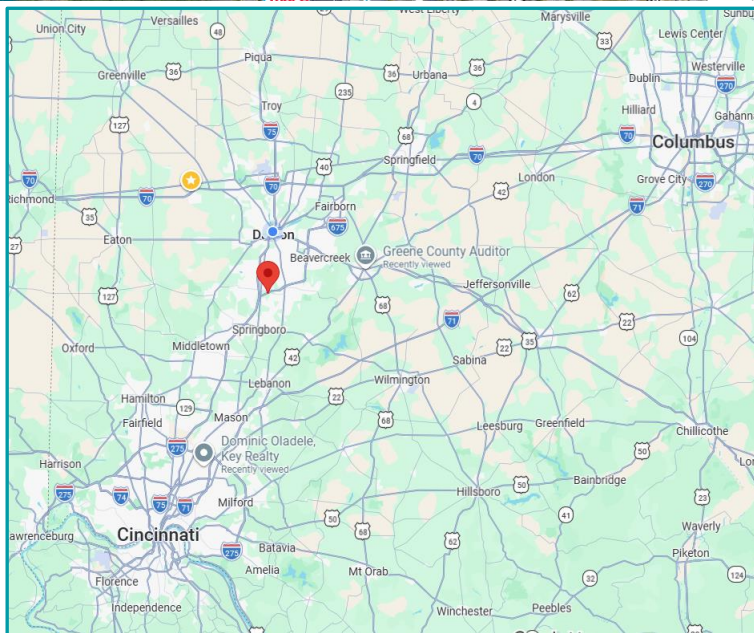




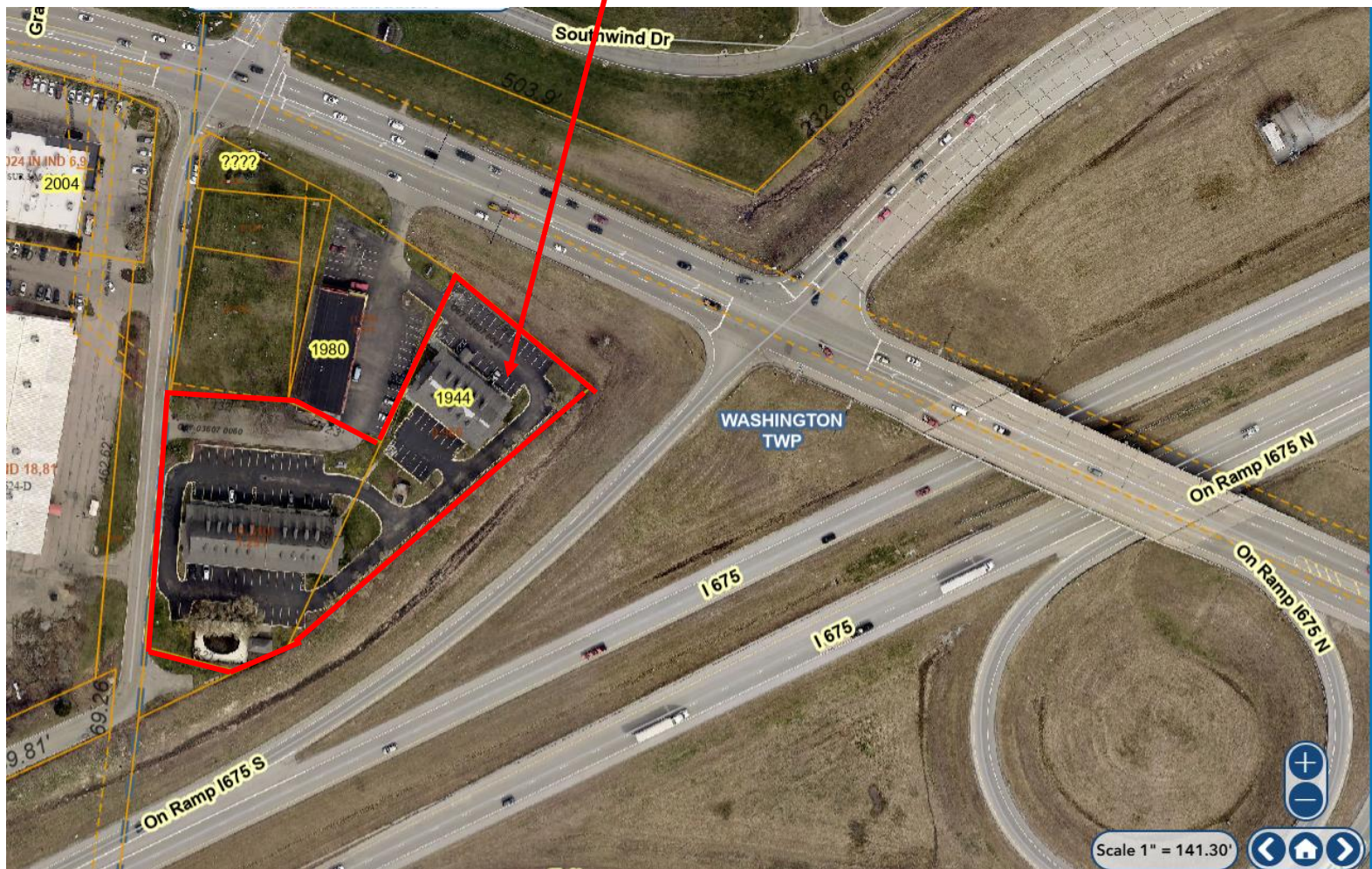
- **2.25 acres Prime Redevelopment Opportunity with Interstate 675 visibility across from Kettering Health Southview Hospital**
- **Parcel ID; O67036070060 and O67036070041**
- **Versatile Zoning Use:** SU- Special Use. Ideal for Office, Retail, Service, Restaurant, and Residential uses
- **High Traffic Area:** Situated off of Miamisburg Centerville Road with immediate access to SR-725 and I-675, and just over a mile away from I-75 junction. This location offers easy access with multiple ingress/egress
- **Prime Location:** This site is both desirable and convenient due to the proximity to key attractions and amenities including Kettering Southview Medical Center, Dayton Mall, and Walmart
- **Great Visibility and High Traffic Counts:** Over 65,373 VPD on I-675, 102,780 on I-75, and over 30,000 on Miamisburg Centerville Road
- **Now Offered at: \$3,100,000**

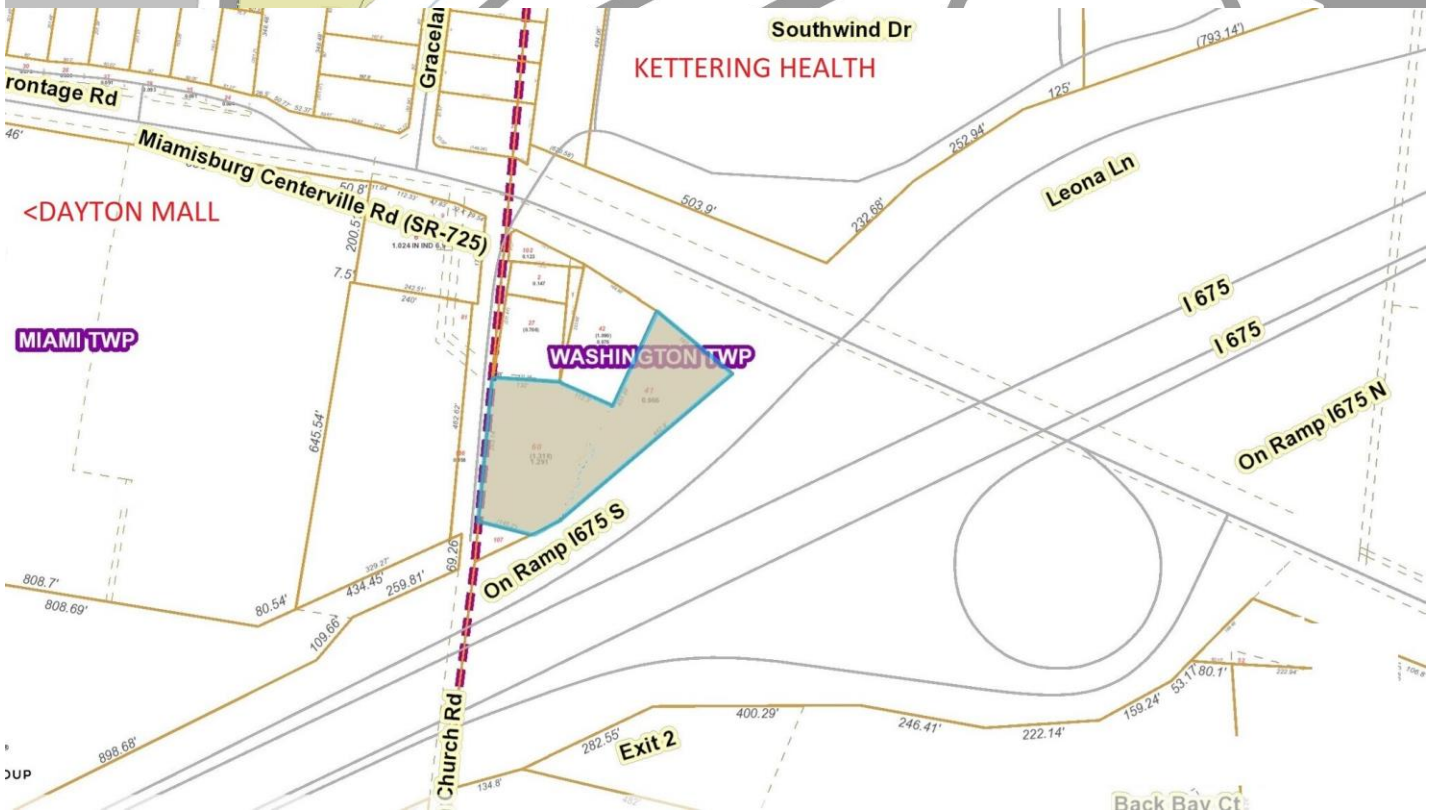
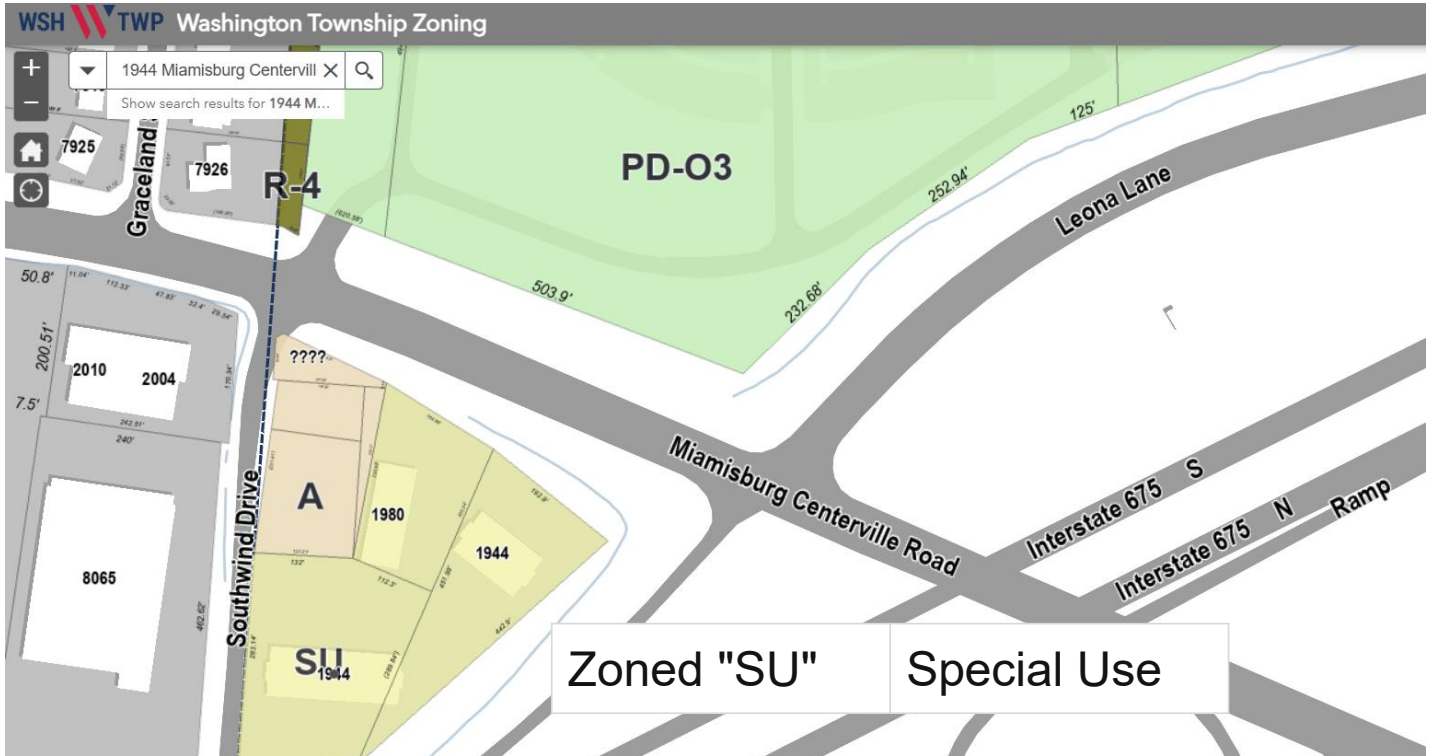


For More Information, Please Contact:
Tracey Herron |
Sr. Vice President of Commercial Sales & Leasing
Mobile: 937.216.4636
therron@equity.net

Prime Redevelopment Site For Sale

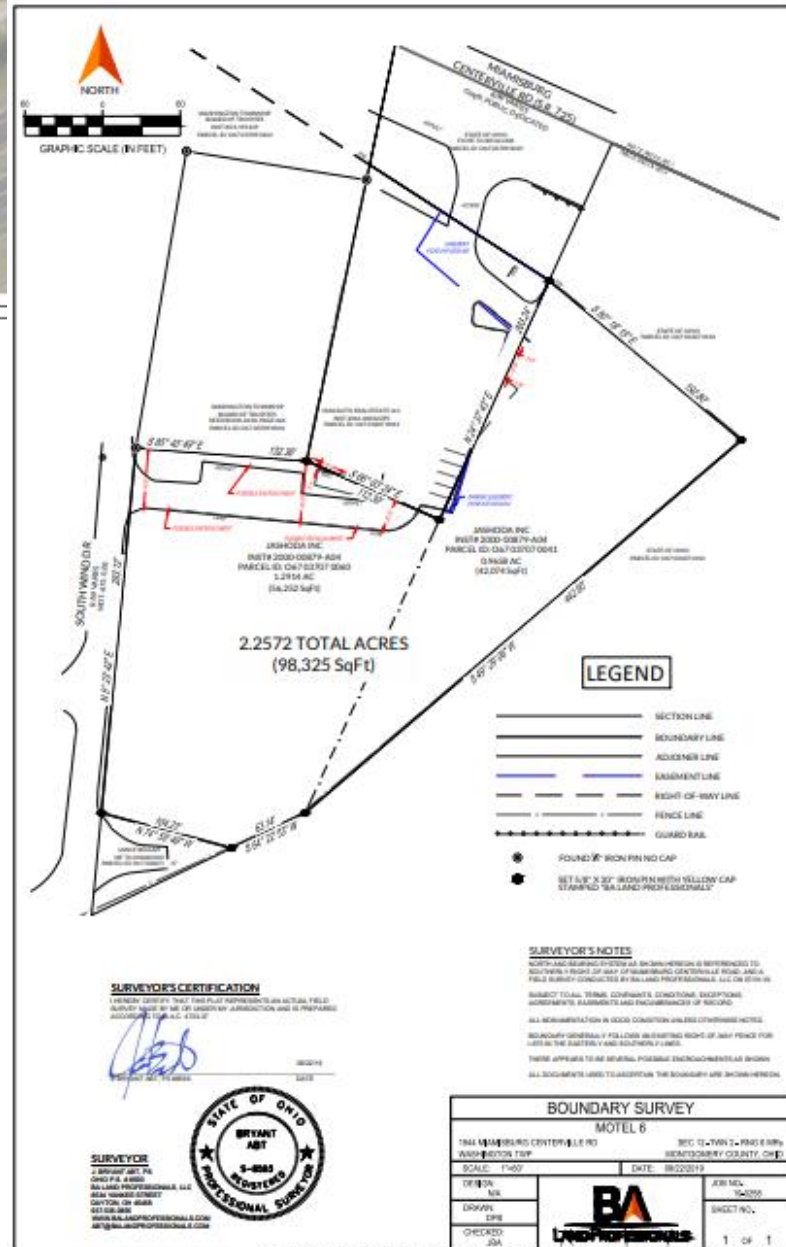
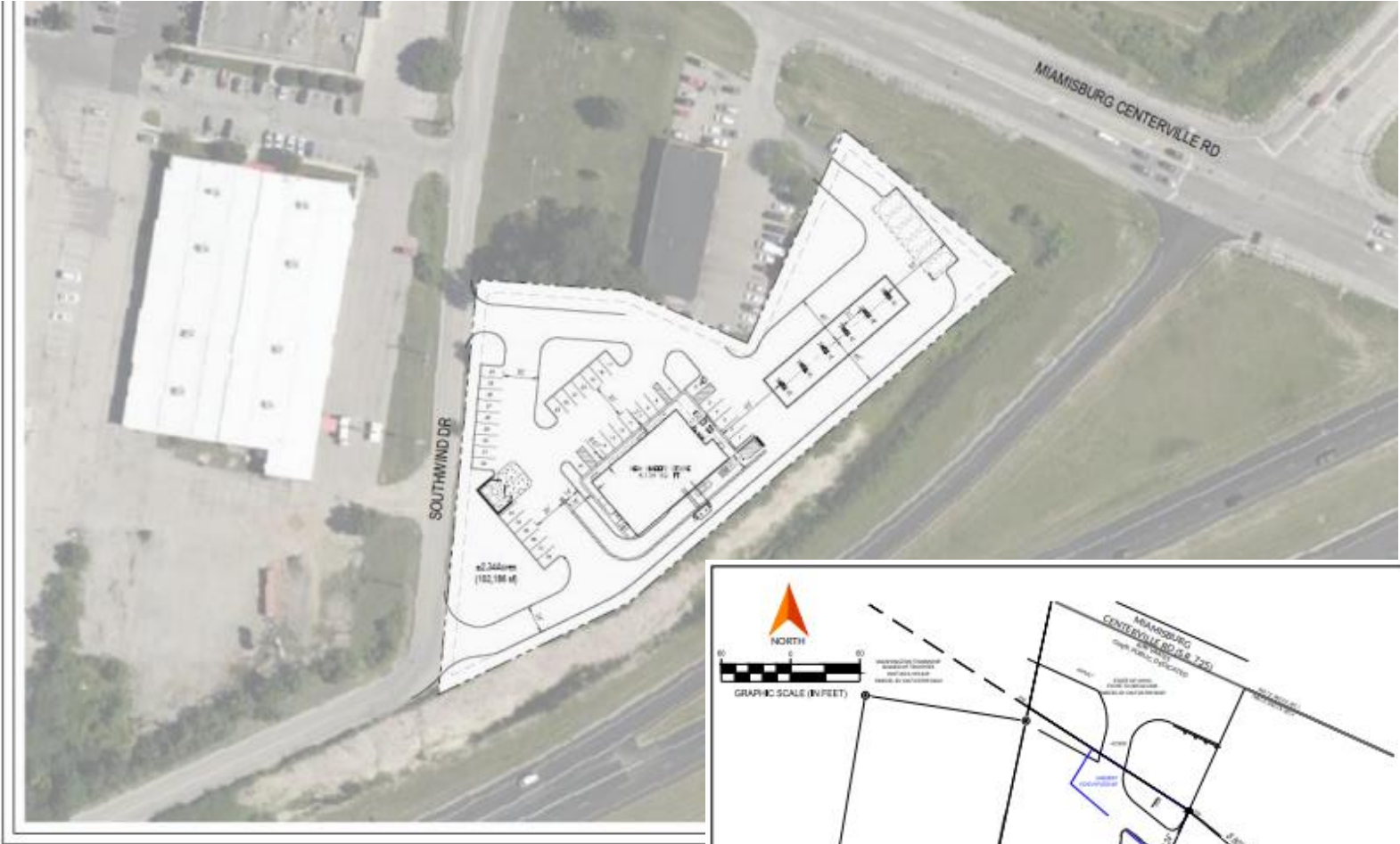
1944 Miamisburg Centerville Road
Washington Township, OH 45459





DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	6,250	66,043	165,016
Average HH Income	\$109,803	\$123,872	\$133,225
Daytime Employee Population	9,530	46,665	84,405

The information contained herein has been obtained from the property owner or other sources that we deem reliable. Although we have no reason to doubt its accuracy, no representation or warranty is made regarding the information, and the property is offered "as is". The submission may be modified or withdrawn at any time by the property owner



Test Fit Gas Station Layout and Survey

