



COUNTY	PROPERTY TYPE	ZONING	SPACE AVAILABLE	SALE PRICE
Montgomery	Residential/Investment	CBD1 Central Business	Residential: 1,982 SF	\$750,000

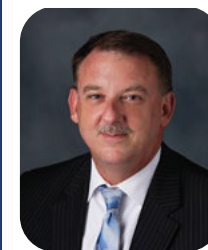
**Property & Location Highlights:**

- 1,982 SF loft apartment available for residency or income
- Building is newly renovated
- Apartment features many modern amenities
- Apartment is currently utilized as an AirBnB with income - \$2k per month avg
- Located in the heart of Downtown Miamisburg's CBD Historic District – a revitalized walkable community

- Located in a DORA district
- Three miles west of I-75 off of SR-725; 30-minute drive from Dayton International Airport
- First floor lease provides passive income – 5 year lease in place – proven tenant
- Two private parking spaces in the rear
- Lease documents available with a signed NDA

All information furnished is from sources deemed reliable and is subject to errors, omissions and changes prior to sale as withdrawal without notice.

For more information, contact:



**Henkle Schueler**  
 COMMERCIAL REAL ESTATE

**Mark Langdon**

Commercial Sales Agent

O: 513.228.6244

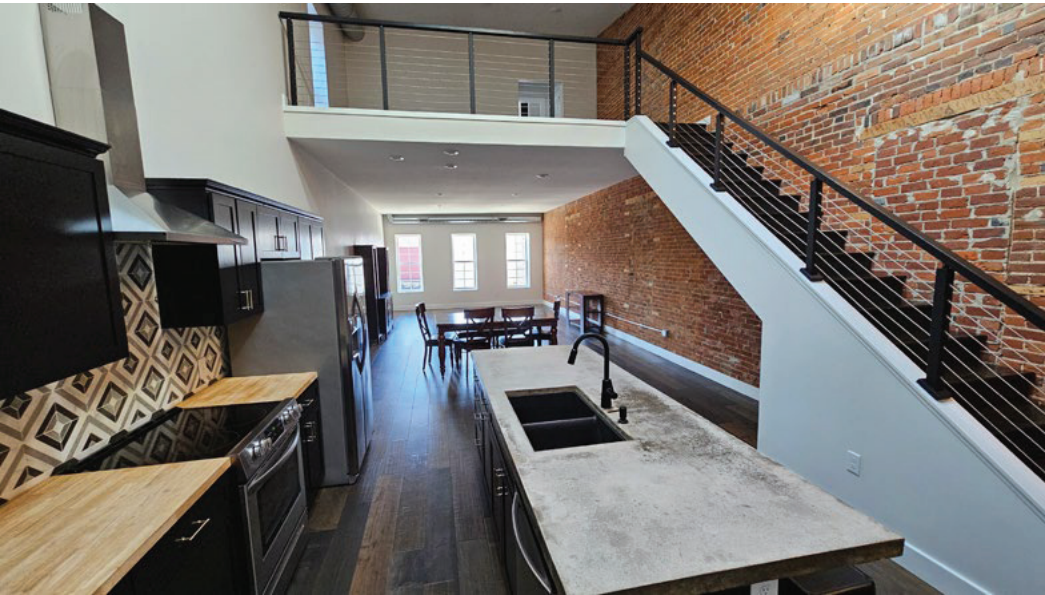
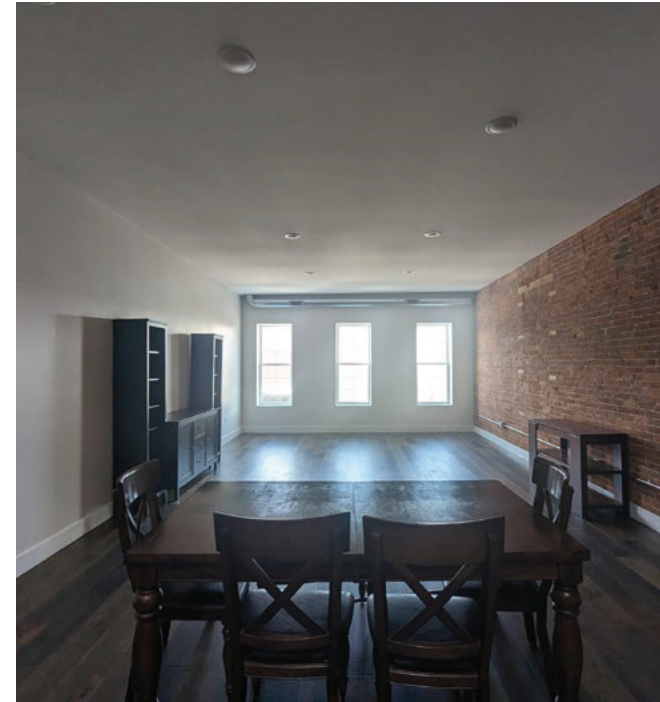
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# Main Street Mixed-Use Building for Sale

22 S Main Street | Miamisburg, OH | 45342

**Henkle Schueler**  
COMMERCIAL REAL ESTATE

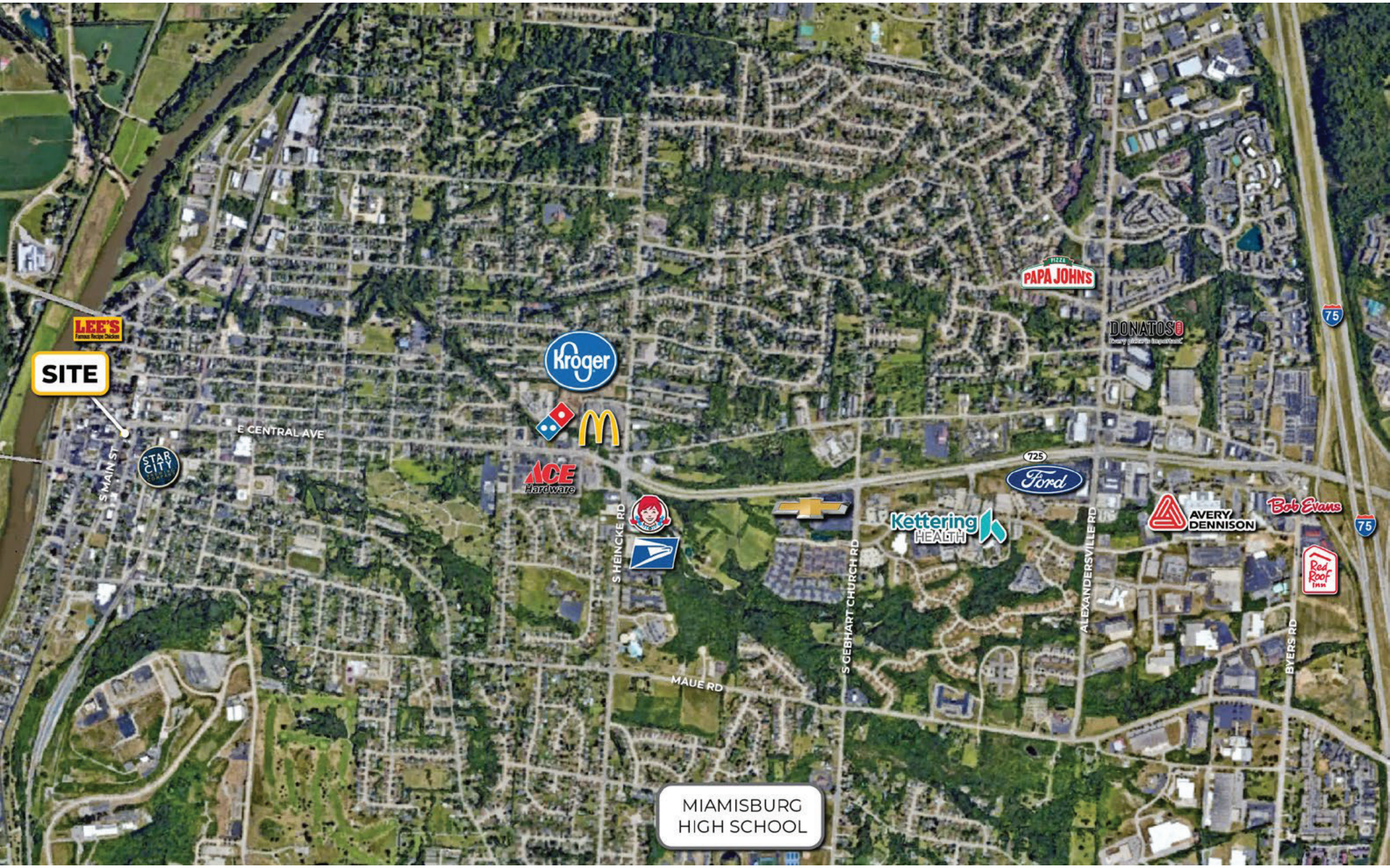


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# DEMOGRAPHICS

Radius	1 Mile		5 Mile		10 Mile	
<b>Population</b>						
2029 Projection	5,475		80,562		374,376	
2024 Estimate	5,534		81,115		369,822	
2020 Census	5,680		84,869		366,105	
Growth 2024 - 2029	-1.07%		-0.68%		1.23%	
Growth 2020 - 2024	-2.57%		-4.42%		1.02%	
<b>2024 Population by Hispanic Origin</b>	116		2,807		11,677	
<b>2024 Population</b>	5,534		81,115		369,822	
White	5,031	90.91%	67,670	83.42%	278,872	75.41%
Black	109	1.97%	4,919	6.06%	53,727	14.53%
Am. Indian & Alaskan	1	0.02%	32	0.04%	218	0.06%
Asian	42	0.76%	2,572	3.17%	10,351	2.80%
Hawaiian & Pacific Island	1	0.02%	12	0.01%	41	0.01%
Other	350	6.32%	5,910	7.29%	26,613	7.20%
U.S. Armed Forces	4		92		891	
<b>Households</b>						
2029 Projection	2,354		34,679		155,997	
2024 Estimate	2,380		34,981		154,355	
2020 Census	2,441		36,774		152,862	
Growth 2024 - 2029	-1.09%		-0.86%		1.06%	
Growth 2020 - 2024	-2.50%		-4.88%		0.98%	
Owner Occupied	1,443	60.63%	21,722	62.10%	96,373	62.44%
Renter Occupied	937	39.37%	13,259	37.90%	57,982	37.56%
<b>2024 Households by HH Income</b>	2,381		34,982		154,354	
Income: <\$25,000	419	17.60%	4,535	12.96%	25,842	16.74%
Income: \$25,000 - \$50,000	582	24.44%	8,278	23.66%	32,919	21.33%
Income: \$50,000 - \$75,000	432	18.14%	6,762	19.33%	27,006	17.50%
Income: \$75,000 - \$100,000	345	14.49%	4,885	13.96%	20,525	13.30%
Income: \$100,000 - \$125,000	179	7.52%	3,736	10.68%	14,356	9.30%
Income: \$125,000 - \$150,000	152	6.38%	2,605	7.45%	10,279	6.66%
Income: \$150,000 - \$200,000	172	7.22%	2,602	7.44%	11,469	7.43%
Income: \$200,000+	100	4.20%	1,579	4.51%	11,958	7.75%
<b>2024 Avg Household Income</b>	\$78,179		\$84,154		\$89,235	
<b>2024 Med Household Income</b>	\$58,384		\$66,109		\$66,383	

Business Employment by Type	# of Businesses	# Employees	#Emp/Bus
<b>Total Businesses</b>	<b>259</b>	<b>2,158</b>	<b>8</b>
Retail & Wholesale Trade	36	226	6
Hospitality & Food Service	20	331	17
Real Estate, Renting, Leasing	7	25	4
Finance & Insurance	26	121	5
Information	4	41	10
Scientific & Technology Services	22	96	4
Management of Companies	1	25	25
Health Care & Social Assistance	14	26	2
Educational Services	15	313	21
Public Administration & Sales	20	175	9
Arts, Entertainment, Recreation	8	153	19
Utilities & Waste Management	11	65	6
Construction	14	89	6
Manufacturing	17	261	15
Agriculture, Mining, Fishing	0	0	0
Other Services	44	211	5

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