

SOUTHWEST CORNER OF W. SOCIAL ROW RD & SHEEHAN RD
WASHINGTON TOWNSHIP, OHIO 45458



7 +/- ACRES FOR DEVELOPMENT

PROPERTY HIGHLIGHTS

- **7+/- acres available for development** at the Southwest Corner of Social Row Road and Sheehan Road, with **ability to divide**
- Just **3 miles from I-75** exit at Austin Road
- Highly **desirable Washington Township location**, just East of The Golf Club at Yankee Trace and across from The Courtyard at Centerville retirement community
- Surrounded by **growing residential development**, new multi-family development of 200 homes approved across Sheehan Rd.
- **High visibility site**, easily accessible with **traffic light at corner**
- Over 14,000 vehicles per day on Social Row Rd
- **Convenient location**, just minutes to State Route 48, State Route 741, State Route 725 and amenities in **Centerville, Miamisburg, and Springboro**

PRIME LOCATION FOR DAYCARE, PRESCHOOL, RECREATIONAL USES & FACILITIES

FOR SALE

LOT SIZE: 7 +/- Acres
 ZONING: PDR - Planned Development Residential
 MARKET: Washington Township

TRAFFIC IMPROVEMENTS

- Beginning in Summer 2025, approx. 4,650 feet of **W. Social Row Rd will be widened to five lanes**, which includes the section between Paragon Rd to Sheehan and continuing East
- An **additional traffic light** will be added at Paragon and W. Social Row Rd

PRESENTED BY:

SKIP SCHAFFER

Direct: 937/477-4300

Email: Skipschafer@me.com

ASHLEY SCHNEIDER

Direct: 312/343-1316

Email: Ashley@cra-dayton.com

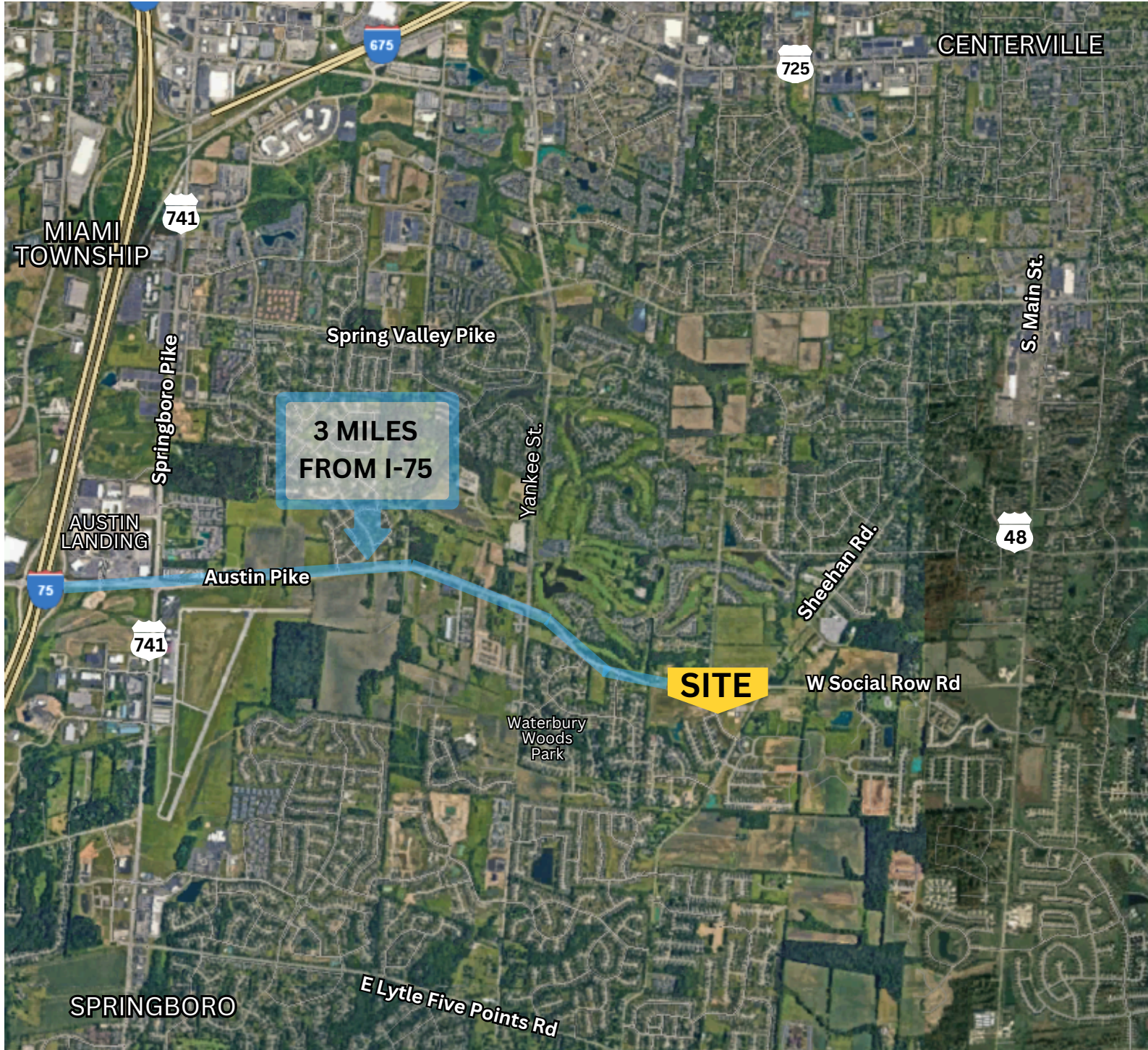
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7071 Corporate Way, Suite 200 | Centerville, OH 45459

Office: 937/433-9000

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AREA MAP



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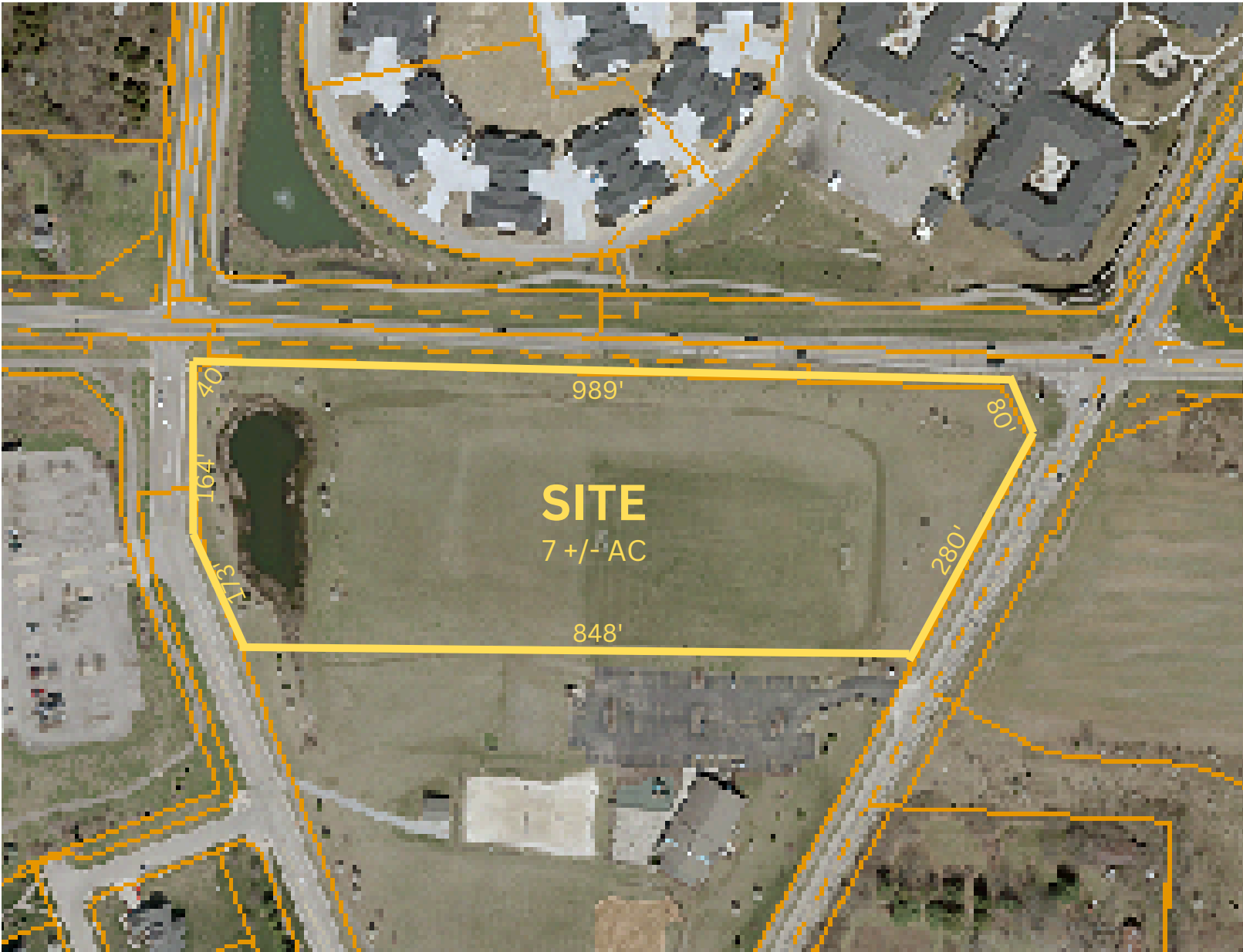
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SITE PLAN



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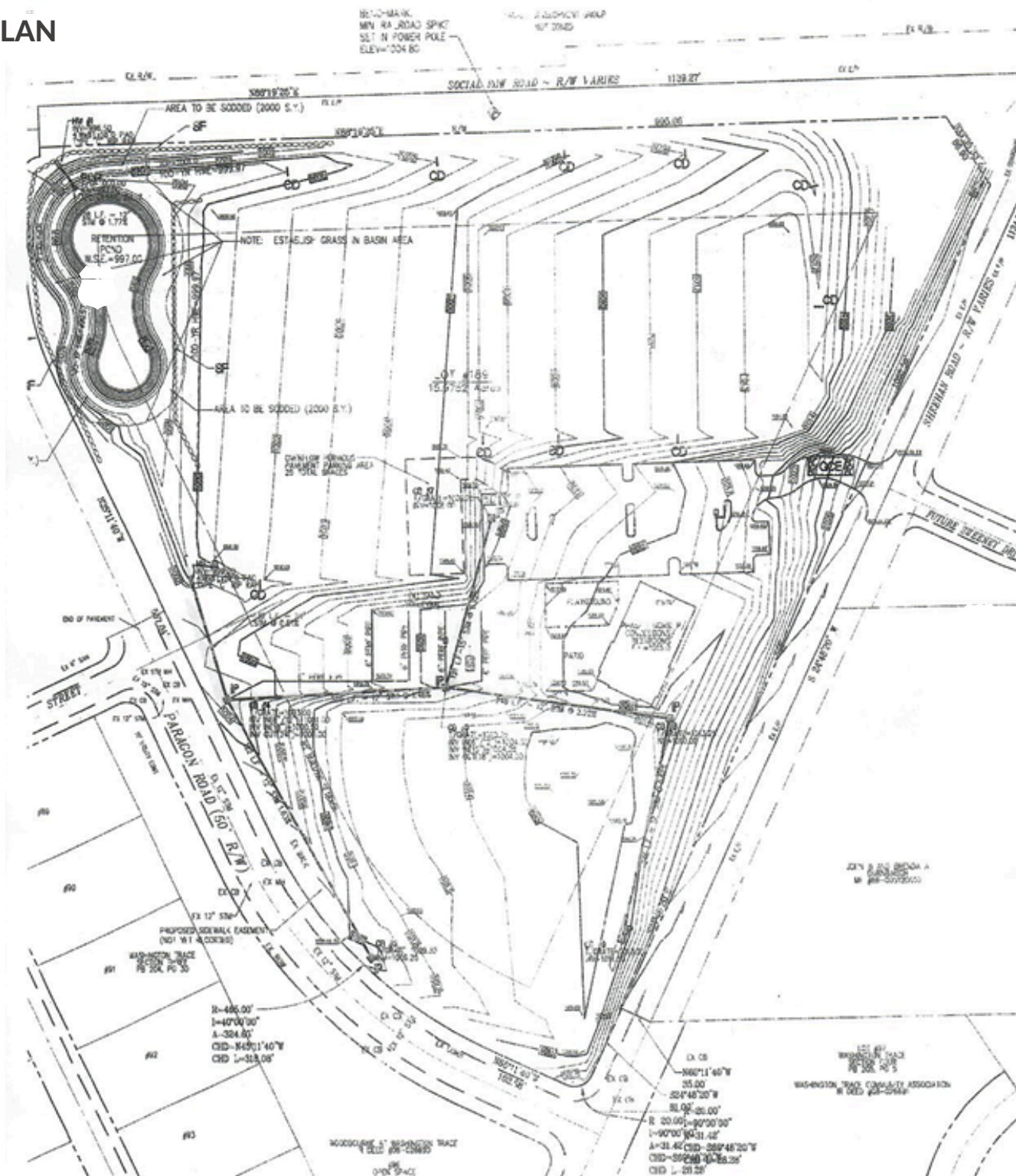
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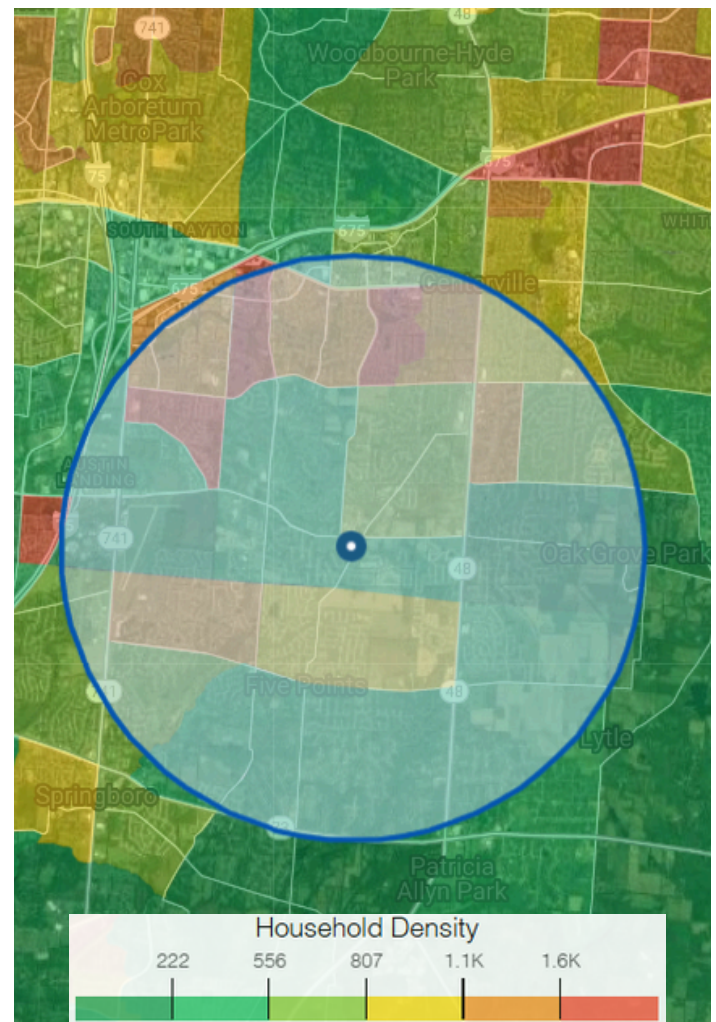
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DEMOGRAPHICS

Radius	1 mile	3 mile	5 mile
Population			
2020 Population	5,383	55,410	111,382
2024 Population	5,496	54,311	108,147
2029 Population Projection	5,592	55,323	
Annual Growth 2024-2029	0.4%	0.4%	0.3%
Households			
2020 Households	1,957	22,415	45,501
2024 Households	2,004	21,741	44,030
2029 Household Projection	2,039	22,005	44,552
Annual Growth 2020-2024	1.7%	0.2%	0.0%
Annual Growth 2024-2029	0.4%	0.2%	0.2%
Avg Household Size	2.70	2.50	2.40
Avg Household Vehicles	2.00	2.00	2.00
Household Income			
Avg Household Income	\$173,606	\$136,019	\$123,115
Median Household Income	\$146,405	\$105,266	\$96,038
Population By Age			
Age 0 - 4	245	2,984	5,759
Age 5 - 9	324	3,494	6,547
Age 10 - 14	391	3,718	6,873
Age 15 - 19	393	3,587	6,820
Age 20 - 24	316	3,176	6,381
Age 25 - 29	210	2,922	5,924
Age 30 - 34	203	3,264	6,451
Age 35 - 39	281	3,542	6,786
Age 40 - 44	371	3,706	6,947
Age 45 - 49	370	3,495	6,537
Age 50 - 54	390	3,581	6,818
Age 55 - 59	382	3,475	6,812
Age 60 - 64	372	3,366	6,868
Age 65 - 69	345	2,923	6,132
Age 70 - 74	335	2,692	5,744
Age 75 - 79	277	2,171	4,813
Age 80 - 84	164	1,261	3,032
Age 85+	128	955	2,904



3 MILE RADIUS

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