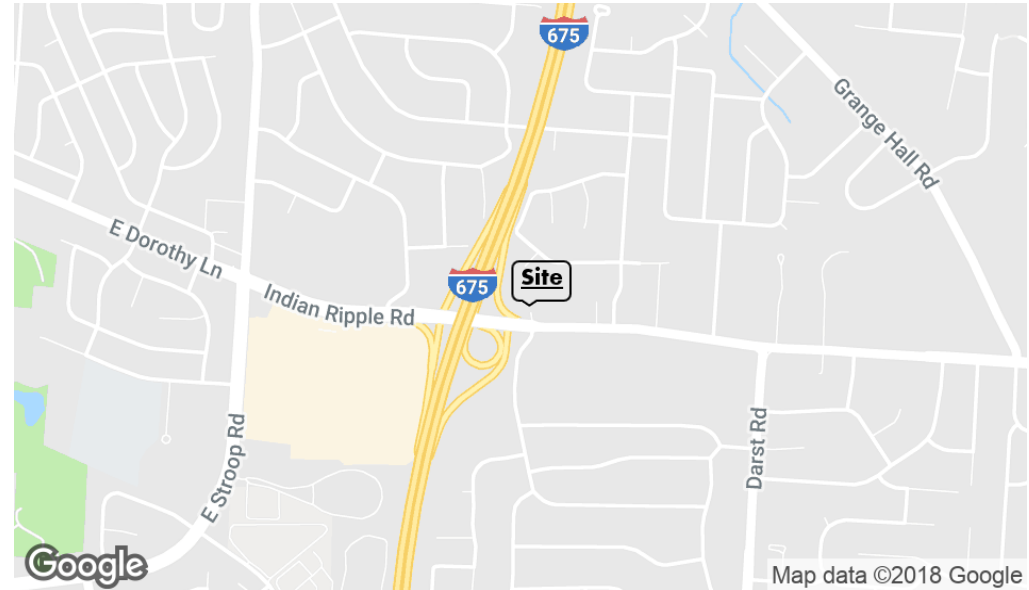
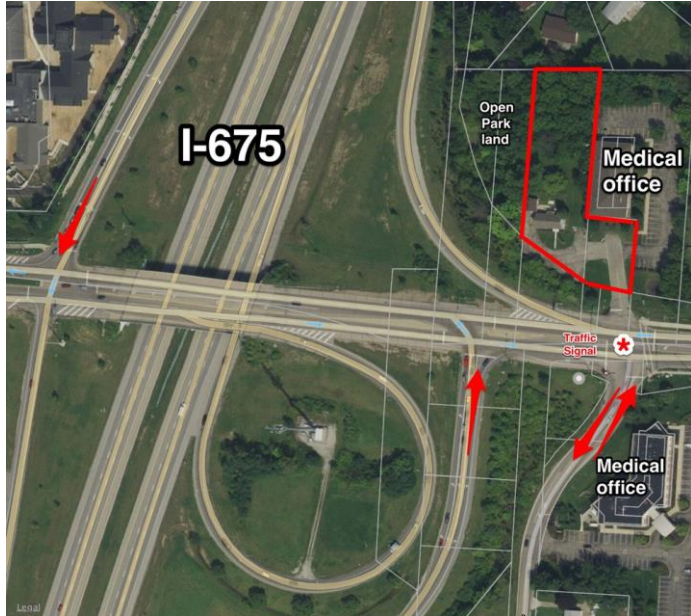


4258 INDIAN RIPPLE RD



PROPERTY SUMMARY

Price: Negotiated

Lot Size: 1-1-1/2

REZONING: Business/office

Market: Regional

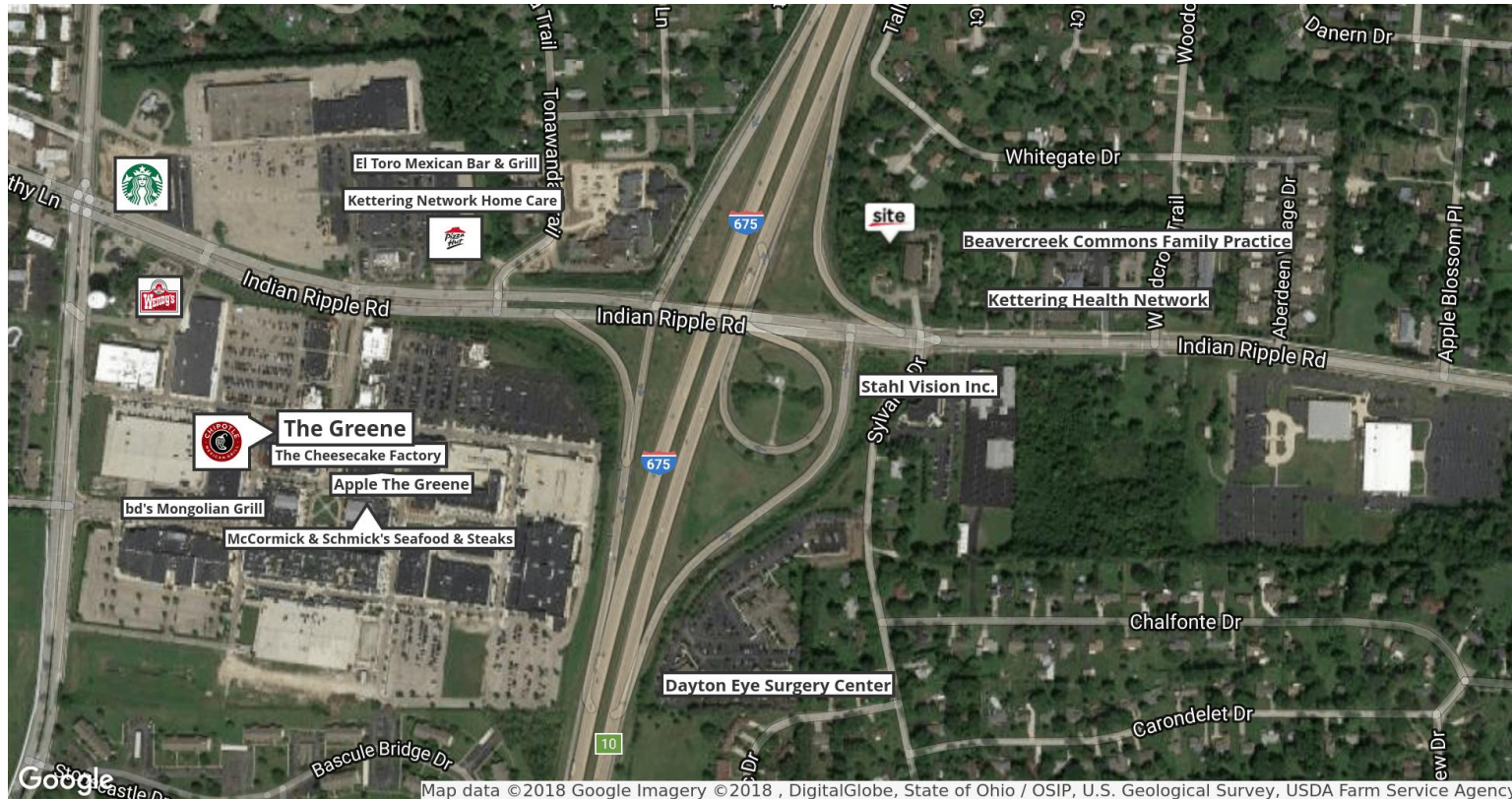
PROPERTY OVERVIEW

Interstate site, land for development

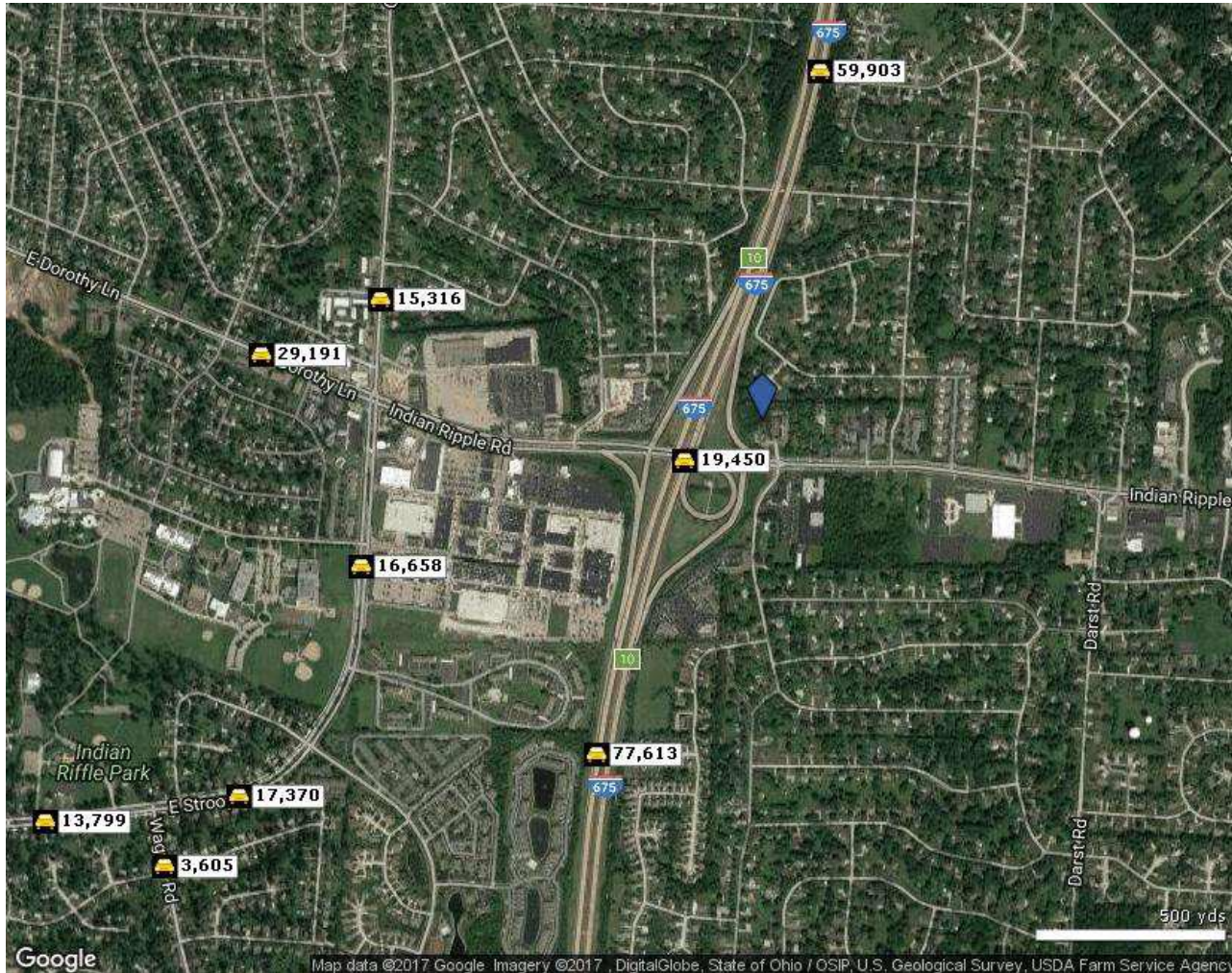
PROPERTY HIGHLIGHTS

- Located near “The Greene” Lifestyle Center
- Build to suite available
- Traffic light at entrance
- East access to I-675

4258 INDIAN RIPPLE RD



4258 INDIAN RIPPLE RD



4258 INDIAN RIPPLE RD



POPULATION

TOTAL POPULATION
 MEDIAN AGE
 MEDIAN AGE (MALE)
 MEDIAN AGE (FEMALE)

1 MILE

7,727
 40.8
 39.5
 42.9

3 MILES

51,414
 41.1
 39.2
 43.2

5 MILES

164,386
 40.9
 39.1
 42.8

LOCATION DESCRIPTION

I-675 & Indian Ripple Road
 Beavercreek, Ohio

HOUSEHOLDS & INCOME

TOTAL HOUSEHOLDS
 # OF PERSONS PER HH
 AVERAGE HH INCOME
 AVERAGE HOUSE VALUE

1 MILE

3,237
 2.4
 \$78,791
 \$191,196

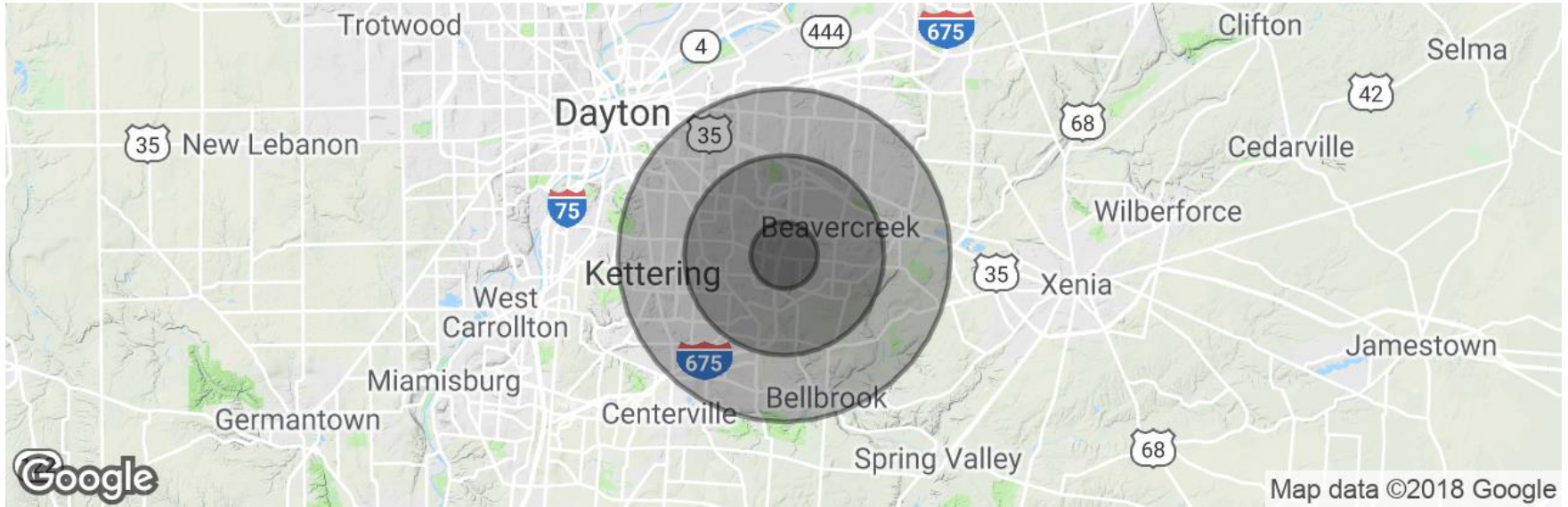
3 MILES

21,682
 2.4
 \$67,912
 \$166,831

5 MILES

71,912
 2.3
 \$63,959
 \$166,338

4258 INDIAN RIPPLE RD



Total Population
 Population Density
 Median Age
 Median Age (Male)
 Median Age (Female)
 Total Households
 # of Persons Per HH
 Average HH Income
 Average House Value

1 Mile

7,727
 2,460
 40.8
 39.5
 42.9
 3,237
 2.4
 \$78,791
 \$191,196

3 Miles

51,414
 1,818
 41.1
 39.2
 43.2
 21,682
 2.4
 \$67,912
 \$166,831

5 Miles

164,386
 2,093
 40.9
 39.1
 42.8
 71,912
 2.3
 \$63,959
 \$166,338