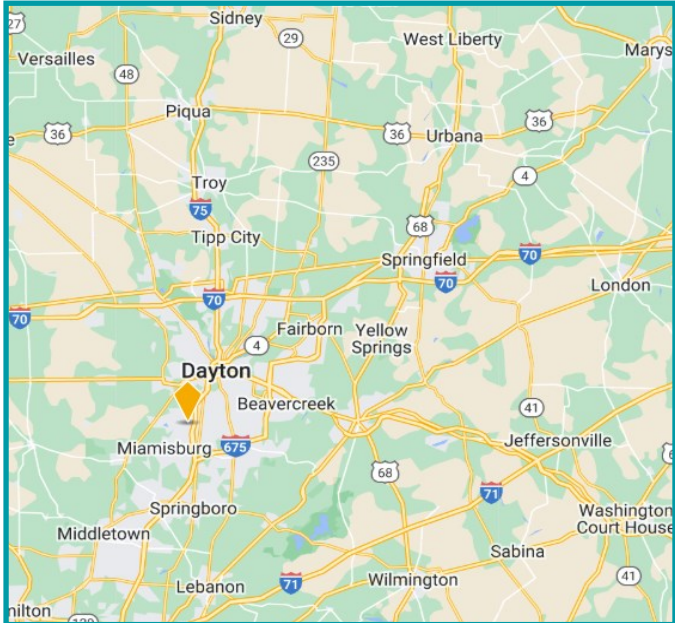




PROPERTY HIGHLIGHTS:

- 1.415 acres available!
- Parcel # K48 00110 0035
- Located near I-75 in the proposed Miami Bend Community entertainment District
- 12,584 cars per day at corner with 20,665 on Alex Road
- Surrounded by national and regional tenants located on East Dixie Drive at Alex Road
- Proposed uses: QSR, Sit down restaurant, Retail, Storefront and other commercial structures
- Cable, Curb/Sidewalk, Electricity, Gas, Irrigation, Sewer, Streets, Telephone, Water all available
- For Sale ~~\$450,000~~ **Reduced to \$425,000!**



For More Information, Please Contact:

Contact:
 Kelly Gray, CCIM
 937.470.3002 MOBILE
 kgray@equity.net

Contact:
 Tracey Herron
 937.216.4636 MOBILE
 therron@equity.net

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 The submission may be modified or withdrawn at any time by the property owner.



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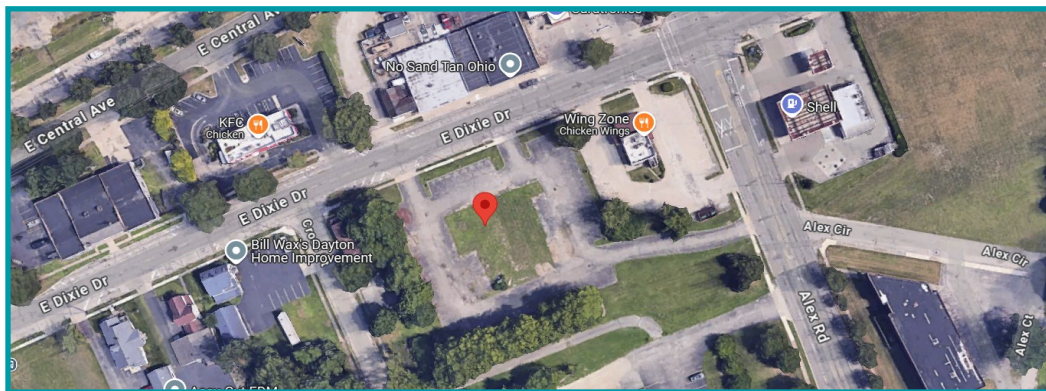
Vacant Land For Sale

630 East Dixie Drive West Carrollton, OH 45449

TRADE AREA MAP / AERIAL MAP



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DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	6,396	46,558	121,089
Average HH Income	\$84,653	\$103,929	\$117,342
Daytime Population	2,749	25,897	84,845

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