



1300 N. Barron St.
Eaton, OH

Property Features

- 0.37 acres for sale
- Adjacent to busy CVS
- Parcel # M40-0006-0-0-80-500-3000
- Zoned Retail
- Public utilities at site
- 16,969 VPD
- 7 Minutes from I-70



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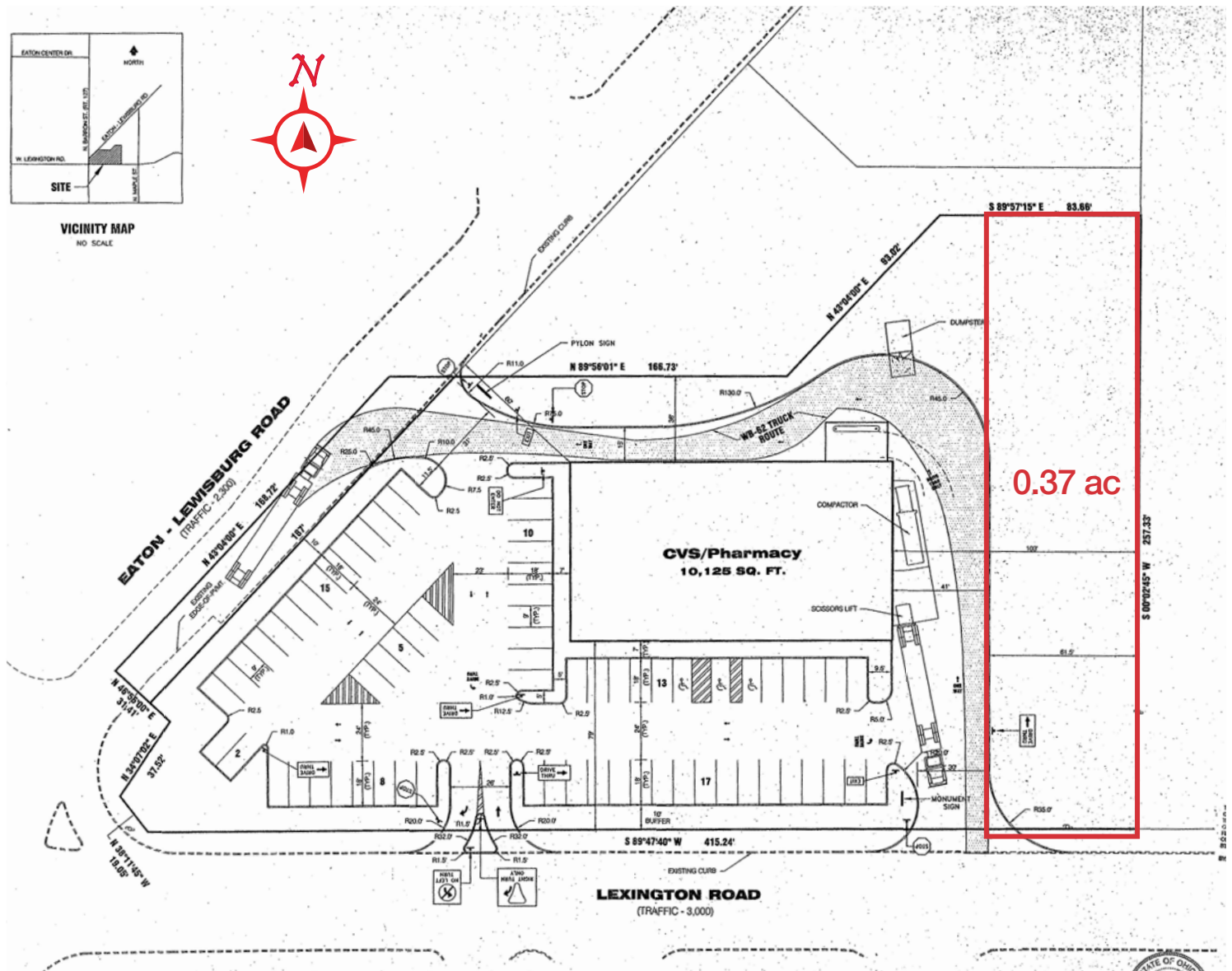
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VICINITY MAP
NO SCALE



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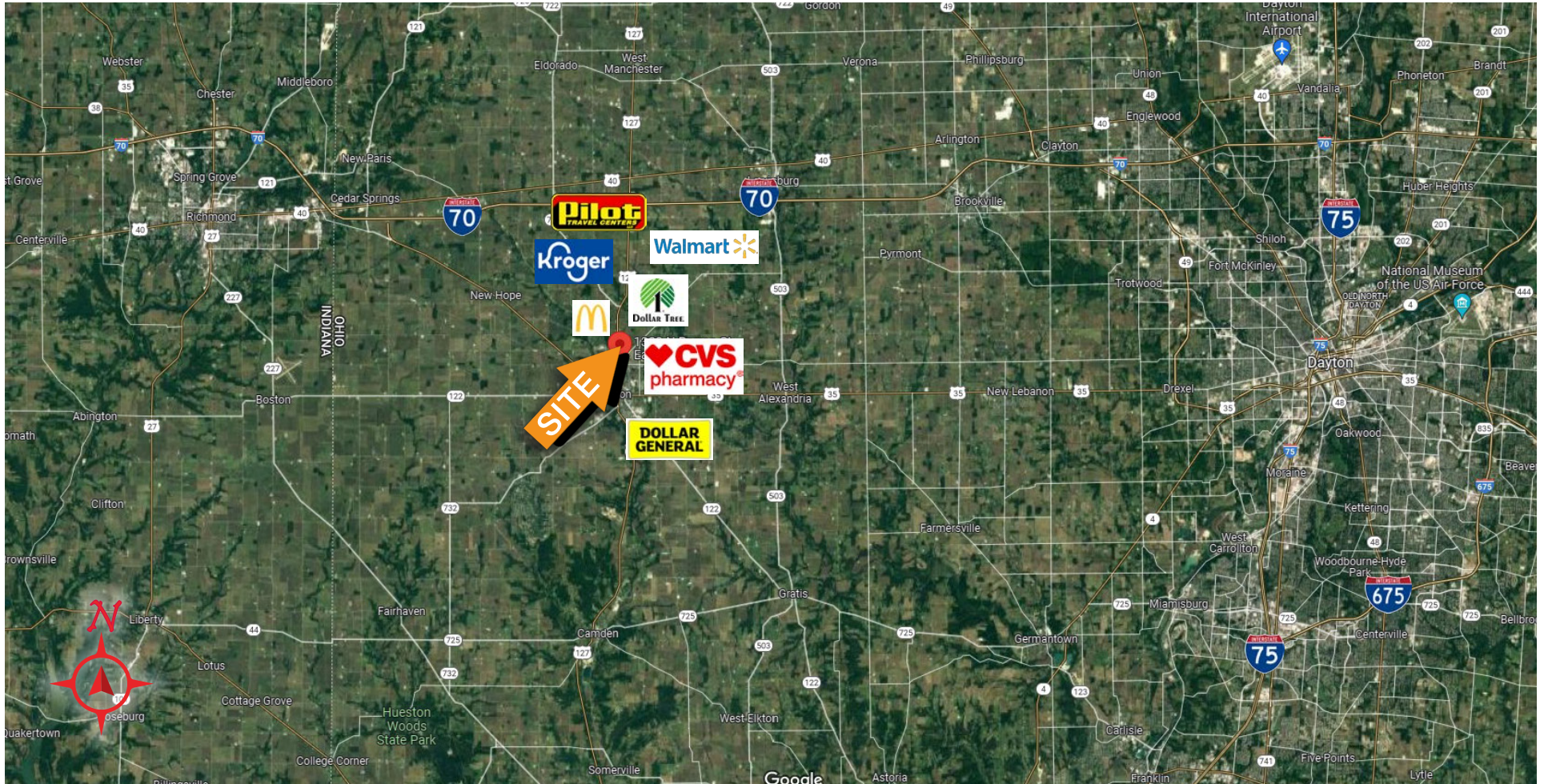
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Executive Summary

1300 N Barron St, Eaton, Ohio, 45320
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 39.75893
Longitude: -84.63531

	1 mile	3 miles	5 miles
Population			
2000 Population	5,113	9,853	13,008
2010 Population	5,039	9,837	13,021
2021 Population	5,139	9,915	13,086
2026 Population	5,118	9,841	12,977
2000-2010 Annual Rate	-0.15%	-0.02%	0.01%
2010-2021 Annual Rate	0.17%	0.07%	0.04%
2021-2026 Annual Rate	-0.08%	-0.15%	-0.17%
2021 Male Population	48.1%	48.5%	48.9%
2021 Female Population	51.9%	51.5%	51.1%
2021 Median Age	42.7	42.1	42.8

In the identified area, the current year population is 13,086. In 2010, the Census count in the area was 13,021. The rate of change since 2010 was 0.04% annually. The five-year projection for the population in the area is 12,977 representing a change of -0.17% annually from 2021 to 2026. Currently, the population is 48.9% male and 51.1% female.

Median Age

The median age in this area is 42.7, compared to U.S. median age of 38.5.

Race and Ethnicity

2021 White Alone	94.2%	95.0%	95.3%
2021 Black Alone	0.8%	1.0%	0.9%
2021 American Indian/Alaska Native Alone	0.2%	0.2%	0.2%
2021 Asian Alone	1.8%	1.3%	1.2%
2021 Pacific Islander Alone	0.0%	0.0%	0.0%
2021 Other Race	0.8%	0.6%	0.5%
2021 Two or More Races	2.1%	1.9%	1.9%
2021 Hispanic Origin (Any Race)	1.5%	1.3%	1.2%

Persons of Hispanic origin represent 1.2% 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 11.4 in the identified area, compared to 65.4 for the U.S. as a whole.

Households

2021 Wealth Index	53	62	66
2000 Households	2,098	3,898	5,010
2010 Households	2,157	4,020	5,170
2021 Total Households	2,220	4,086	5,242
2026 Total Households	2,218	4,068	5,213
2000-2010 Annual Rate	0.28%	0.31%	0.31%
2010-2021 Annual Rate	0.26%	0.14%	0.12%
2021-2026 Annual Rate	-0.02%	-0.09%	-0.11%
2021 Average Household Size	2.24	2.36	2.44

The household count in this area has changed from 5,170 in 2010 to 5,242 in the current year, a change of 0.12% annually. The five-year projection of households is 5,213, a change of -0.11% annually from the current year total. Average household size is currently 2.44, compared to 2.46 in the year 2010. The number of families in the current year is 3,465 in the specified area.

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Mortgage Income			
2021 Percent of Income for Mortgage	10.7%	10.8%	10.7%
Median Household Income			
2021 Median Household Income	\$41,371	\$49,274	\$52,575
2026 Median Household Income	\$46,054	\$52,778	\$56,324
2021-2026 Annual Rate	2.17%	1.38%	1.39%
Average Household Income			
2021 Average Household Income	\$57,001	\$65,303	\$68,047
2026 Average Household Income	\$62,360	\$71,001	\$74,209
2021-2026 Annual Rate	1.81%	1.69%	1.75%
Per Capita Income			
2021 Per Capita Income	\$24,325	\$26,769	\$27,617
2026 Per Capita Income	\$26,690	\$29,191	\$30,201
2021-2026 Annual Rate	1.87%	1.75%	1.80%

Households by Income

Current median household income is \$52,575 in the area, compared to \$64,730 for all U.S. households. Median household income is projected to be \$56,324 in five years, compared to \$72,932 for all U.S. households

Current average household income is \$68,047 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$74,209 in five years, compared to \$103,679 for all U.S. households

Current per capita income is \$27,617 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$30,201 in five years, compared to \$39,378 for all U.S. households

Housing			
2021 Housing Affordability Index	195	195	197
2000 Total Housing Units	2,240	4,116	5,289
2000 Owner Occupied Housing Units	1,412	2,717	3,624
2000 Renter Occupied Housing Units	686	1,181	1,386
2000 Vacant Housing Units	142	218	279
2010 Total Housing Units	2,443	4,472	5,729
2010 Owner Occupied Housing Units	1,384	2,691	3,613
2010 Renter Occupied Housing Units	773	1,329	1,557
2010 Vacant Housing Units	286	452	559
2021 Total Housing Units	2,511	4,559	5,828
2021 Owner Occupied Housing Units	1,484	2,837	3,788
2021 Renter Occupied Housing Units	736	1,248	1,454
2021 Vacant Housing Units	291	473	586
2026 Total Housing Units	2,529	4,589	5,863
2026 Owner Occupied Housing Units	1,489	2,825	3,771
2026 Renter Occupied Housing Units	729	1,243	1,442
2026 Vacant Housing Units	311	521	650

Currently, 65.0% of the 5,828 housing units in the area are owner occupied; 24.9%, renter occupied; and 10.1% 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 5,729 housing units in the area - 63.1% owner occupied, 27.2% renter occupied, and 9.8% vacant. The annual rate of change in housing units since 2010 is 0.76%. Median home value in the area is \$134,654, compared to a median home value of \$264,021 for the U.S. In five years, median value is projected to change by 1.42% annually to \$144,513.

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Traffic Count Profile

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Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.04	E LEXINGTON RD	Eaton Lewisburg Rd (0.09 miles W)	2020	6,261
0.09	Eaton Lewisburg Road	(0.0 miles)	2019	1,598
0.09	EATON-LEWISBURG RD	Miller Ave (0.02 miles SW)	2020	1,441
0.13	N MAPLE ST	Little League Dr (0.03 miles S)	2020	1,838
0.13	North Maple Street	(0.0 miles)	2019	2,038
0.21	E LEXINGTON RD	Williams Pkwy (0.05 miles SE)	2020	4,709
0.30	Williams Parkway	Aukerman St (0.03 miles E)	2019	48
0.31	ROMADOOR AVE	Rehmert Dr (0.02 miles W)	2020	275
0.32	W LEXINGTON RD	W Lexington Rd (0.07 miles W)	2020	5,155
0.35	Eaton Lewisburg Road	(0.0 miles)	2019	1,598
0.37	AUKERMAN ST	Woodale Dr (0.01 miles S)	2020	3,217
0.37	DIVISION ST	Garfield St (0.07 miles S)	2020	153
0.41	Aukerman Street	(0.0 miles)	2019	3,030
0.41	AUKERMAN ST	Court St (0.03 miles)	2020	2,733
0.44	N MAPLE ST	Mechanic St (0.01 miles S)	2020	3,285
0.46	MECHANIC ST	N Maple St (0.0 miles E)	2020	171
0.48	E LEXINGTON RD	Judy Ave (0.04 miles W)	2020	4,418
0.48	East Lexington Road	(0.0 miles)	2019	4,771
0.50	EIDSON ST	N Cherry St (0.01 miles E)	2020	179
0.52	Virginia Street	Washington St (0.01 miles E)	2019	99
0.53	Park Avenue	(0.0 miles)	2019	3,007
0.53	PARK AVE	W Spring St (0.02 miles N)	2020	2,712
0.55	AUKERMAN ST	Aukerman St (0.1 miles E)	2020	4,202
0.61	MONFORT ST	N Beech St (0.03 miles E)	2020	187
0.64	N BARRON ST	Deem St (0.04 miles S)	2020	10,708
0.64	WASHINGTON-JACKSON RD	Preble Dr (0.01 miles W)	2020	4,733
0.65	North Cherry Street	(0.0 miles)	2019	466
0.65	Dairf Lane	(0.0 miles)	2019	62
0.66	BRUCE ST	N Maple St (0.05 miles W)	2020	151
0.66	N CHERRY ST	Bruce St (0.02 miles)	2020	420

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