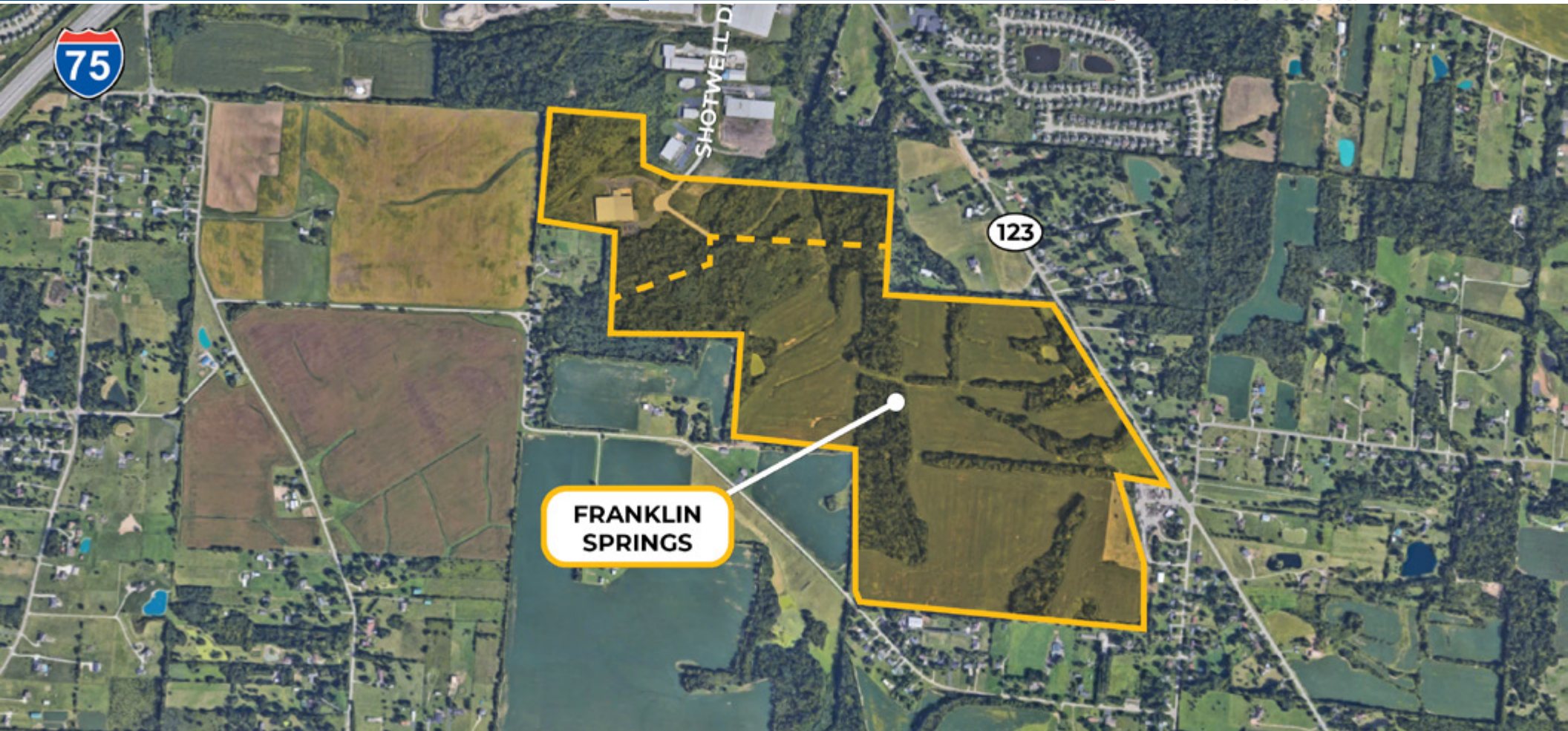


Franklin Business Park | Franklin Springs

Shotwell Drive & SR-123 | Franklin, OH | 45005

Henkle Schueler Est. 1935

CORFAC
International



COUNTY	PROPERTY TYPE	ZONING	SPACE AVAILABLE	PRICE
Warren	Land	Heavy Industrial	220+ Acres; will subdivide	Call for Details

Property & Location Highlights:

- Large footprint “Big Box” sites
- Sale, lease, or build-to-suit
- Will subdivide
- Dayton & Cincinnati employment markets

- Easy access to I-75 via SR-123
- Dayton International Airport – 25 miles
- Utilities available from the City of Franklin and Duke Energy
- Tax incentives are available from the City of Franklin

For more information, contact:



Henkle Schueler Est. 1935
CORFAC
International

Jeff Baumgardner

Commercial Sales Agent

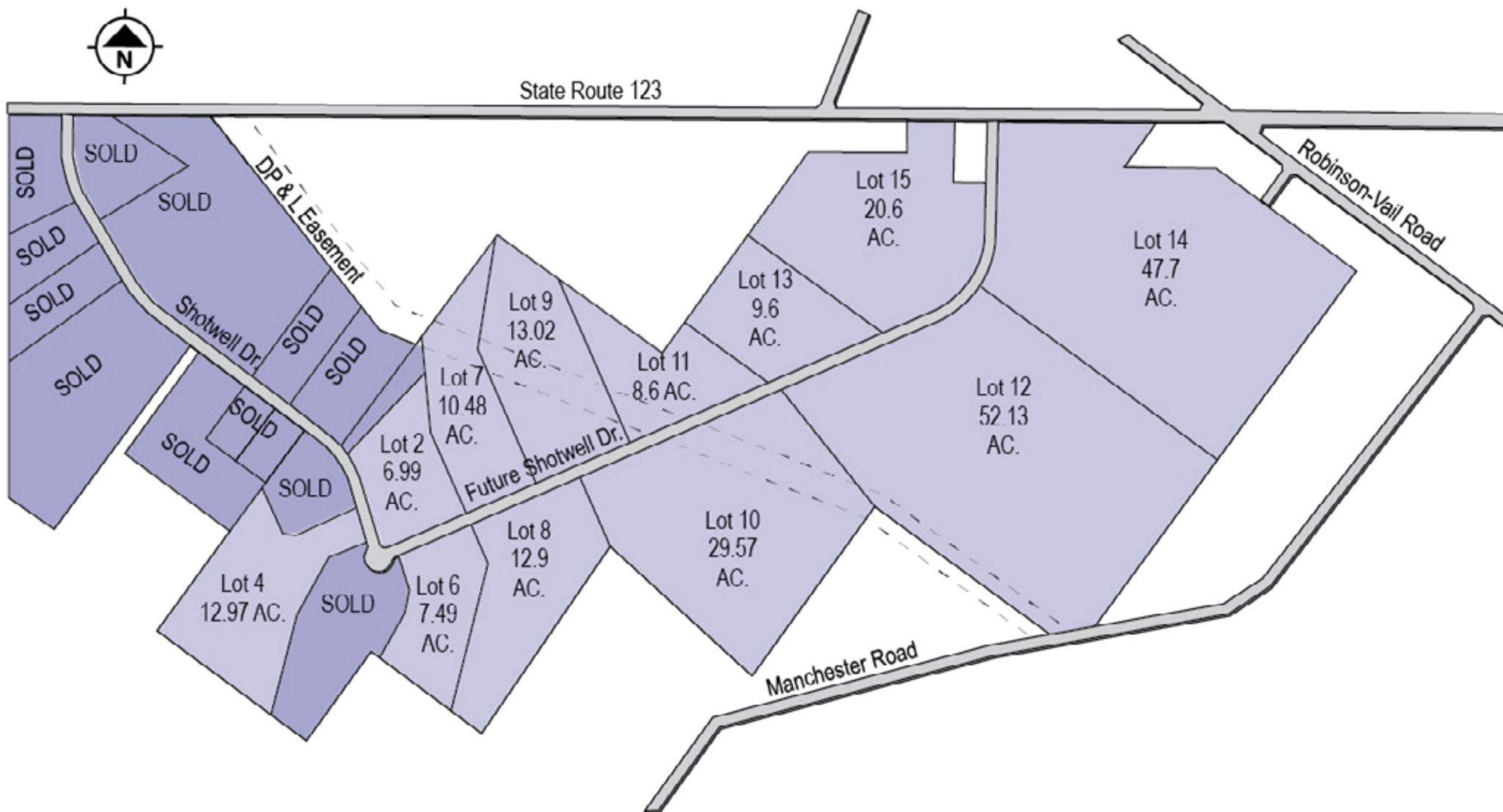
O: 513.228.6209

C: 937.684.2023

jbaumgardner@hsabh.com

All information furnished is from sources deemed reliable and is subject to errors, omissions and changes prior to sale as withdrawal without notice.

CAN COMBINE LOTS



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Radius	1 Mile		3 Mile		5 Mile	
Population						
2027 Projection	1,766		26,031		88,360	
2022 Estimate	1,645		24,267		83,118	
2010 Census	1,614		23,061		77,201	
Growth 2022 - 2027	7.36%		7.27%		6.31%	
Growth 2010 - 2022	1.92%		5.23%		7.66%	
2022 Population by Hispanic Origin	18		428		2,412	
2022 Population	1,645		24,267		83,118	
White	1,583	96.23%	22,955	94.59%	76,143	91.61%
Black	24	1.46%	527	2.17%	3,724	4.48%
Am. Indian & Alaskan	1	0.06%	40	0.16%	193	0.23%
Asian	16	0.97%	291	1.20%	1,274	1.53%
Hawaiian & Pacific Island	0	0.00%	0	0.00%	39	0.05%
Other	21	1.28%	455	1.87%	1,743	2.10%
U.S. Armed Forces	0		0		77	
Households						
2027 Projection	678		10,247		34,660	
2022 Estimate	630		9,557		32,654	
2010 Census	613		9,131		30,446	
Growth 2022 - 2027	7.62%		7.22%		6.14%	
Growth 2010 - 2022	2.77%		4.67%		7.25%	
Owner Occupied	567	90.00%	6,697	70.07%	23,384	71.61%
Renter Occupied	63	10.00%	2,860	29.93%	9,270	28.39%
2022 Households by HH Income	629		9,557		32,654	
Income: <\$25,000	46	7.31%	1,543	16.15%	5,192	15.90%
Income: \$25,000 - \$50,000	84	13.35%	1,973	20.64%	6,875	21.05%
Income: \$50,000 - \$75,000	145	23.05%	1,845	19.31%	6,058	18.55%
Income: \$75,000 - \$100,000	119	18.92%	1,619	16.94%	4,799	14.70%
Income: \$100,000 - \$125,000	71	11.29%	1,109	11.60%	3,727	11.41%
Income: \$125,000 - \$150,000	56	8.90%	545	5.70%	1,918	5.87%
Income: \$150,000 - \$200,000	87	13.83%	609	6.37%	2,437	7.46%
Income: \$200,000+	21	3.34%	314	3.29%	1,648	5.05%
2022 Avg Household Income	\$97,393		\$79,524		\$84,346	
2022 Med Household Income	\$83,298		\$66,947		\$67,153	

Business Employment by Type	# of Businesses	# Employees	#Emp/Bus
Total Businesses	132	1,922	15
Retail & Wholesale Trade	25	456	18
Hospitality & Food Service	8	214	27
Real Estate, Renting, Leasing	3	9	3
Finance & Insurance	13	49	4
Information	0	0	0
Scientific & Technology Services	11	34	3
Management of Companies	0	0	0
Health Care & Social Assistance	4	15	4
Educational Services	1	5	5
Public Administration & Sales	0	0	0
Arts, Entertainment, Recreation	4	30	8
Utilities & Waste Management	3	11	4
Construction	22	229	10
Manufacturing	23	694	30
Agriculture, Mining, Fishing	0	0	0
Other Services	15	176	12

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