

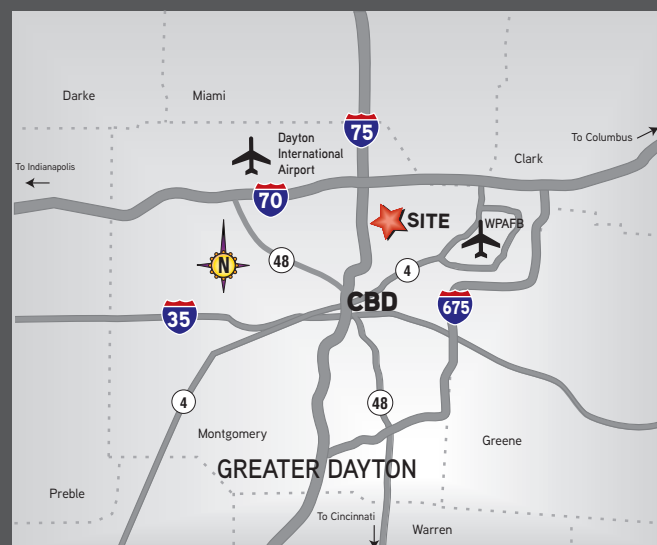
For Sale | 31 Acres Land

Needmore Road

4555 Northern Circle | Dayton | Ohio | 45414

Sale Price:

\$55,000 / ACRE



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Property Highlights

- Subject parcel is approximately 31 acres. An adjacent parcel totaling 46 acres is also for sale; this site is Certified as shovel-ready by DP&L's Certification Program. In addition, another 9.457 acre parcel could be available.
- Zoning suitable for all property types: industrial, retail, office, religious, education
- Not in Wellfield Protection Area
- 48,154 people living within 3 miles earning average household incomes exceeding \$60,500/year

Location Summary

- 1 minute east of the Racino on Needmore Road
- 5 minutes to I-75 or Wright Patterson Air Force Base
- 10 minutes to Downtown Dayton
- 15 minutes to Dayton International Airport
- Conveniently located adjacent to new Miami Valley Racino, Kroger, additional retail and restaurants

Area Demographics

* Full demographics can be provided on request



Current Population (2017)

127,592



Projected Population (2022)

129,035



Current Households (2017)

52,636



Projected Households (2022)

54,061



Average Household Income (2017)

\$61,532

* Based on 5 mile radius

Contact us:

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Accelerating success.