



COUNTY	PROPERTY TYPE	ZONING	SPACE AVAILABLE	PRICE
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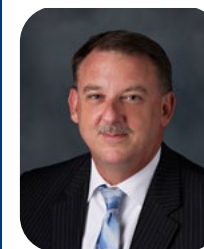
Montgomery	Land – PRE94	Commercial	10.712 Acres	\$95,000/acre
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Property & Location Highlights:

- 10+ acres available visible from I-70, Exit 21
- Overpass/Interchange upgrades completed
- Part of Northbrook Industrial Park
- Within 12-miles of Dayton International Airport

- Utilities in place
- Abatements available
- 13 miles to the “Crossroads of America” – I-70/I-75 Interchange
- Over 43,000 vehicles per day on nearby I-70

For more information, contact:



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Radius	1 Mile		3 Mile		5 Mile	
Population						
2027 Projection	509		8,476		13,831	
2022 Estimate	519		8,536		13,994	
2010 Census	567		8,868		14,873	
Growth 2022 - 2027	-1.93%		-0.70%		-1.16%	
Growth 2010 - 2022	-8.47%		-3.74%		-5.91%	
2022 Population by Hispanic Origin	3		87		171	
2022 Population	519		8,536		13,994	
White	503	96.92%	8,284	97.05%	13,389	95.68%
Black	2	0.39%	33	0.39%	228	1.63%
Am. Indian & Alaskan	1	0.19%	22	0.26%	30	0.21%
Asian	4	0.77%	86	1.01%	125	0.89%
Hawaiian & Pacific Island	0	0.00%	0	0.00%	1	0.01%
Other	8	1.54%	111	1.30%	220	1.57%
U.S. Armed Forces	0		1		4	
Households						
2027 Projection	208		3,531		5,576	
2022 Estimate	211		3,552		5,633	
2010 Census	229		3,671		5,955	
Growth 2022 - 2027	-1.42%		-0.59%		-1.01%	
Growth 2010 - 2022	-7.86%		-3.24%		-5.41%	
Owner Occupied	163	77.25%	2,535	71.37%	4,327	76.82%
Renter Occupied	49	23.22%	1,017	28.63%	1,306	23.18%
2022 Households by HH Income	212		3,552		5,634	
Income: <\$25,000	26	12.26%	588	16.55%	772	13.70%
Income: \$25,000 - \$50,000	28	13.21%	696	19.59%	1,093	19.40%
Income: \$50,000 - \$75,000	41	19.34%	725	20.41%	1,237	21.96%
Income: \$75,000 - \$100,000	56	26.42%	611	17.20%	933	16.56%
Income: \$100,000 - \$125,000	30	14.15%	414	11.66%	674	11.96%
Income: \$125,000 - \$150,000	24	11.32%	312	8.78%	489	8.68%
Income: \$150,000 - \$200,000	2	0.94%	72	2.03%	199	3.53%
Income: \$200,000+	5	2.36%	134	3.77%	237	4.21%
2022 Avg Household Income	\$82,425		\$78,057		\$82,158	
2022 Med Household Income	\$79,911		\$64,377		\$68,532	

Business Employment by Type	# of Businesses	# Employees	#Emp/Bus
Total Businesses	64	689	11
Retail & Wholesale Trade	7	47	7
Hospitality & Food Service	10	275	28
Real Estate, Renting, Leasing	4	26	7
Finance & Insurance	8	32	4
Information	0	0	0
Scientific & Technology Services	3	12	4
Management of Companies	0	0	0
Health Care & Social Assistance	5	31	6
Educational Services	0	0	0
Public Administration & Sales	4	41	10
Arts, Entertainment, Recreation	1	5	5
Utilities & Waste Management	2	5	3
Construction	12	62	5
Manufacturing	2	137	69
Agriculture, Mining, Fishing	0	0	0
Other Services	6	16	3

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