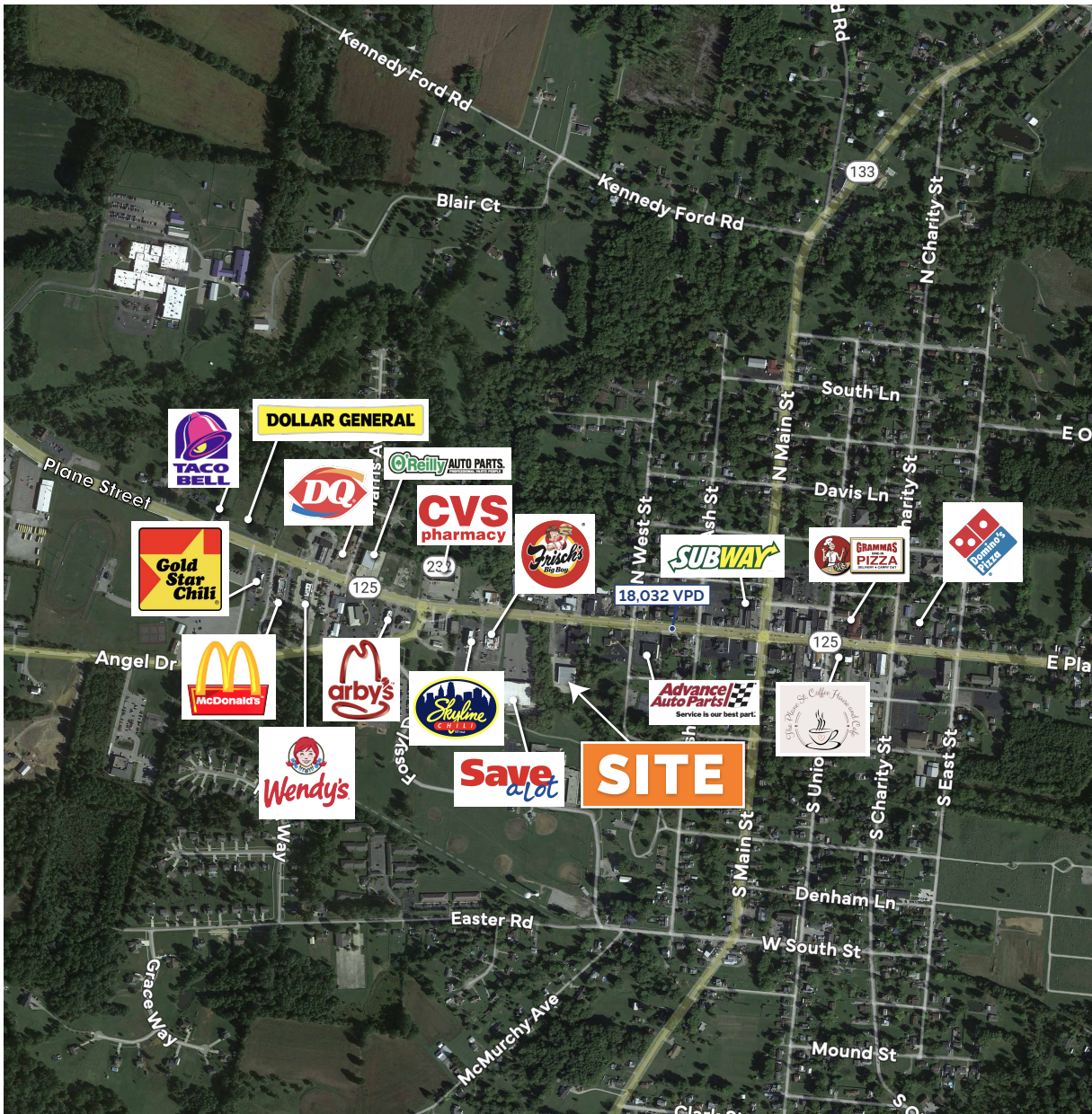
9,140 Sq. Ft. For Lease



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TRADE AREA  
 FORMER FAMILY DOLLAR  
 9,140 Sq. Ft. For Lease



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## 2023 Demographics

531 W Plane St, Bethel, Ohio, 45106

Rings: 1, 3, 5 mile radii

Latitude: 38.96293

Longitude: -84.08523

Population	1 mile	3 miles	5 miles
2023 Total Population	3,229	6,778	13,365
2028 Total Population	3,173	6,688	13,302
2022-2027 Population: Annual Growth Rate	-0.35%	-0.27%	-0.09%
2023 Total Daytime Population	2,986	5,088	9,159
2023 Female Population	1,700	3,488	6,723
2023 Male Population	1,529	3,290	6,642
2023 Median Age	37.2	40.8	42.1
Households	1 mile	3 miles	5 miles
2023 Total Households	1,322	2,702	5,203
2028 Total Households	1,321	2,708	5,248
2022-2027 Households: Annual Growth Rate	-0.02%	0.04%	0.17%
2023 Average Household Size	2.43	2.50	2.56
2023 Dominant Tapestry Segment Name	Traditional Living	Traditional Living	Salt of the Earth
Income	1 mile	3 miles	5 miles
2023 Average Household Income	\$57,308	\$73,072	\$81,662
2028 Average Household Income	\$66,337	\$85,006	\$95,133
2023 Median Household Income	\$48,410	\$58,373	\$64,705
2028 Median Household Income	\$54,318	\$67,694	\$76,085
2022-2027 Median Household Income: Annual Growth Rate	2.33%	3.01%	3.29%
2023 Per Capita Income	\$23,610	\$29,108	\$31,750
2028 Per Capita Income	\$27,796	\$34,394	\$37,511
2022-2027 Per Capita Income: Annual Growth Rate	3.32%	3.39%	3.39%
Home Value	1 mile	3 miles	5 miles
2023 Average Home Value	\$143,587	\$190,566	\$206,288
2028 Average Home Value	\$235,081	\$308,834	\$306,710
2023 Median Home Value	\$143,587	\$190,566	\$206,288
2028 Median Home Value	\$172,807	\$263,455	\$262,518
Race	1 mile	3 miles	5 miles
Diversity Index	17.5	15.5	15.3
Educational Attainment	1 mile	3 miles	5 miles
Less than 9th Grade	89	174	322
9-12th Grade/No Diploma	265	408	679
High School Diploma	819	1,841	3,665
GED/Alternative Credential	152	272	598
Some College/No Degree	374	856	1,667
Associate's Degree	240	505	1,057
Bachelor's Degree	180	555	1,140
Graduate/Professional Degree	51	146	427
Educational Attainment Base	2,170	4,757	9,555
Business Summary	1 mile	3 miles	5 miles
Total Businesses	113	164	247
Total Employees	987	1,306	1,856
Total (SIC01-99) Sales (\$000)	\$133,144,464	\$166,485,234	\$251,441,401
Total Expenditures (Consumer Spending)	1 mile	3 miles	5 miles
2023 Annual Budget Expenditures	\$66,877,786	\$172,672,397	\$369,740,337
2028 Annual Budget Expenditures	\$77,300,179	\$201,239,838	\$434,418,035
2023 Retail Goods	\$2,607,359	\$6,697,208	\$14,423,026
2028 Retail Goods	\$25,322,643	\$65,894,157	\$141,846,456