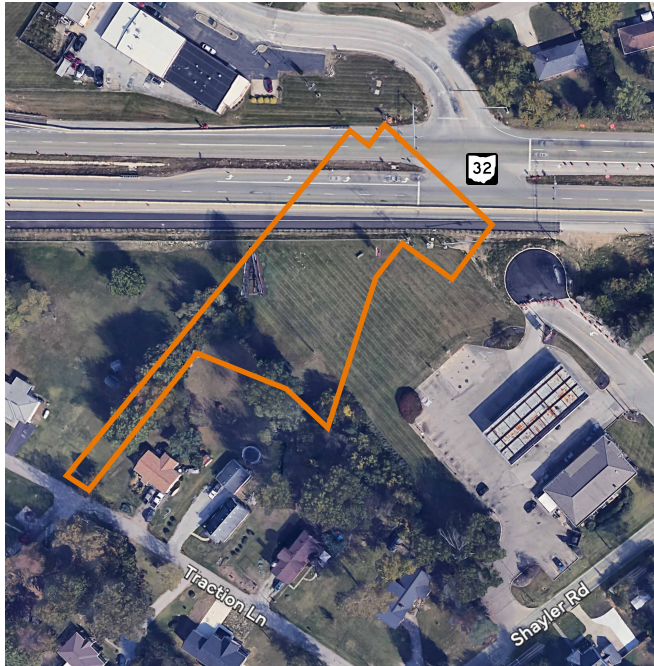


BATAVIA LAND FOR SALE

[View Listing](#)



1.3 ACRES TOTAL
0.7 ACRES OF USABLE LAND
\$135,000

TRAFFIC COUNTS

Street/Intersection	VPD
Old State Route 74	47,034
Batavia Pike	14,000

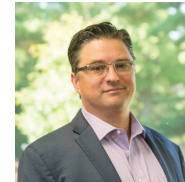
DEMOGRAPHICS

Radius	1 Mile	3 Mile	5 Mile
Population	7,447	39,514	95,140
Daytime Population	5,026	39,216	85,894
Households	3,517	16,257	38,779
Average HH Income	\$89,058	\$102,206	\$107,337

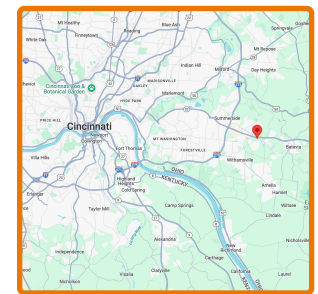
FEATURES

- Located in one of Cincinnati's most dominant and vibrant commercial districts, the Eastgate Batavia corridor has experienced tremendous growth in the past ten years bringing new residential and commercial development
- The area offers a variety of shopping including several national big-box traffic drivers, restaurants, hotels, banks, and retail
- Sits on OH S.R. 32, which boasts impressive traffic counts of 47,034 vehicles passing the site daily
- Excellent visibility for business recognition or advertisement in a heavily trafficked retail corridor that caters to both local residents and commuters makes this a sought-after location for businesses looking to capitalize on existing traffic, market demand, and a thriving community
- Easy access to I-275 (75,900 VPD) and nearby attractions like the popular Eastgate Mall, Jungle Jims, and Union Township Veterans Memorial Park
- Strong and growing daytime employment with several headquarters, medical, etc. located nearby such as TQL, American Modern Insurance, Mercy Health, and Cincinnati Children's
- Surrounded by some of the highest income demographics in the region
- Its advantageous positioning, close to major thoroughfares and near Cincinnati's robust Eastgate retail corridor, not only offers the opportunity to create a distinct brand presence in a high-demand area but ensures a stable and long-term tenant base - the perfect setting for your business to flourish

Todd Vollmer



- [Call Todd](#)
(513) 505-1902
- [Email Todd](#)
TVollmer@MidlandRetail.com
- [Download Todd's Contact Card](#)



1269 Old State Route 74
 Batavia, OH 45103



- [MidlandRetail.com](#)
- (513) 891-2526
- 697 Wilmer Ave Suite C
 Cincinnati, OH 45226



TRADE AREA
BATAVIA LAND FOR SALE
 1.3 Acres



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 MidlandRetail.com
 (513) 505-1902
 TVollmer@MidlandRetail.com



2024 Demographics

Batavia Land

1269 Old State Route 74, Batavia, Ohio, 45103

Rings: 1, 3, 5 mile radii

Latitude: 39.08788

Longitude: -84.23657

Population	1 mile	3 miles	5 miles
2024 Total Population	7,447	39,514	95,140
2029 Total Population	7,598	40,795	97,148
2023-2028 Population: Annual Growth Rate	0.40%	0.64%	0.42%
2024 Total Daytime Population	5,026	39,216	85,894
2024 Female Population	3,686	19,977	47,943
2024 Male Population	3,761	19,537	47,197
2024 Median Age	36.0	39.2	39.9
Households	1 mile	3 miles	5 miles
2024 Total Households	3,517	16,257	38,779
2029 Total Households	3,655	17,185	40,435
2023-2028 Households: Annual Growth Rate	0.77%	1.12%	0.84%
2024 Average Household Size	2.10	2.40	2.43
2024 Dominant Tapestry Segment Name	Young and Restless	Workday Drive	Old and Newcomers
Income	1 mile	3 miles	5 miles
2024 Average Household Income	\$89,058	\$102,206	\$107,337
2029 Average Household Income	\$102,787	\$117,636	\$123,572
2024 Median Household Income	\$70,451	\$80,234	\$80,717
2029 Median Household Income	\$80,956	\$90,812	\$91,904
2023-2028 Median Household Income: Annual Growth	2.82%	2.51%	2.63%
2024 Per Capita Income	\$41,320	\$42,236	\$43,846
2029 Per Capita Income	\$48,584	\$49,785	\$51,548
2023-2028 Per Capita Income: Annual Growth Rate	3.29%	3.34%	3.29%
Home Value	1 mile	3 miles	5 miles
2024 Average Home Value	\$268,793	\$264,587	\$270,378
2029 Average Home Value	\$339,400	\$340,081	\$353,036
2024 Median Home Value	\$268,793	\$264,587	\$270,378
2029 Median Home Value	\$290,471	\$298,552	\$313,732
Race	1 mile	3 miles	5 miles
Diversity Index	31.6	27.3	26.0
Educational Attainment	1 mile	3 miles	5 miles
Less than 9th Grade	55	562	1,363
9-12th Grade/No Diploma	234	1,433	2,955
High School Diploma	1,565	8,053	17,220
GED/Alternative Credential	107	1,142	2,421
Some College/No Degree	984	4,712	11,173
Associate's Degree	603	3,550	7,665
Bachelor's Degree	1,100	5,036	14,552
Graduate/Professional Degree	659	3,242	9,037
Educational Attainment Base	5,307	27,730	66,386
Business Summary	1 mile	3 miles	5 miles
Total Businesses	105	1,237	2,936
Total Employees	1,089	19,395	37,999
Total (SIC01-99) Sales (\$000)	\$229,622,655	\$3,977,577,102	\$10,083,271,555
Total Expenditures (Consumer Spending)	1 mile	3 miles	5 miles
2024 Annual Budget Expenditures	\$278,396,187	\$1,455,644,232	\$3,645,444,872
2029 Annual Budget Expenditures	\$333,594,546	\$1,770,735,426	\$4,375,891,861
2024 Retail Goods	\$11,592,375	\$58,188,960	\$144,741,070
2029 Retail Goods	\$107,951,605	\$582,962,801	\$1,448,587,407