

LAND FOR SALE

PHASE 2 - TRENTON INDUSTRIAL PARK

Kennel Road, Trenton, OH 45067

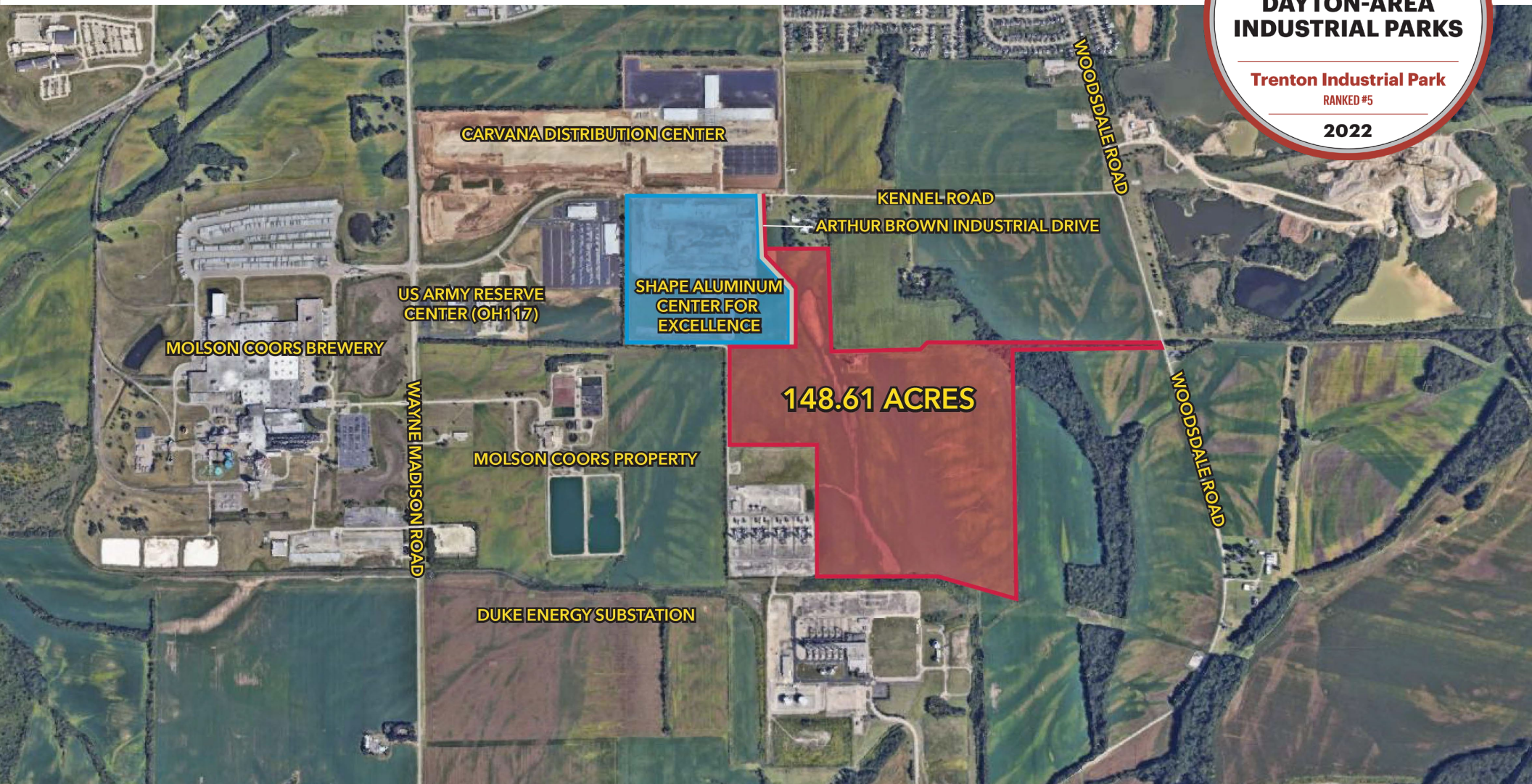
DAYTON
BUSINESS JOURNAL

THE LIST

DAYTON-AREA INDUSTRIAL PARKS

Trenton Industrial Park
RANKED #5

2022



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**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

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LAND FOR SALE

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OFFERING SUMMARY

SALE PRICE: \$8,173,550

PRICE / ACRE: \$55,000 / Acre

Price is negotiable based upon the economic impact a project would have on the community

LOT SIZE: 148.61 Acres

APN: R8000060000005; R8000060000006;
R8000060000007; R8000060000008

MARKET: Southwest Ohio

SUBMARKET: Cincinnati - Dayton

PROPERTY OVERVIEW

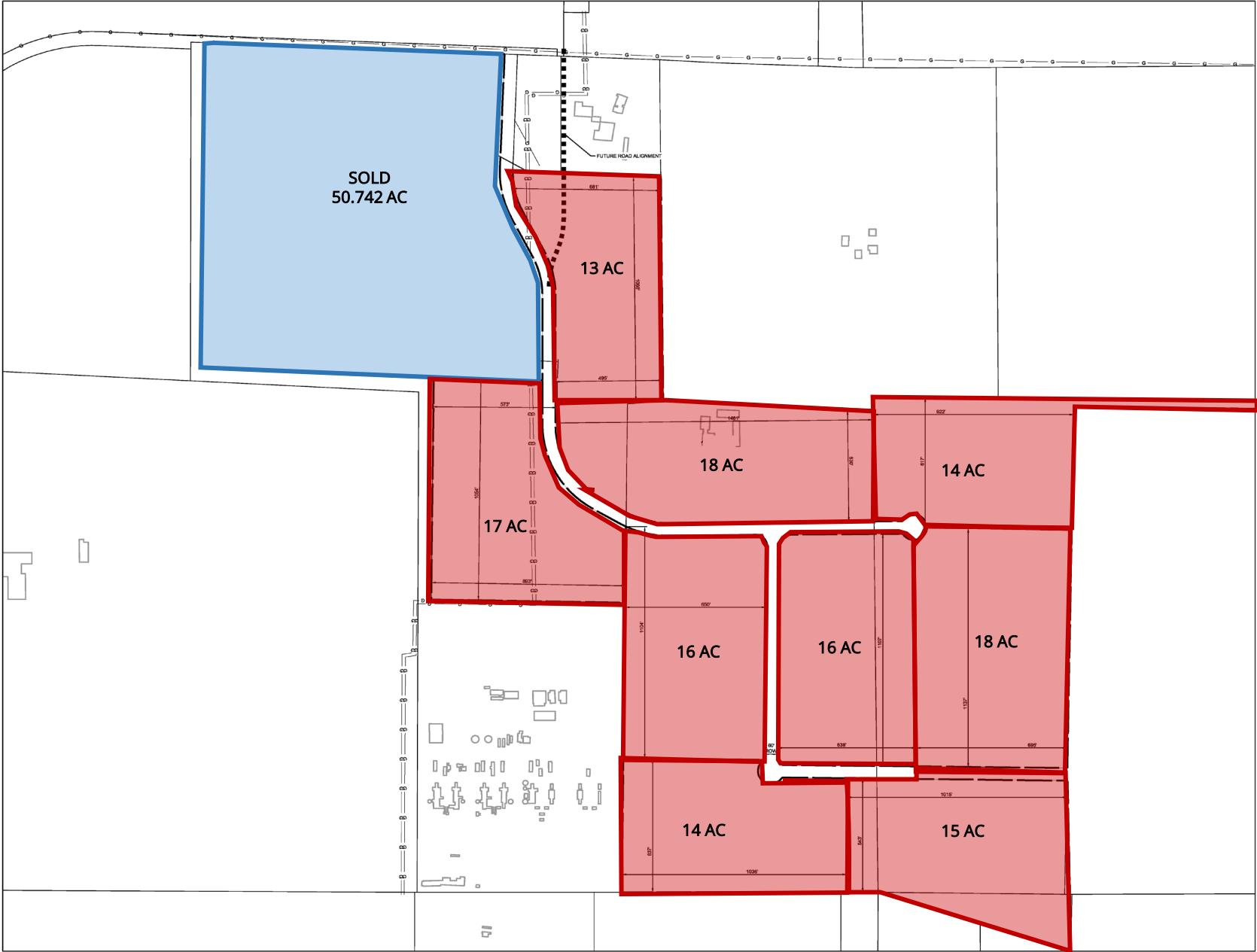
Phase 2 of the Trenton Industrial Park adds an additional 199 acres to the City of Trenton's planned industrial development. This property is suitable to meet the needs of industrial users with the ability to offer 100+ acres to a large manufacturing company and a 15-acre parcel to a smaller owner/user or built-to-suit developer.

PROPERTY HIGHLIGHTS

- Divisible from 13 to 100 acres
- Development Sites Zoned I-G; Industrial - General
- All Utilities On Site
- Nearby Neighbors Include Carvana, Miller Coors, Ball Corp
- Incentives Available

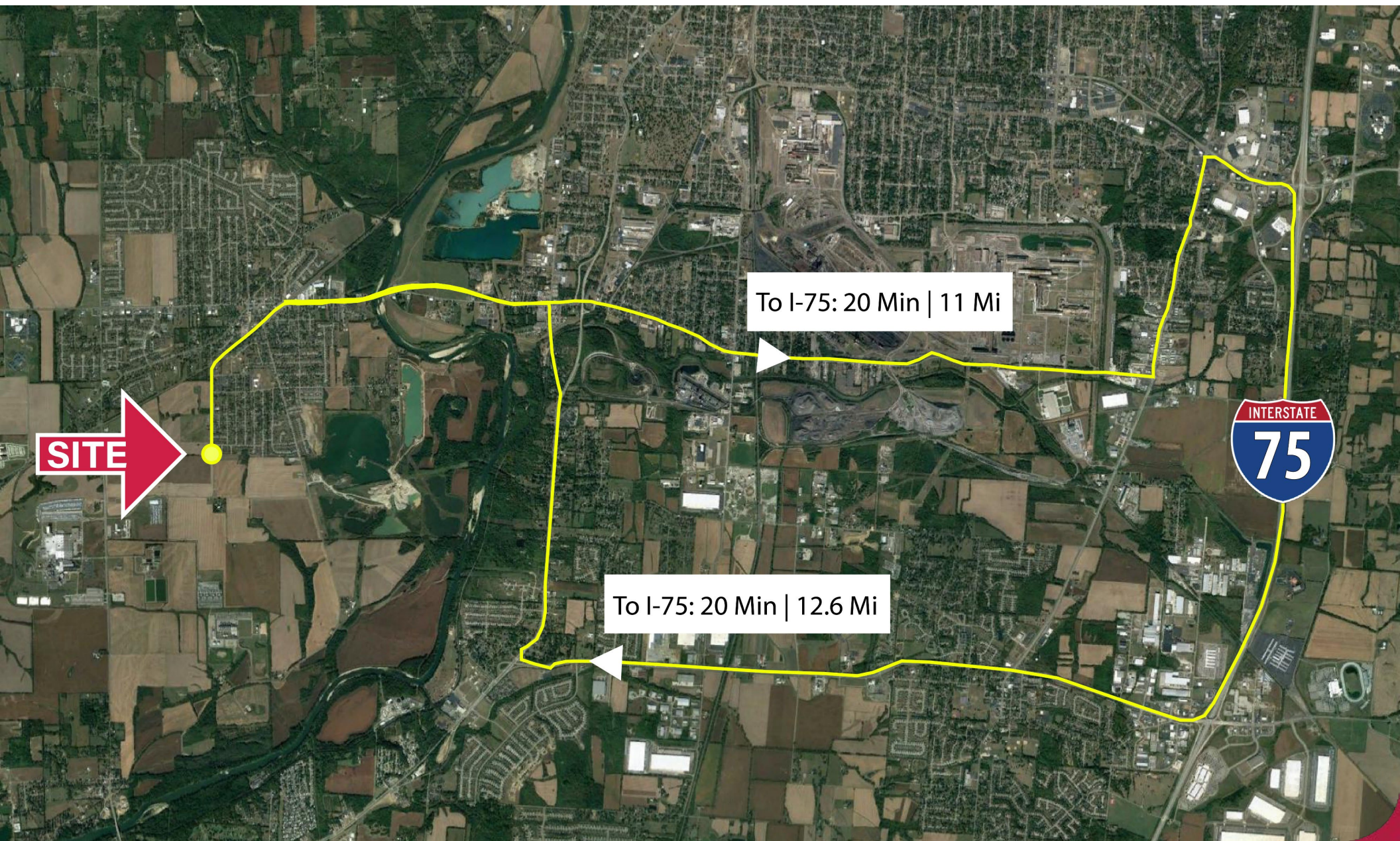
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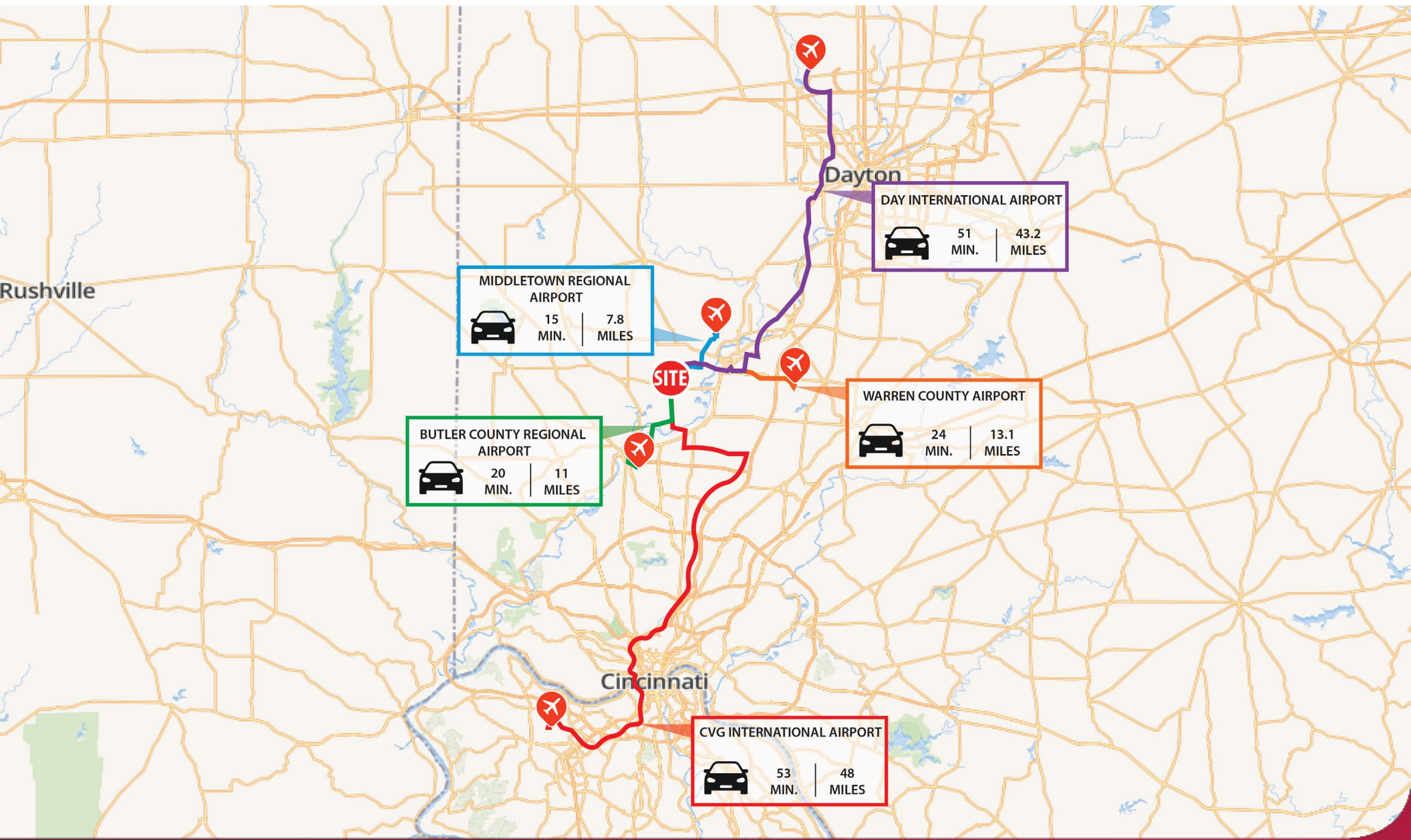
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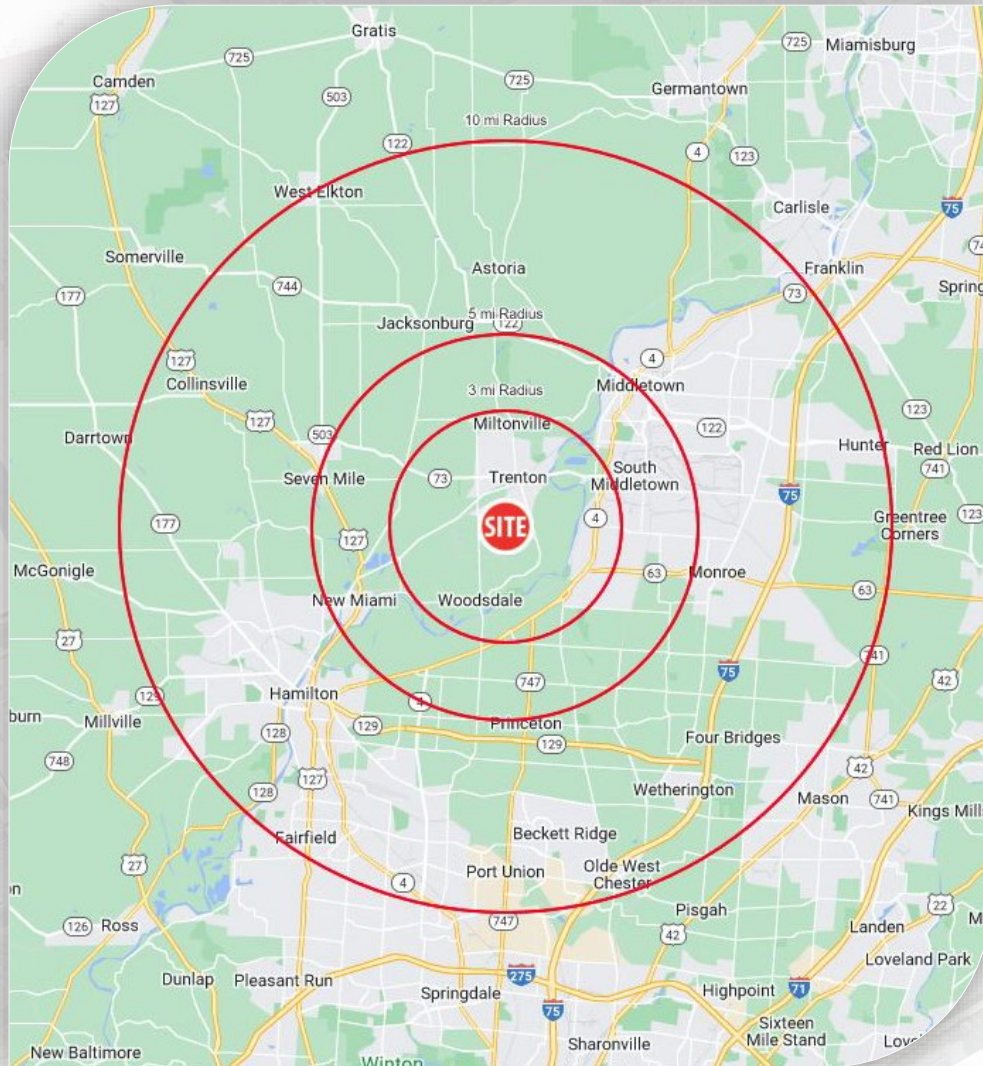
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Trenton Industrial Park

DEMOGRAPHICS



3 mi radius 5 mi radius 10 mi radius

Population

2022 Estimated Population	24,907	65,079	327,659
2027 Projected Population	26,566	68,673	338,473
2020 Census Population	25,129	65,098	326,769
2010 Census Population	21,889	58,577	304,476
Projected Annual Growth 2022 to 2027	1.3%	1.1%	0.7%
Historical Annual Growth 2010 to 2022	1.5%	1.1%	0.7%

Households

2022 Estimated Households	8,672	22,919	121,510
2027 Projected Households	9,319	24,368	126,696
2020 Census Households	8,741	22,892	121,040
2010 Census Households	7,671	20,577	111,363
2022 Est. Average Household Income	\$89,863	\$94,752	\$93,560
2022 Est. Median Household Income	\$81,770	\$81,319	\$80,122
2022 Est. Per Capita Income	\$31,395	\$33,427	\$35,009

Daytime Demographics

2022 Est. Total Businesses	396	1,089	8,928
2022 Est. Total Employees	4,672	12,867	126,267

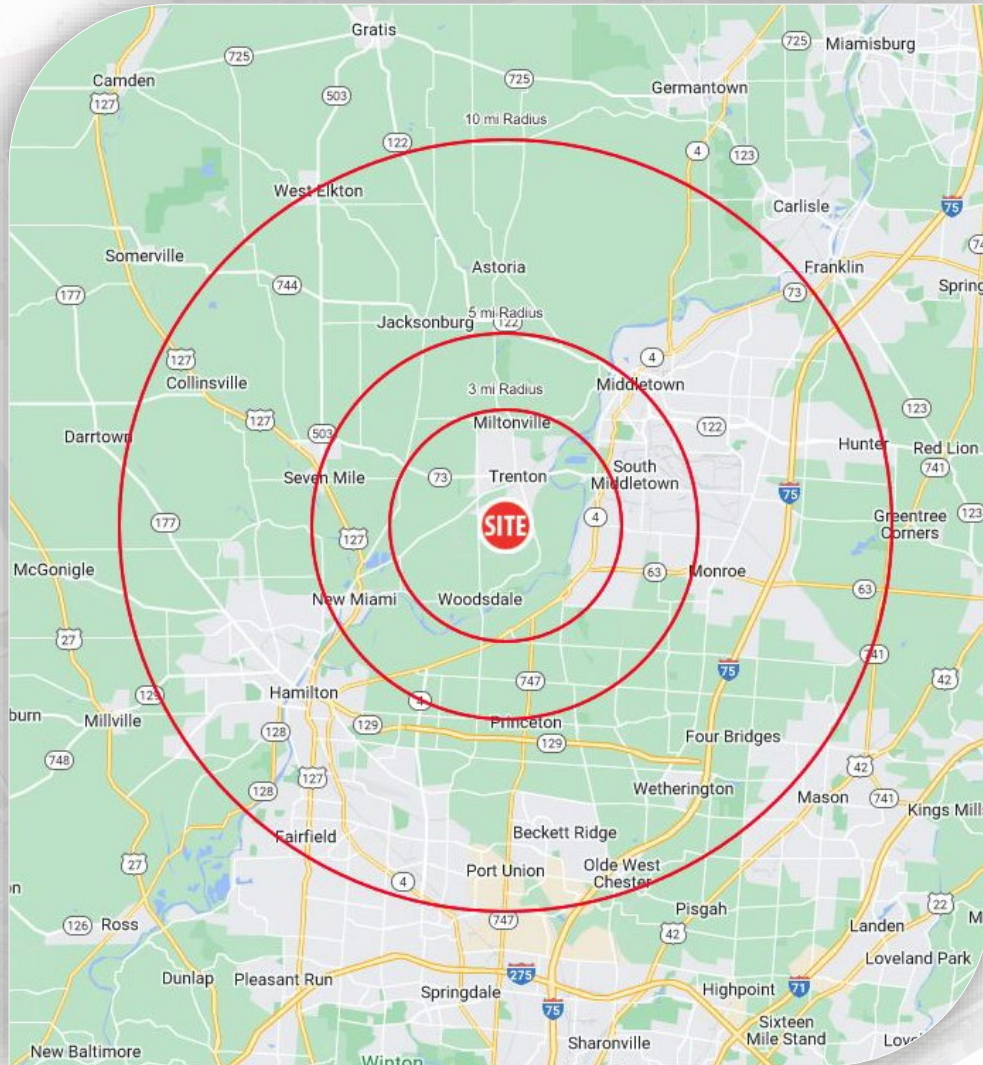
CINCINNATI MSA

Industry

Number of Workers

Advanced Manufacturing	24,907
Aerospace	26,566
Automotive	25,129
Engineering Service	21,889
Food & Flavoring	1.3%
Technology	
IT Across All Industries	
Biohealth	1.5%

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2022
TOTAL BUSINESSES

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10-Mile Radius

2022
EMPLOYEES

126,267

10-Mile Radius

2022
AVERAGE
HOUSEHOLD INCOME

\$93,560

10-Mile Radius