

**LAND FOR SALE**  
**W NATIONAL ROAD**  
Englewood, OH 45322



**SALE OFFERING:**

**SALE PRICE:** \$1,350,000 (\$123,900 / AC)

**PROPERTY INFORMATION:**

**LOT SIZE:** 10.89 acres

**ZONING:** C-3 PUD

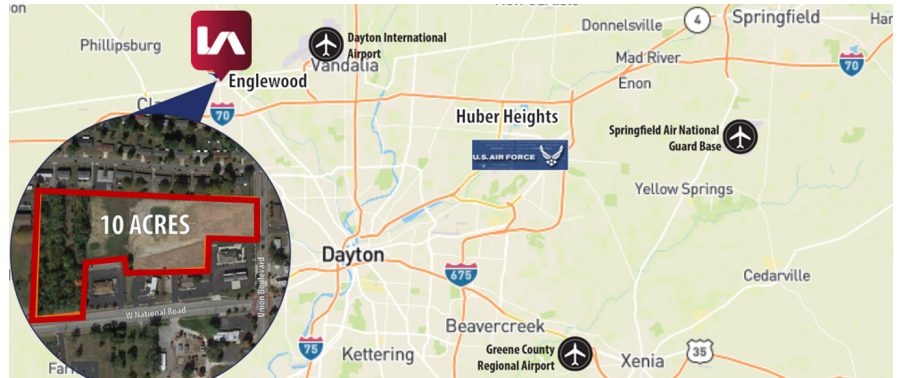
**COUNTY:** Montgomery

**MARKET:** Dayton

**SUBMARKET:** Englewood

**SCHOOL DISTRICT:** **Northmont City Schools**  
Highly Rated Public School District

Enrollment: 5,024  
Graduation Rate: 97.1%  
Grade of "A" for 5-Yr  
Graduation Rate  
100% Staff Rated Highly  
Qualified by State



**PROPERTY HIGHLIGHTS:**

- Property has two curb cuts with 475' of frontage on W National Rd and Union Boulevard.
- Pad-ready.
- Close proximity to Wright-Patterson Air Force Base as well as I-75, I-70 and I-675.
- Potential Incentive from city of Englewood

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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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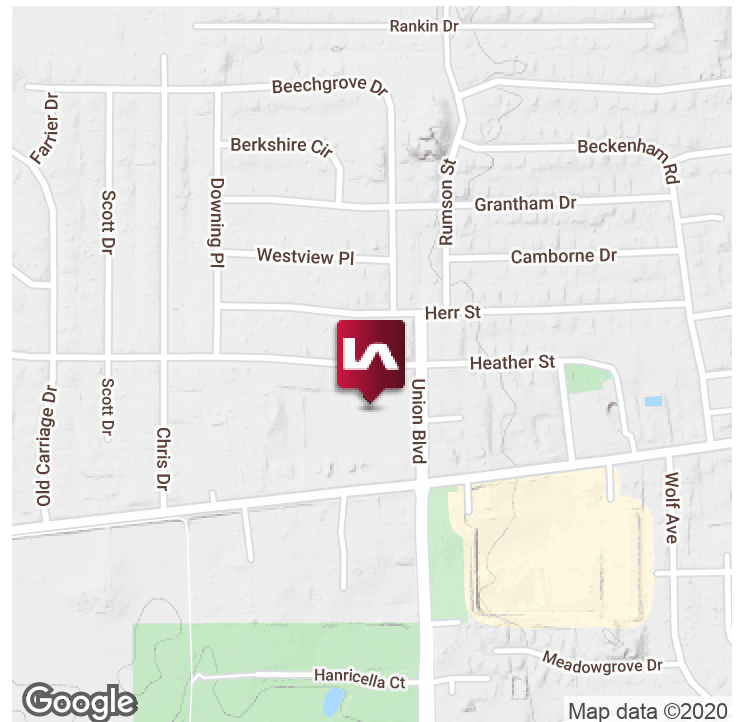
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### W NATIONAL ROAD

- Former Site of Englewood Plaza
- Ingress & Egress on W National Rd (US RT 40) and Union Blvd
- Foundation and Parking Lot have been removed
- The Site is Pad Ready
- 14,010 VPD on W National Rd

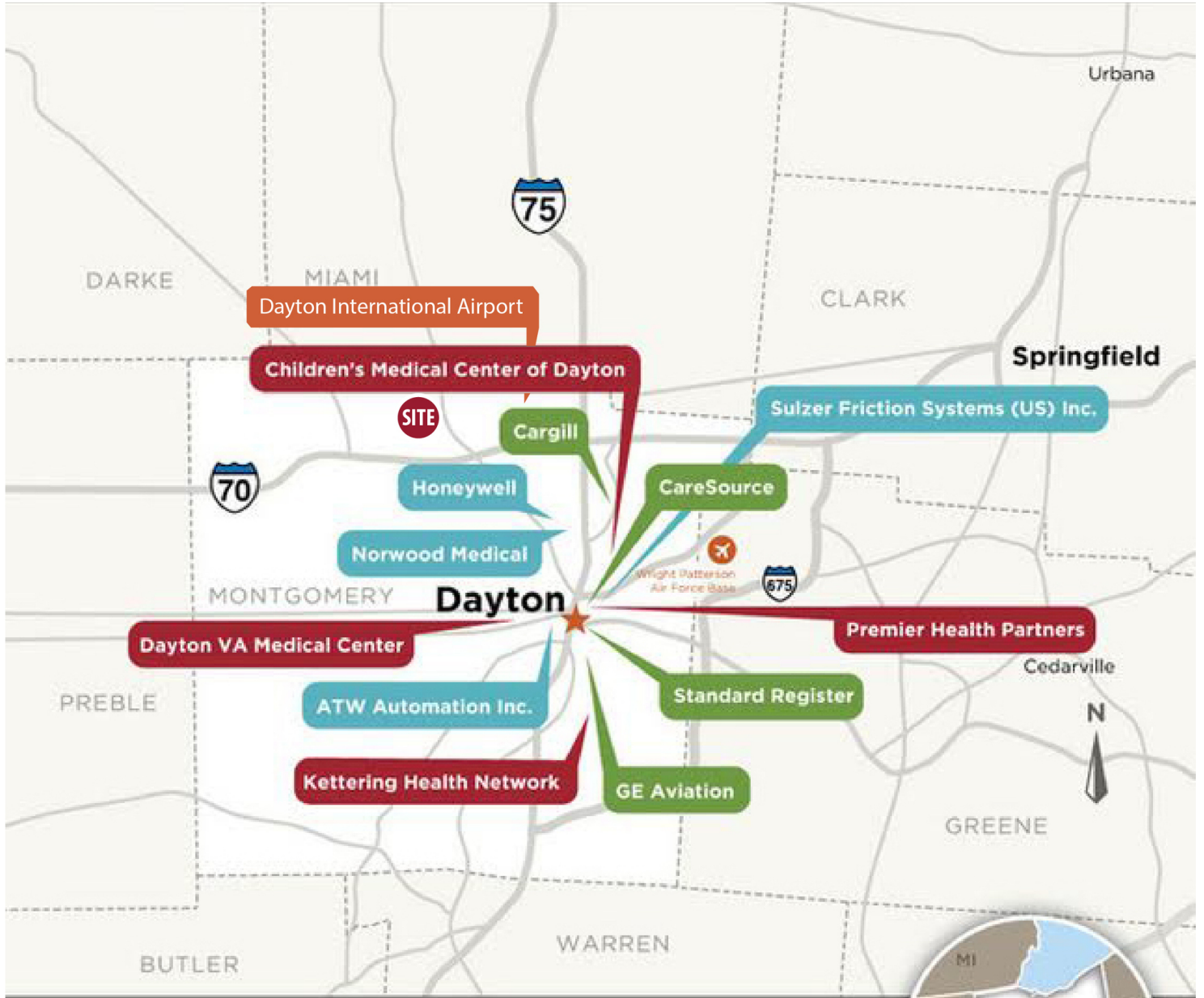


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- Advanced Materials & Manufacturing
- Healthcare
- Misc.

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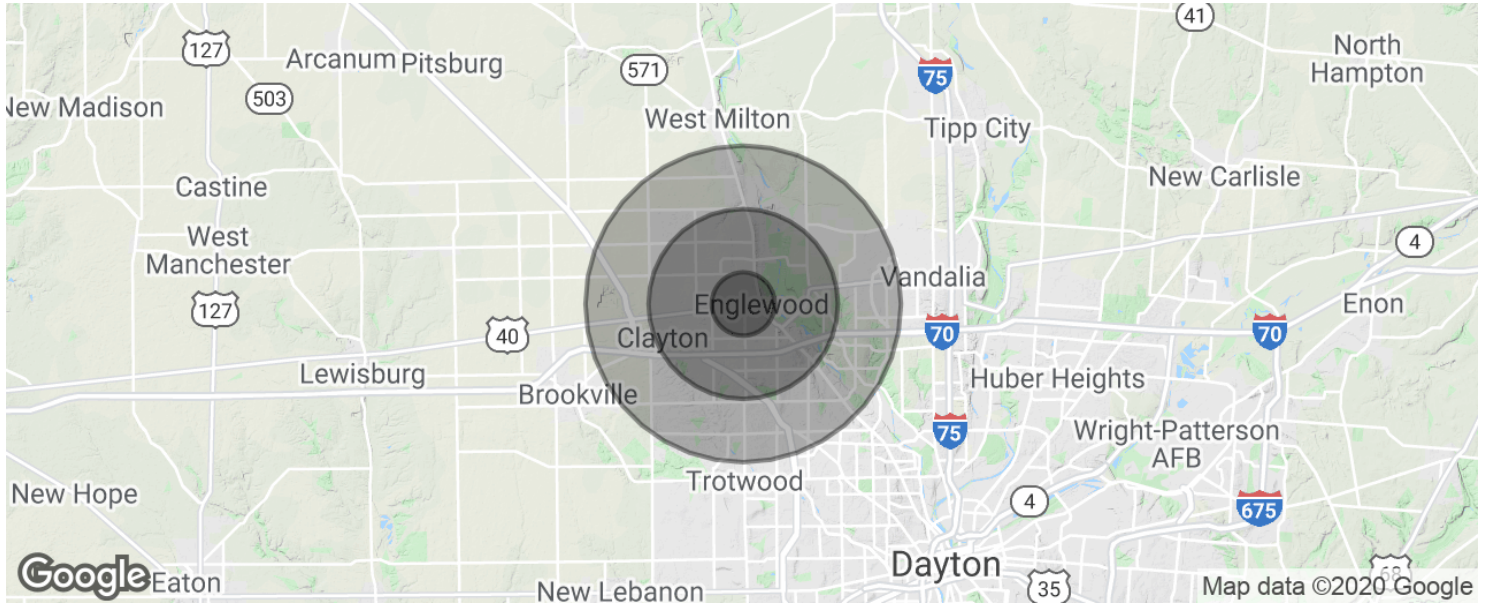
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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total population	5,131	30,048	55,431
Median age	40.5	40.0	41.3
Median age (Male)	39.3	38.2	39.9
Median age (Female)	42.3	42.2	43.3
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	2,130	12,169	22,508
# of persons per HH	2.4	2.5	2.5
Average HH income	\$62,829	\$64,447	\$65,856
Average house value	\$148,848	\$144,954	\$150,151

\* Demographic data derived from 2010 US Census

	<b>POPULATION</b>	<b>TOTAL HOUSING UNITS</b>	<b>OCCUPIED</b>	<b>OWNER OCCUPIED</b>	<b>RENTER OCCUPIED</b>
Englewood	13,465	5,898	5,555	4,101	1,454

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