

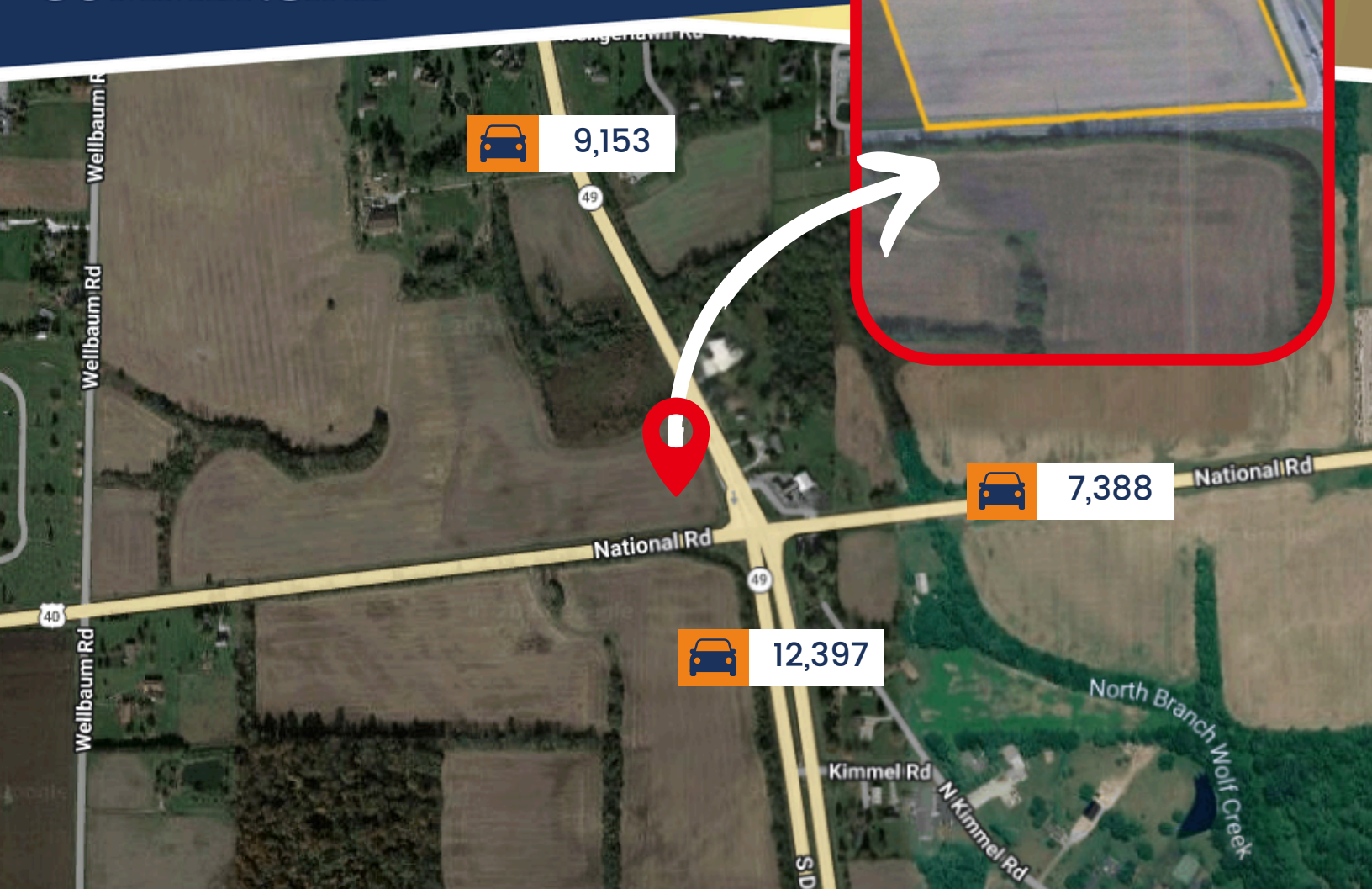


FOR SALE | 8901 S DAYTON GREENVILLE PIKE
BROOKVILLE, OH 45309

Property Highlights

- Traffic Count from ODOT is 9,000 per day on State Route 49 and 4,000 per day on State Route 40. This location is $\frac{1}{4}$ mile off Interstate 70 Federal Highway. It is at the corner between four cities: Greenville, Brookville, Englewood, and Clayton, Ohio. It is also a major trucking route for commercial and farming communities.
- Growth in a 3-mile radius includes General Motors' new diesel engine plant and three major industrial parks. New housing is at an all-time high within 1 mile along State Route 40, with 1,500 new homes starting in the 400s.
- This corner serves three schools: Northmont, Brookville, and the CTC Training Center, which serves 13 counties.
- Quick Trip has begun construction on a new trucking center at the next traffic light on the JEDD corridor, along with an expansion of the Sunoco fueling center on the opposite corner.
- The 8901 corner is the only lot with direct access entrances to both state highways 40 and 49.
- This location is a part of the JEDD joint economic development district between the cities of Clayton, Brookville, and Clay Township, which qualifies for county incentives and tax abatements.
- Owner's discretion on what type of business goes into the space.

OFFERED AT: \$900,000



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2025 DEMOGRAPHICS	2 MILE	5 MILE	10 MILE
POPULATION	2,191	34,857	136,983
HOUSEHOLDS	882	14,520	58,599
HH INCOME	\$108,186	\$95,249	\$82,665

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