



For sale

5080-5135 River Valley Road, Union Township, OH

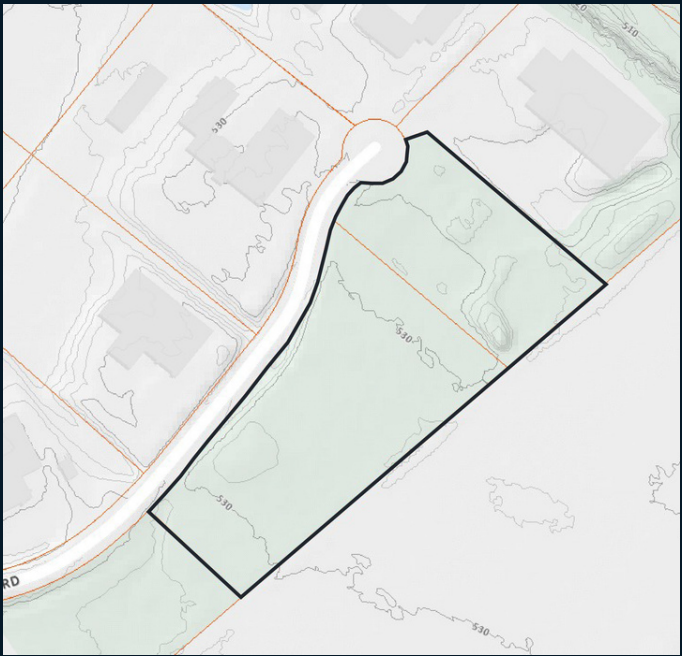
10.5 acres available

 **JLL** SEE A BRIGHTER WAY

5125 & 5135 River Valley Road, Milford, OH

Parcel ID	403108C069/403108C070
Acres	5.85
Zoning	M-1 Industrial
Utilities	At Street
Sale Price	\$877,950
Price/Acre	\$150,000/AC

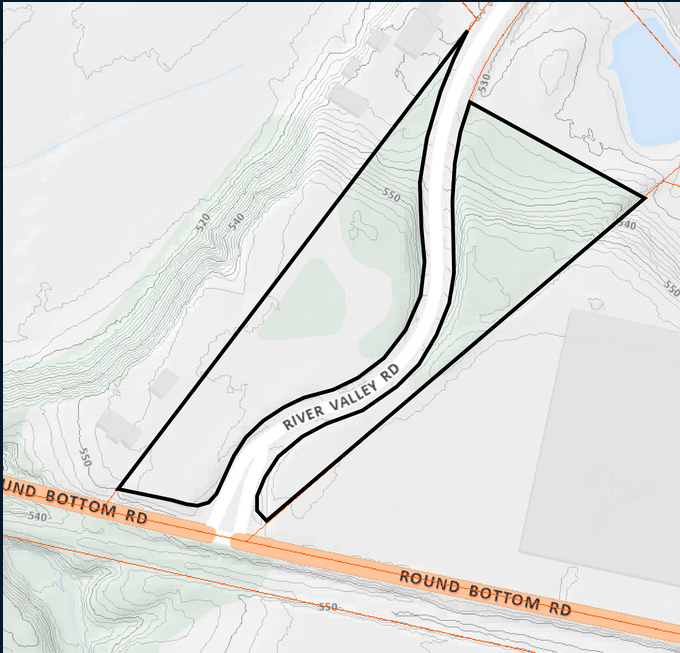
Topo



5080 & 5085 River Valley Road, Milford, OH

	5080	5085
Parcel ID	403108C054	403108C059
Acres	2.5960	2.0000
Zoning	M-1 Industrial	M-1 Industrial
Utilities	At Street	At Street
Sale Price	\$389,400	\$300,000
Price/Acre	\$150,000/AC	\$150,000/AC

Topo



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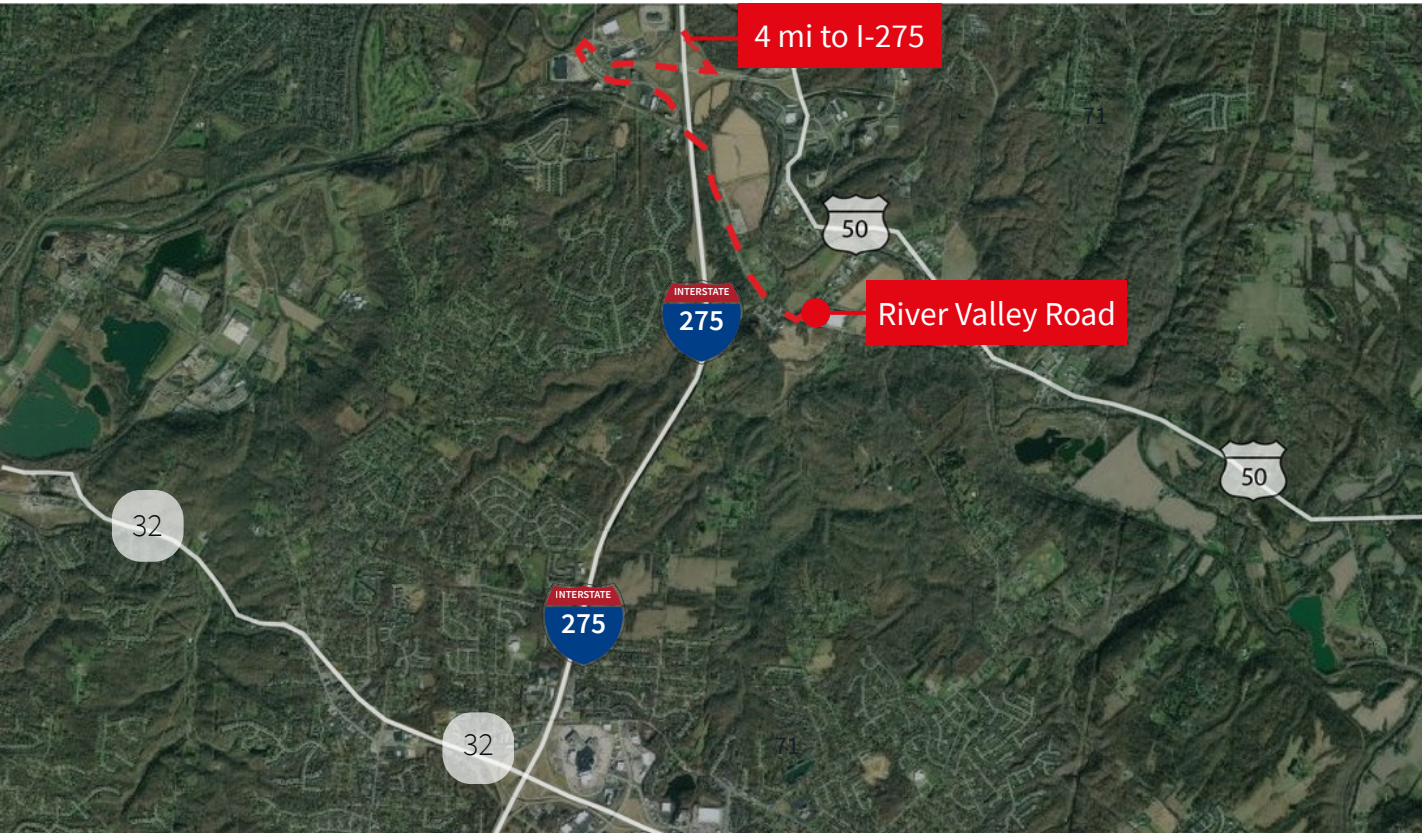
Strategic location in Clermont County with direct access to I-275 and SR-28, providing connectivity to Greater Cincinnati metro area and regional distribution networks.



Growing mixed-use community with strong demographics, established retail corridors, and proximity to major employers in manufacturing, healthcare, and logistics sectors.



Well-served by municipal utilities and infrastructure with available land parcels suitable for light industrial, flex space, and commercial development opportunities.



167,368

Employees within 10 miles with strong industrial base—13,466 manufacturing employees and 7,627 construction workers supporting logistics, warehousing, and industrial operations.

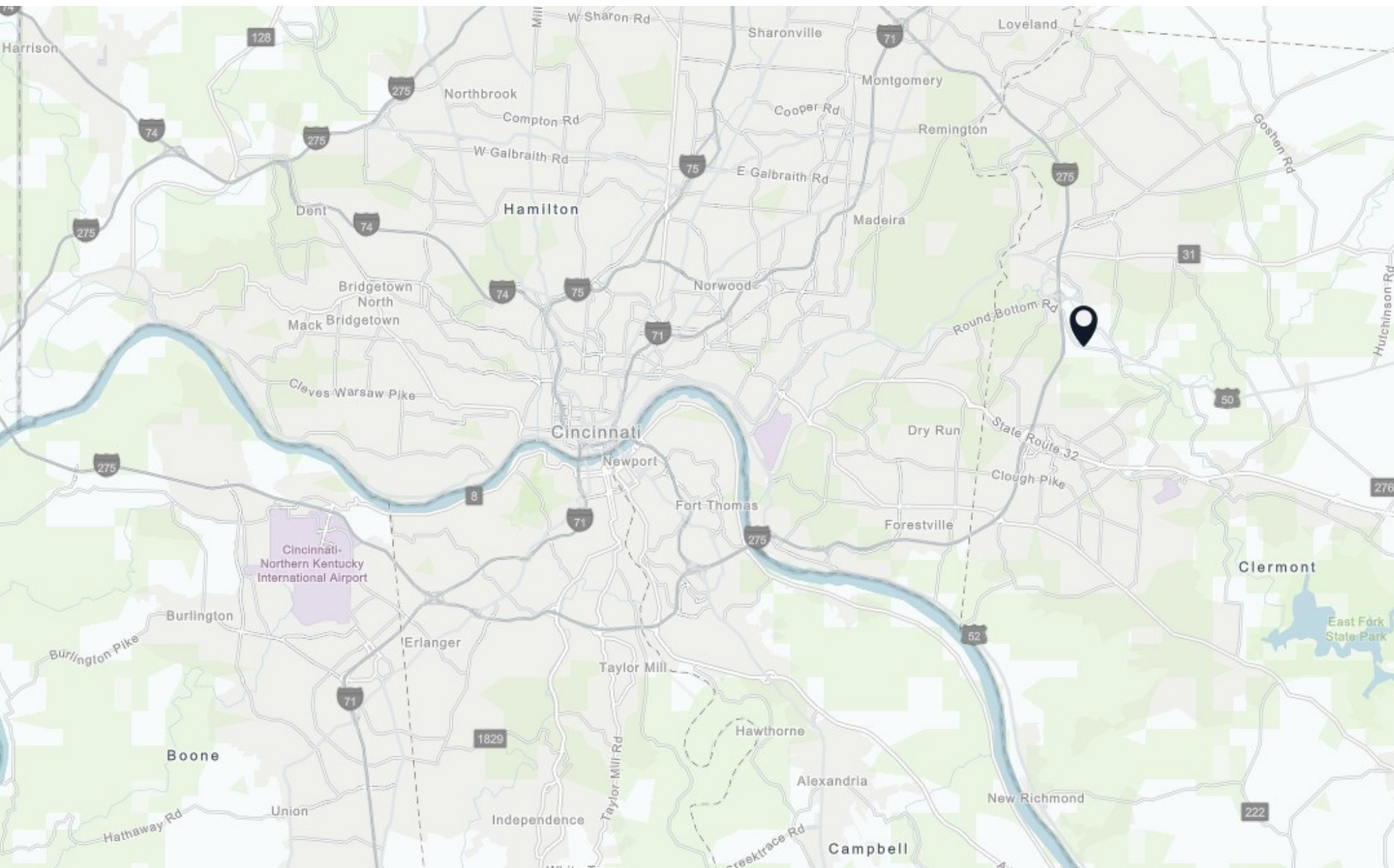
6,469

Wholesale trade employees within 10 miles complemented by 2,027 transportation/warehousing workers—proven distribution and supply chain infrastructure for industrial users.

833,955

Total employees within 20 miles including 95,959 manufacturing and 35,229 wholesale trade workers—deep labor pool and established industrial market supporting large-scale development.

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For more information, contact:

Tom Fairhurst

+1 513 502 8436

tom.fairhurst@jll.com

Grace Leonard

+1 513 441 9585

grace.leonard@jll.com