

Suburban Road Industrial Building

7975 S Suburban Road | Centerville, OH | 45458

PRICE REVISION – NOW \$1.125M



COUNTY	PROPERTY TYPE	ZONING	SPACE AVAILABLE	PRICING
Montgomery	Industrial/Commercial	L-1	23,126 SF 1.0 Acres	\$1,125,000

Property & Location Highlights:

- Building is 23,126 SF configured at 7,564 SF office and 15,562 SF of warehouse located on a 1-acre lot.
- Three truck height docks, two with levelers at the front of the building and two 10' x 14' side entry drive in doors
- Main power service to the building is 120/240 Volt with three 200 Amp Services

- Reception area and individual offices are located on the 1st floor
- Separate warehouse shipping/receiving office
- 2nd floor office has open desk spaces and includes an enclosed glass conference room for privacy.
- Potential expansion up to 5k SF available on the NW corner of the lot
- Parking: North lot 18 spaces, South lot 9 spaces plus 1 ADA

For more information, contact:

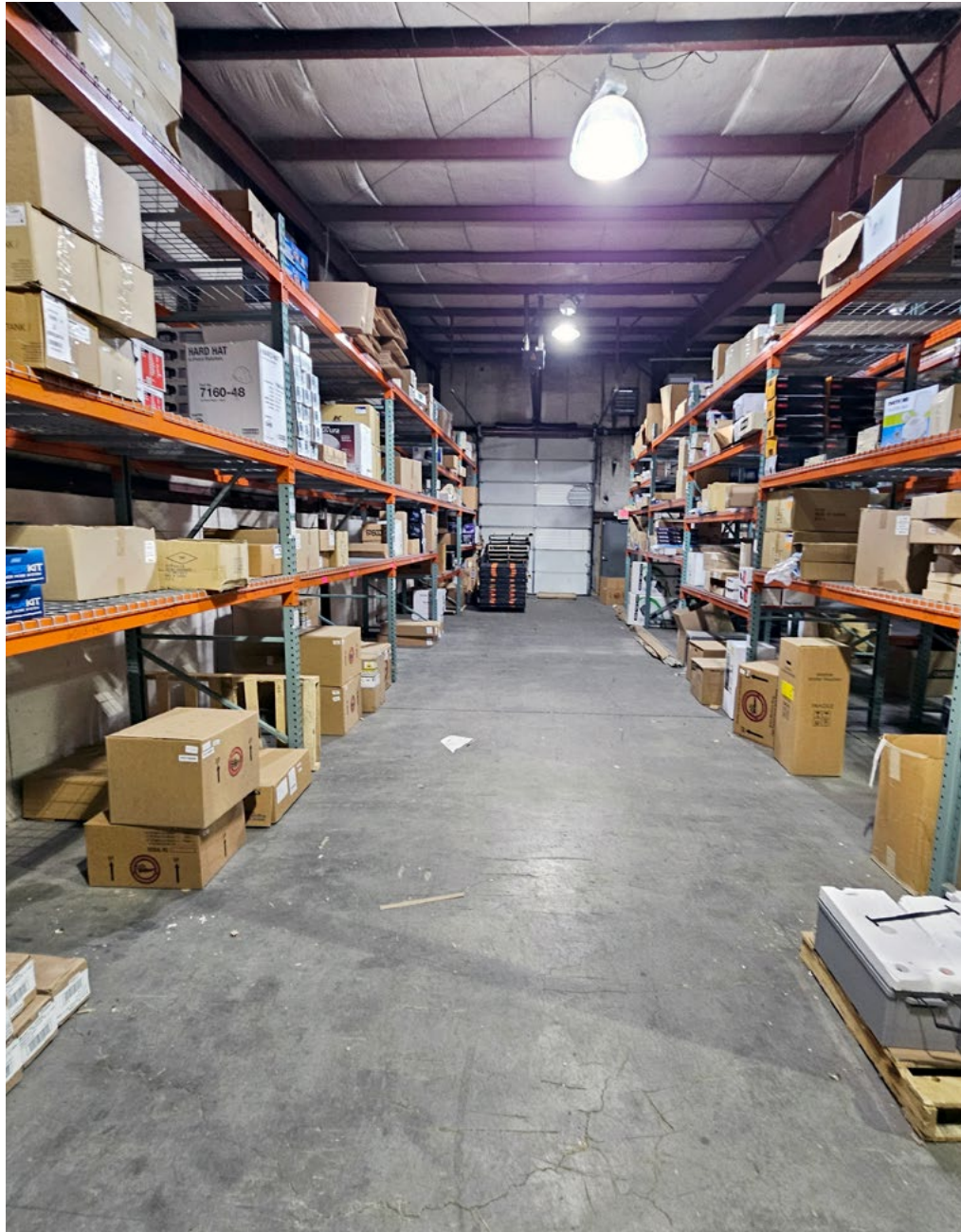


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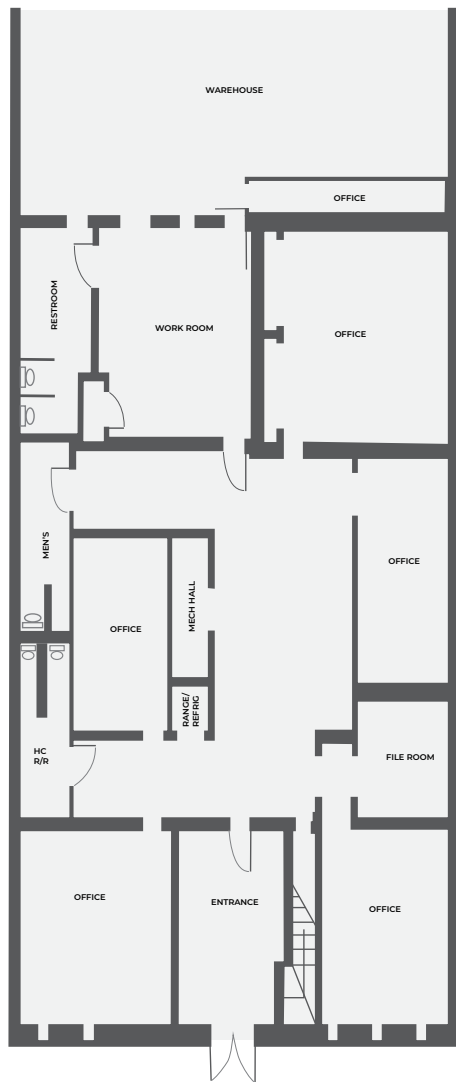
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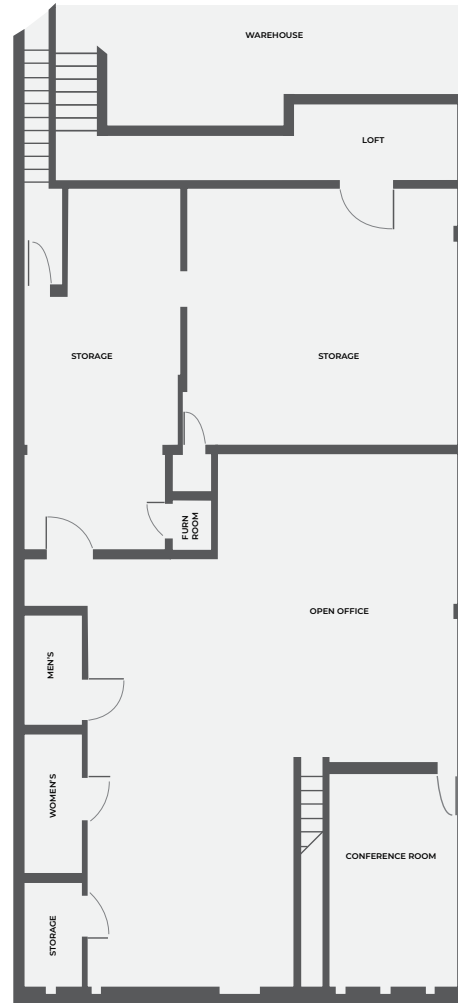
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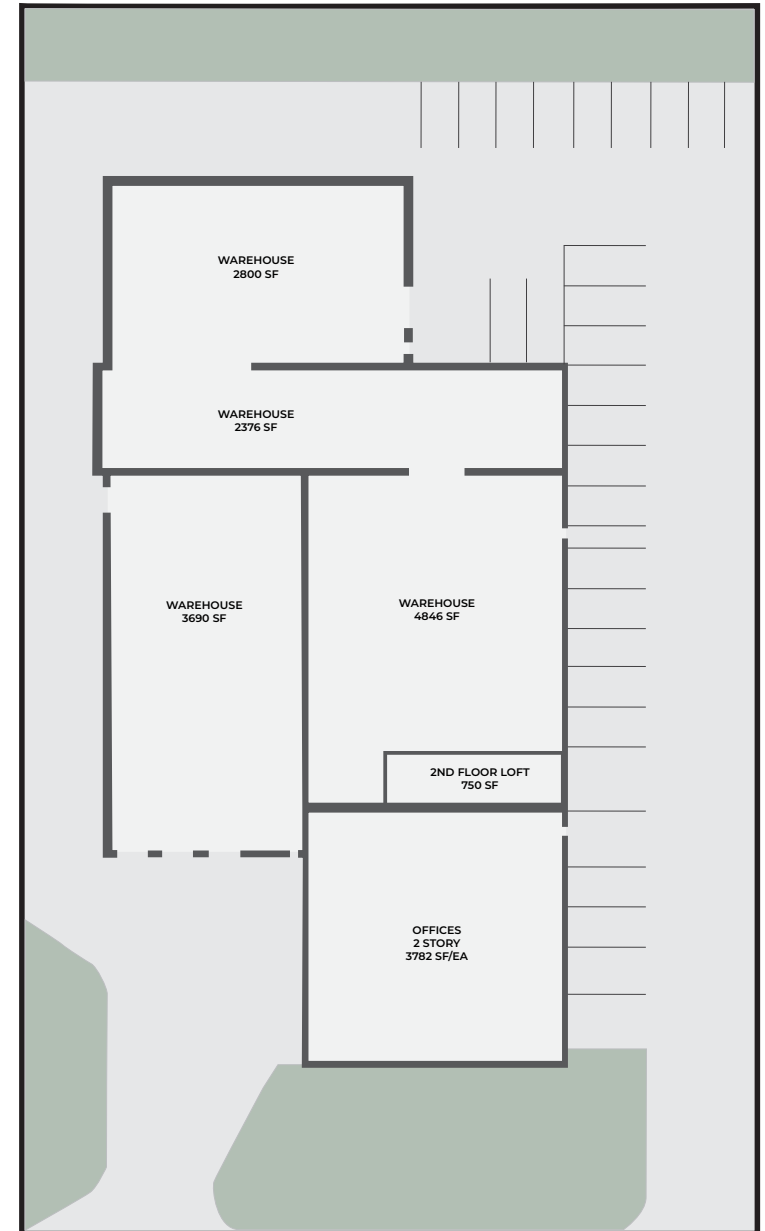
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FIRST FLOOR PLAN



SECOND FLOOR PLAN

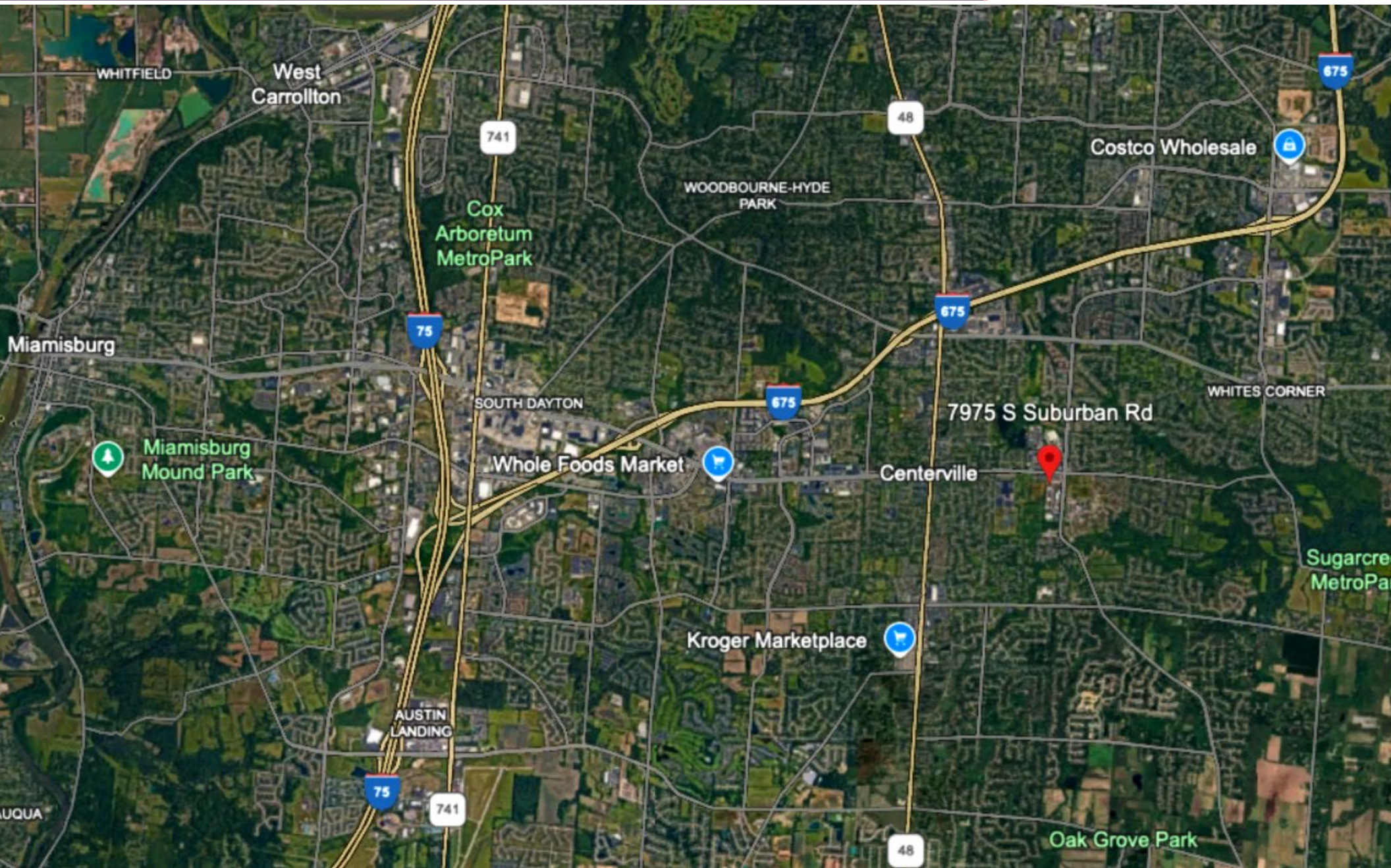


FLOOR PLAN IS FOR INFORMATIONAL PURPOSES ONLY

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DEMOGRAPHICS

Radius	1 Mile		5 Mile		10 Mile	
Population						
2029 Projection	5,798		133,653		414,013	
2024 Estimate	5,941		133,942		410,028	
2020 Census	6,509		139,440		412,883	
Growth 2024 - 2029	-2.41%		-0.22%		0.97%	
Growth 2020 - 2024	-8.73%		-3.94%		-0.69%	
2024 Population by Hispanic Origin	191		4,421		16,396	
2024 Population	5,941		133,942		410,028	
White	5,063	85.22%	111,593	83.31%	333,128	81.25%
Black	321	5.40%	5,946	4.44%	31,621	7.71%
Am. Indian & Alaskan	0	0.00%	86	0.06%	405	0.10%
Asian	140	2.36%	6,896	5.15%	12,531	3.06%
Hawaiian & Pacific Island	1	0.02%	16	0.01%	42	0.01%
Other	416	7.00%	9,405	7.02%	32,301	7.88%
U.S. Armed Forces	16		651		2,154	
Households						
2029 Projection	2,431		56,635		170,244	
2024 Estimate	2,493		56,908		168,966	
2020 Census	2,744		59,452		170,627	
Growth 2024 - 2029	-2.49%		-0.48%		0.76%	
Growth 2020 - 2024	-9.15%		-4.28%		-0.97%	
Owner Occupied	1,778	71.32%	38,644	67.91%	109,764	64.96%
Renter Occupied	716	28.72%	18,263	32.09%	59,202	35.04%
2024 Households by HH Income	2,493		56,908		168,965	
Income: <\$25,000	357	14.32%	5,286	9.29%	25,638	15.17%
Income: \$25,000 - \$50,000	438	17.57%	9,412	16.54%	32,767	19.39%
Income: \$50,000 - \$75,000	337	13.52%	9,824	17.26%	28,802	17.05%
Income: \$75,000 - \$100,000	296	11.87%	7,777	13.67%	22,857	13.53%
Income: \$100,000 - \$125,000	193	7.74%	6,044	10.62%	16,408	9.71%
Income: \$125,000 - \$150,000	244	9.79%	5,121	9.00%	12,557	7.43%
Income: \$150,000 - \$200,000	435	17.45%	5,890	10.35%	14,523	8.60%
Income: \$200,000+	193	7.74%	7,554	13.27%	15,413	9.12%
2024 Avg Household Income	\$104,208		\$113,745		\$96,146	
2024 Med Household Income	\$84,670		\$87,639		\$72,451	

Business Employment by Type	# of Businesses	# Employees	#Emp/Bus
Total Businesses	408	3,670	9
Retail & Wholesale Trade	41	327	8
Hospitality & Food Service	13	164	13
Real Estate, Renting, Leasing	29	158	5
Finance & Insurance	37	144	4
Information	4	43	11
Scientific & Technology Services	58	277	5
Management of Companies	1	3	3
Health Care & Social Assistance	65	972	15
Educational Services	17	568	33
Public Administration & Sales	9	131	15
Arts, Entertainment, Recreation	6	51	9
Utilities & Waste Management	13	69	5
Construction	34	216	6
Manufacturing	20	294	15
Agriculture, Mining, Fishing	0	0	0
Other Services	61	253	4

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