

# RETAIL REDEVELOPMENT SITE FOR SALE!



**7850 N DIXIE DR.  
DAYTON, OH 45414**

## PROPERTY FEATURES:

**\$1,100,000**

- 1.146 Acres
- Just off of I-75 (121,006 VPD)
- Surrounded by National Retailers and Restaurants
- Zoned for Commercial
- 18,874 VPD on N Dixie Dr.



- Commercial
- Investment
- Land

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## **Fact Sheet**

<b>Address:</b>	7850 N Dixie Dr. Dayton, OH 45414
<b>Price:</b>	\$1,100,000.00
<b>County:</b>	Montgomery
<b>City:</b>	Dayton
<b>Lot Size:</b>	1.146 Acres
<b>Zoning:</b>	Commercial
<b>Taxes:</b>	\$2,515.50

### **Property Description:**

**Over one acre of land across two parcels available for redevelopment on North Dixie Drive (18,874 VPD), just north of Benchwood Avenue (10,776 VPD) in Butler Township. The site offers excellent visibility with 18,874 vehicles per day on North Dixie and quick access to I-75 (121,006 VPD) via the Benchwood exit. An existing 6,000 SF structure currently used as an office is situated at the front of the property, with a large multi-bay garage at the rear previously used as an auto repair shop. Zoned for mixed-use residential/commercial, the site is surrounded by national retailers, restaurants, and hotels near the I-70/I-75 interchange, making it ideal for a variety of redevelopment opportunities.**

INFORMATION IN THIS FLYER IS DEEMED RELIABLE, BUT NOT GUARANTEED.



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