

LAND FOR SALE

AUSTIN BLVD. & WASHINGTON CHURCH RD. | Washington Township, OH



CONTACT:
DANIELLE KUEHNLE
937.531.5528
dkuehnle@oberer.com

WELCOME TO THE REGION WE KNOW

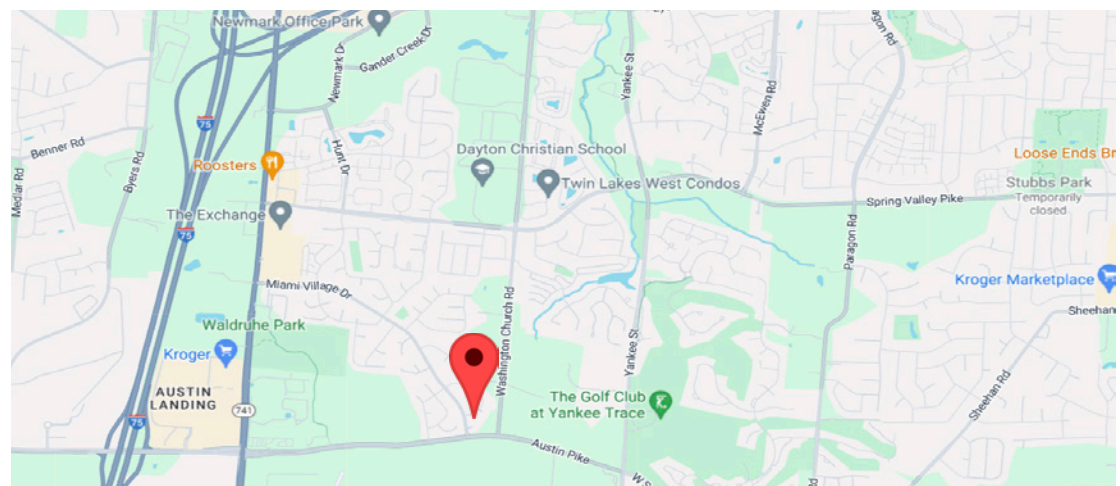
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AUSTIN BLVD. & WASHINGTON CHURCH RD

PROPERTY HIGHLIGHTS

- 3± acres prime land for development on Austin Blvd. at the Washington Church Road intersection
- Ideally situated for professional medical/office space
- Located just 1.5 miles from the I-75/Austin Blvd. interchange (Exit 41) and Austin Landing
- Excellent visibility provided by direct frontage on Austin Blvd., the main thoroughfare connector between I-75/R 741 and SR 48
- Signalized access at Washington Church Road
- Convenient access to/from I-75 and SR 741
- Located across the street from First Flight Commerce Center-Phase I ground breaking June 2024 on 264,000 SF building. 1,786,000 SF upon completion, totaling a \$146 M investment and 615 jobs



2023 DEMOGRAPHICS

	3 MILE	5 MILES	10 MILES
Population	55,935	132,006	353,293
Total Employees	33,277	68,162	166,705
Total HH Income	\$112,211	\$105,657	\$94,637

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