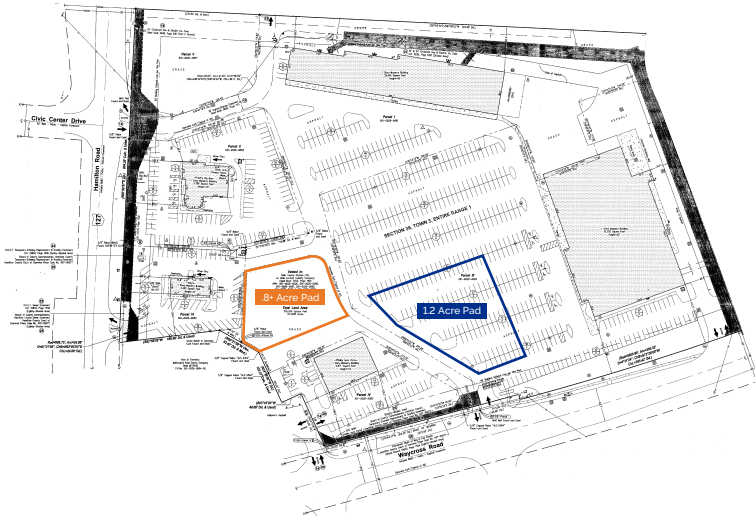


CIVIC CENTER PLAZA PAD SITES



0.8 AND 1.2 ACRES FOR SALE, GROUND LEASE, OR BTS

FEATURES

- Two pad sites available - 0.8 and 1.2 acres
- Located in Civic Center Plaza, a 79,963 sq. ft. shopping center that is 95% occupied
- Conveniently located .2 miles off I-275
- Fronted by pad sites including McDonald's, LaRosa's Pizzeria, O'Reilly Auto Parts, Frisch's Big Boy, and WhiteWater Express Car Wash
- Both pad sites benefit from shared infrastructure, which adds additional parking and maximizes building square footage



TRAFFIC COUNTS

Street/Intersection	VPD
Hamilton Avenue (Hwy 127)	23,598
I-275	96,975

DEMOGRAPHICS

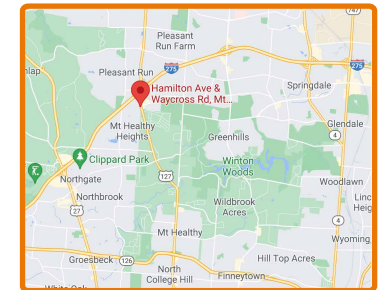
Radius	1 Mile	3 Mile	5 Mile
Population	8,685	61,121	171,213
Daytime Population	9,195	47,266	156,940
Households	3,067	22,964	68,675
Average HH Income	\$73,265	\$92,630	\$92,133

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TRADE AREA

CIVIC CENTER PLAZA

.8+ and 1.2 Acre Pad Sites For Sale, Ground Lease, or BTS



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2025 Demographics

Hamilton Ave & Waycross Rd
 2280 Waycross Rd, Cincinnati, Ohio, 45240
 Rings: 1, 3, 5 mile radii

Latitude: 39.28075
 Longitude: -84.56311

Population	1 mile	3 miles	5 miles
2025 Total Population	8,685	61,121	171,213
2030 Total Population	8,578	60,897	171,041
2024-2029 Population: Annual Growth Rate	-0.25%	-0.07%	-0.02%
2025 Total Daytime Population	9,195	47,266	156,940
2025 Female Population	4,618	31,719	88,975
2025 Male Population	4,067	29,402	82,238
2025 Median Age	36.3	39.6	40.3
Households	1 mile	3 miles	5 miles
2025 Total Households	3,067	22,964	68,675
2030 Total Households	3,022	22,823	68,566
2024-2029 Households: Annual Growth Rate	-0.30%	-0.12%	-0.03%
2025 Average Household Size	2.76	2.63	2.46
2025 Dominant Tapestry Segment Name			
Income	1 mile	3 miles	5 miles
2025 Average Household Income	\$73,265	\$92,630	\$92,133
2030 Average Household Income	\$82,509	\$104,962	\$104,131
2025 Median Household Income	\$54,044	\$71,496	\$70,629
2030 Median Household Income	\$59,794	\$80,474	\$80,487
2024-2029 Median Household Income: Annual Growth	2.04%	2.39%	2.65%
2025 Per Capita Income	\$26,661	\$35,079	\$36,891
2030 Per Capita Income	\$29,925	\$39,649	\$41,664
2024-2029 Per Capita Income: Annual Growth Rate	2.34%	2.48%	2.46%
Home Value	1 mile	3 miles	5 miles
2025 Average Home Value	\$172,070	\$219,894	\$214,688
2030 Average Home Value	\$309,916	\$341,206	\$328,880
2025 Median Home Value	\$172,070	\$219,894	\$214,688
2030 Median Home Value	\$250,913	\$273,137	\$267,880
Race	1 mile	3 miles	5 miles
Diversity Index	69.7	67.9	67.4
Educational Attainment	1 mile	3 miles	5 miles
Less than 9th Grade	251	1,145	2,907
9-12th Grade/No Diploma	676	2,374	6,255
High School Diploma	1,785	12,520	34,480
GED/Alternative Credential	399	1,802	5,065
Some College/No Degree	1,042	7,327	21,265
Associate's Degree	471	4,873	13,089
Bachelor's Degree	795	8,293	25,309
Graduate/Professional Degree	290	3,844	11,401
Educational Attainment Base	5,709	42,178	119,771
Business Summary	1 mile	3 miles	5 miles
Total Businesses	254	1,249	5,289
Total Employees	5,469	20,648	82,760
Total (SIC01-99) Sales (\$000)	\$1,217,148,070	\$2,689,927,886	\$13,657,124,121
Total Expenditures (Consumer Spending)	1 mile	3 miles	5 miles
2025 Annual Budget Expenditures	\$196,834,915	\$1,851,898,413	\$5,508,768,001
2030 Annual Budget Expenditures	\$218,344,794	\$2,085,306,086	\$6,216,188,450
2025 Retail Goods	\$7,973,878	\$74,194,175	\$222,422,448
2030 Retail Goods	\$72,688,205	\$697,711,081	\$2,061,516,417