

# TRI-COUNTY RESTAURANT



**8,333 Sq Ft on 2.17 Acres  
For Sale \$1,725,000**

## FEATURES

- Former restaurant on a large 2.17-acre lot with renovations ready to be completed by the next tenant
- Outdoor patio, offices, and fully equipped kitchen
- 132 parking spaces
- Located .3 miles from Artisan Village, the \$1 billion Tri-County Mall Redevelopment project

The former tenant began a renovation before vacating the space. The exterior is nearly complete, including a brand-new roof. The back of the house remains unrenovated, with kitchen equipment, hood, and coolers still in place. The next occupant will need to complete the bar and dining room areas. This is a great opportunity - put your signature touches on the front of the house or redevelop the property to suit your needs.

[View Listing](#) 

 **Todd Vollmer**

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 [Contact Card](#)



11340 Princeton Pike  
Springdale, OH 45246

## TRAFFIC COUNTS

Street/Intersection	VPD
I-275	132,694
Princeton Pike	39,830

## DEMOGRAPHICS

Radius	1 Mile	3 Mile	5 Mile
Population	5,297	47,762	150,937
Daytime Population	14,060	85,731	218,283
Households	2,329	19,032	61,024
Average HH Income	\$113,603	\$88,755	\$110,692

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# IMAGES

## TRI COUNTY RESTAURANT

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## 2025 Demographics

Tri County Restaurant  
11340 Princeton Pike, Cincinnati, Ohio, 45246  
Rings: 1, 3, 5 mile radii

Latitude: 39.28431  
Longitude: -84.46675

Population	1 mile	3 miles	5 miles
2025 Total Population	5,297	47,762	150,937
2030 Total Population	5,441	48,303	152,722
2024-2029 Population: Annual Growth Rate	0.54%	0.23%	0.24%
2025 Total Daytime Population	14,060	85,731	218,283
2025 Female Population	2,832	24,943	77,628
2025 Male Population	2,465	22,819	73,309
2025 Median Age	45.3	38.3	39.8
Households	1 mile	3 miles	5 miles
2025 Total Households	2,329	19,032	61,024
2030 Total Households	2,400	19,214	61,724
2024-2029 Households: Annual Growth Rate	0.60%	0.19%	0.23%
2025 Average Household Size	2.21	2.47	2.44
2025 Dominant Tapestry Segment Name			
Income	1 mile	3 miles	5 miles
2025 Average Household Income	\$113,603	\$88,755	\$110,692
2030 Average Household Income	\$130,997	\$100,080	\$124,899
2025 Median Household Income	\$72,362	\$66,998	\$78,948
2030 Median Household Income	\$83,821	\$75,280	\$90,748
2024-2029 Median Household Income: Annual Growth	2.98%	2.36%	2.83%
2025 Per Capita Income	\$50,178	\$35,651	\$44,669
2030 Per Capita Income	\$58,029	\$40,251	\$50,383
2024-2029 Per Capita Income: Annual Growth Rate	2.95%	2.46%	2.44%
Home Value	1 mile	3 miles	5 miles
2025 Average Home Value	\$244,953	\$203,916	\$256,713
2030 Average Home Value	\$405,163	\$331,686	\$377,167
2025 Median Home Value	\$244,953	\$203,916	\$256,713
2030 Median Home Value	\$318,421	\$258,114	\$309,896
Race	1 mile	3 miles	5 miles
Diversity Index	76.0	78.0	70.3
Educational Attainment	1 mile	3 miles	5 miles
Less than 9th Grade	122	1,252	2,648
9-12th Grade/No Diploma	115	1,527	4,593
High School Diploma	687	9,137	25,073
GED/Alternative Credential	62	1,160	3,601
Some College/No Degree	771	5,467	16,876
Associate's Degree	366	2,747	9,622
Bachelor's Degree	774	7,009	25,787
Graduate/Professional Degree	943	4,209	16,678
Educational Attainment Base	3,840	32,508	104,878
Business Summary	1 mile	3 miles	5 miles
Total Businesses	823	3,750	8,911
Total Employees	13,141	73,013	159,589
Total (SIC01-99) Sales (\$000)	\$2,632,613,990	\$16,452,619,534	\$31,917,744,220
Total Expenditures (Consumer Spending)	1 mile	3 miles	5 miles
2025 Annual Budget Expenditures	\$229,909,250	\$1,475,923,841	\$5,851,860,355
2030 Annual Budget Expenditures	\$273,172,936	\$1,680,052,912	\$6,676,887,302
2025 Retail Goods	\$9,275,572	\$60,479,058	\$239,133,571
2030 Retail Goods	\$89,380,828	\$549,639,760	\$2,183,096,289