



1205 East Central Ave. Miamisburg, OH

Property Features

- 0.9239 acres for sale
- Adjacent to busy CVS
- Parcel # K46-00411-0007
- Zoned Retail
- Public utilities at site
- 15,188 VPD
- Minutes from I-75

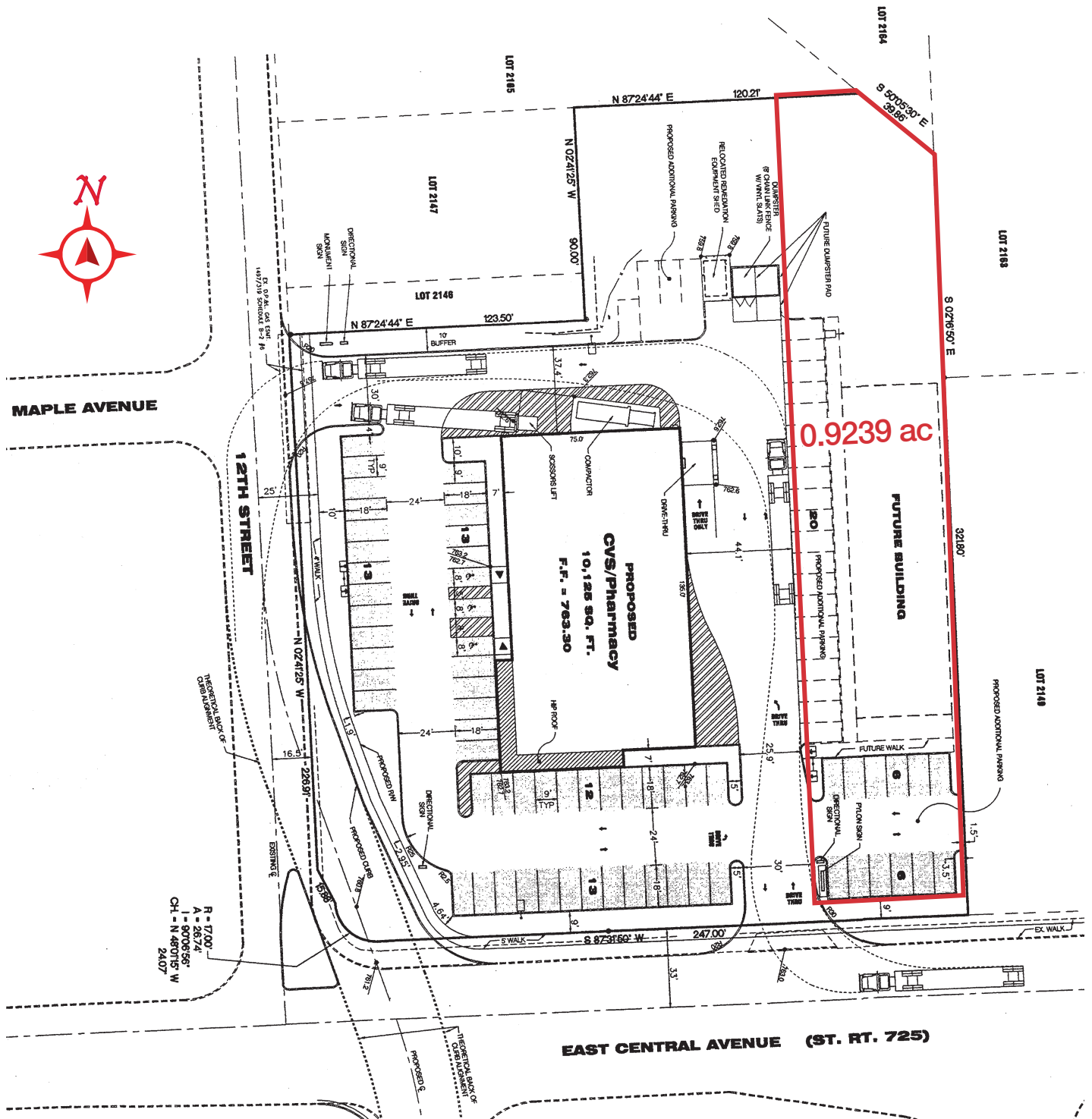


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Executive Summary

1205 E Central Ave, Miamisburg, Ohio, 45342
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 39.64128
Longitude: -84.26964

	1 mile	3 miles	5 miles
Population			
2000 Population	9,579	40,467	85,581
2010 Population	9,632	41,553	93,124
2021 Population	9,469	41,430	95,174
2026 Population	9,379	41,170	95,453
2000-2010 Annual Rate	0.06%	0.27%	0.85%
2010-2021 Annual Rate	-0.15%	-0.03%	0.19%
2021-2026 Annual Rate	-0.19%	-0.13%	0.06%
2021 Male Population	47.4%	47.8%	48.1%
2021 Female Population	52.6%	52.2%	51.9%
2021 Median Age	42.8	41.3	41.0

In the identified area, the current year population is 95,174. In 2010, the Census count in the area was 93,124. The rate of change since 2010 was 0.19% annually. The five-year projection for the population in the area is 95,453 representing a change of 0.06% annually from 2021 to 2026. Currently, the population is 48.1% male and 51.9% female.

Median Age

The median age in this area is 42.8, compared to U.S. median age of 38.5.

Race and Ethnicity

2021 White Alone	92.4%	86.8%	83.6%
2021 Black Alone	3.2%	7.2%	7.7%
2021 American Indian/Alaska Native Alone	0.1%	0.2%	0.2%
2021 Asian Alone	1.1%	2.1%	4.5%
2021 Pacific Islander Alone	0.0%	0.0%	0.0%
2021 Other Race	0.6%	1.1%	1.2%
2021 Two or More Races	2.5%	2.5%	2.8%
2021 Hispanic Origin (Any Race)	2.9%	3.6%	3.6%

Persons of Hispanic origin represent 3.6% of the population in the identified area compared to 18.9% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 34.3 in the identified area, compared to 65.4 for the U.S. as a whole.

Households

2021 Wealth Index	68	69	85
2000 Households	3,796	17,073	35,857
2010 Households	3,911	17,868	39,586
2021 Total Households	3,880	17,959	40,678
2026 Total Households	3,853	17,890	40,859
2000-2010 Annual Rate	0.30%	0.46%	0.99%
2010-2021 Annual Rate	-0.07%	0.05%	0.24%
2021-2026 Annual Rate	-0.14%	-0.08%	0.09%
2021 Average Household Size	2.39	2.27	2.31

The household count in this area has changed from 39,586 in 2010 to 40,678 in the current year, a change of 0.24% annually. The five-year projection of households is 40,859, a change of 0.09% annually from the current year total. Average household size is currently 2.31, compared to 2.33 in the year 2010. The number of families in the current year is 25,081 in the specified area.

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Mortgage Income			
2021 Percent of Income for Mortgage	11.2%	12.2%	12.5%
Median Household Income			
2021 Median Household Income	\$56,359	\$55,741	\$62,241
2026 Median Household Income	\$61,827	\$60,771	\$68,857
2021-2026 Annual Rate	1.87%	1.74%	2.04%
Average Household Income			
2021 Average Household Income	\$72,130	\$72,482	\$82,676
2026 Average Household Income	\$80,800	\$81,161	\$92,169
2021-2026 Annual Rate	2.30%	2.29%	2.20%
Per Capita Income			
2021 Per Capita Income	\$29,847	\$31,043	\$35,257
2026 Per Capita Income	\$33,508	\$34,833	\$39,344
2021-2026 Annual Rate	2.34%	2.33%	2.22%

Households by Income

Current median household income is \$62,241 in the area, compared to \$64,730 for all U.S. households. Median household income is projected to be \$68,857 in five years, compared to \$72,932 for all U.S. households

Current average household income is \$82,676 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$92,169 in five years, compared to \$103,679 for all U.S. households

Current per capita income is \$35,257 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$39,344 in five years, compared to \$39,378 for all U.S. households

Housing			
2021 Housing Affordability Index	166	152	149
2000 Total Housing Units	4,048	18,354	38,219
2000 Owner Occupied Housing Units	2,627	11,220	24,197
2000 Renter Occupied Housing Units	1,169	5,852	11,660
2000 Vacant Housing Units	252	1,282	2,362
2010 Total Housing Units	4,270	19,504	43,005
2010 Owner Occupied Housing Units	2,527	11,361	25,824
2010 Renter Occupied Housing Units	1,384	6,507	13,762
2010 Vacant Housing Units	359	1,636	3,419
2021 Total Housing Units	4,289	19,635	44,036
2021 Owner Occupied Housing Units	2,508	11,368	26,290
2021 Renter Occupied Housing Units	1,371	6,591	14,388
2021 Vacant Housing Units	409	1,676	3,358
2026 Total Housing Units	4,289	19,620	44,361
2026 Owner Occupied Housing Units	2,536	11,485	26,752
2026 Renter Occupied Housing Units	1,317	6,405	14,108
2026 Vacant Housing Units	436	1,730	3,502

Currently, 59.7% of the 44,036 housing units in the area are owner occupied; 32.7%, renter occupied; and 7.6% are vacant. Currently, in the U.S., 57.3% of the housing units in the area are owner occupied; 31.2% are renter occupied; and 11.5% are vacant. In 2010, there were 43,005 housing units in the area - 60.0% owner occupied, 32.0% renter occupied, and 8.0% vacant. The annual rate of change in housing units since 2010 is 1.06%. Median home value in the area is \$184,827, compared to a median home value of \$264,021 for the U.S. In five years, median value is projected to change by 4.84% annually to \$234,067.

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Traffic Count Profile

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Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.12	E CENTRAL AVE	N 12th St (0.13 miles W)	2020	15,188
0.26	LAWRENCE AVE	Hastings Ave (0.05 miles S)	2020	5,473
0.32	HEINCKE RD	Almedia Ct (0.04 miles S)	2020	7,819
0.35	S Heincke Rd	Sycamore Pky (0.12 miles S)	2003	10,099
0.40	E Central Ave	Cole Ave (0.02 miles E)	2005	16,700
0.43	LINDEN AVE	Maddux Dr (0.02 miles W)	2020	6,511
0.43	East Linden Avenue	(0.0 miles)	2019	7,218
0.49	E Linden Ave	Maddux Dr (0.07 miles E)	2018	7,185
0.52	11TH ST	Dayket Cir (0.02 miles N)	2020	679
0.52	North 11th Street	(0.0 miles)	2019	753
0.52	State Route 725	(0.0 miles)	2006	20,590
0.54	E Central Ave	S 7th St (0.04 miles W)	2006	13,460
0.54	S Heincke Rd	Maue Rd (0.08 miles S)	2006	11,171
0.56	Kercher Street	(0.0 miles)	2019	1,405
0.56	KERCHER ST	N 9th St (0.04 miles W)	2020	1,267
0.56	N 11th St	Dayket Cir (0.02 miles S)	2003	901
0.59	E Linden Ave	S 7th St (0.03 miles W)	2002	8,363
0.63	Kercher St	N 8th St (0.03 miles W)	2018	1,399
0.76	5TH ST	E Linden Ave (0.02 miles N)	2020	5,386
0.78	LINDEN AVE	Wise Dr (0.01 miles S)	2020	5,476
0.79	East Central Avenue	(0.0 miles)	2019	11,183
0.79	E CENTRAL AVE	(0.0 miles)	2020	9,796
0.85	N 11th St	Diana Ave (0.02 miles N)	2018	742
0.88	HEINCKE RD	Hickory Glen Dr (0.0 miles)	2020	3,143
0.89	GEBHART CHURCH RD	Leiter Rd (0.14 miles N)	2020	2,821
0.90	MIAMISBURG-CENTERVILLE RD	(0.0 miles)	2020	17,457
0.91	King Richard Parkway	(0.0 miles)	2019	3,379
0.91	KING RICHARD PKWY	Stout Will Ct (0.02 miles E)	2020	3,048
0.92	N 4th St	Cottage Ave (0.08 miles S)	2006	10,499
0.95	Mound Ave	S 4th St (0.01 miles E)	2001	3,600

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