

Interstate Commercial Land for Sale or Lease

15 Rockridge Road | Englewood, OH | 45322

Henkle Schueler
COMMERCIAL REAL ESTATE



COUNTY	PROPERTY TYPE	USE	SPACE AVAILABLE	PRICING
Montgomery	Land	C-2 Hwy Commercial	0.833 Acres	\$695,000

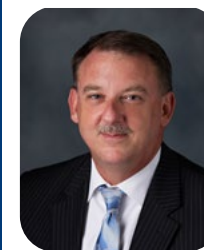
Property & Location Highlights:

- Premier Location — Direct access to I-70, high visibility, and close proximity to Dayton International Airport
- Zoned for Flexibility — Retail, QSR, urgent care, senior living, self-storage, fuel/convenience, or mixed-use
- Infrastructure Ready — City utilities, parking

access, and curb cuts in place from prior hotel footprint

- No Nearby Competition — Several major franchises and sectors are not yet represented in this corridor
- Lease or Buy Options — We are open to creative, long-term lease partnerships or a straightforward sale

For more information, contact:



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

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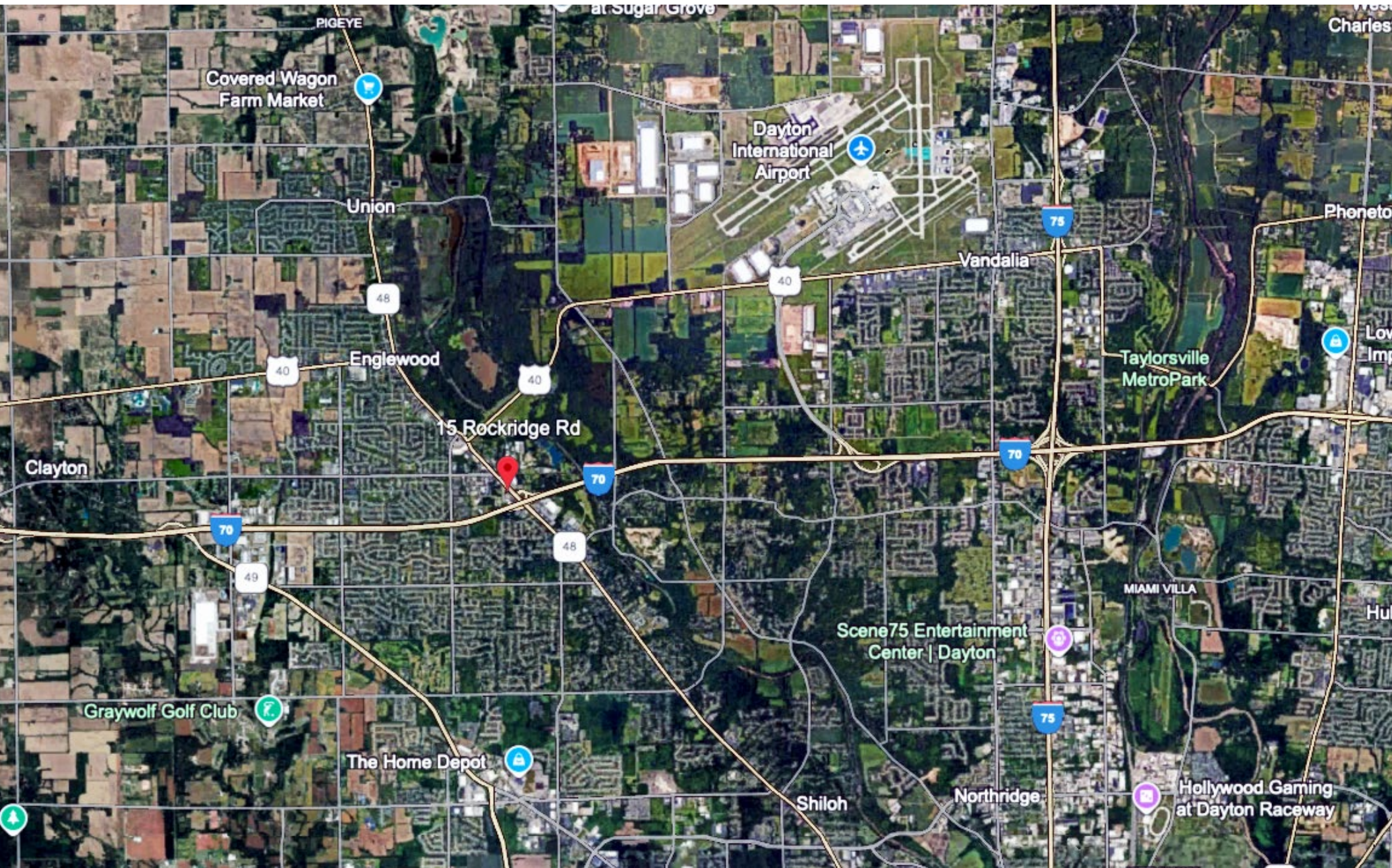
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Radius	1 Mile		5 Mile		10 Mile	
Population						
2029 Projection	4,325		77,357		304,825	
2024 Estimate	4,412		78,669		303,380	
2020 Census	4,737		83,246		293,448	
Growth 2024 - 2029	-1.97%		-1.67%		0.48%	
Growth 2020 - 2024	-6.86%		-5.50%		3.38%	
2024 Population by Hispanic Origin	82		1,557		10,206	
2024 Population	4,412		78,669		303,380	
White	3,359	76.13%	46,901	59.62%	178,676	58.90%
Black	664	15.05%	25,248	32.09%	94,328	31.09%
Am. Indian & Alaskan	0	0.00%	19	0.02%	228	0.08%
Asian	83	1.88%	1,069	1.36%	4,231	1.39%
Hawaiian & Pacific Island	0	0.00%	7	0.01%	27	0.01%
Other	306	6.94%	5,426	6.90%	25,891	8.53%
U.S. Armed Forces	11		171		804	
Households						
2029 Projection	1,811		33,348		127,788	
2024 Estimate	1,848		33,917		127,207	
2020 Census	1,984		35,883		122,986	
Growth 2024 - 2029	-2.00%		-1.68%		0.46%	
Growth 2020 - 2024	-6.85%		-5.48%		3.43%	
Owner Occupied	1,380	74.68%	21,721	64.04%	71,822	56.46%
Renter Occupied	468	25.32%	12,196	35.96%	55,385	43.54%
2024 Households by HH Income	1,849		33,916		127,206	
Income: <\$25,000	252	13.63%	6,267	18.48%	30,314	23.83%
Income: \$25,000 - \$50,000	339	18.33%	7,829	23.08%	31,670	24.90%
Income: \$50,000 - \$75,000	362	19.58%	6,129	18.07%	24,214	19.04%
Income: \$75,000 - \$100,000	273	14.76%	4,680	13.80%	14,559	11.45%
Income: \$100,000 - \$125,000	119	6.44%	2,730	8.05%	8,676	6.82%
Income: \$125,000 - \$150,000	190	10.28%	2,155	6.35%	6,506	5.11%
Income: \$150,000 - \$200,000	174	9.41%	2,762	8.14%	7,003	5.51%
Income: \$200,000+	140	7.57%	1,364	4.02%	4,264	3.35%
2024 Avg Household Income	\$95,745		\$78,820		\$68,723	
2024 Med Household Income	\$73,240		\$61,489		\$51,440	

Business Employment by Type	# of Businesses	# Employees	#Emp/Bus
Total Businesses	515	4,373	8
Retail & Wholesale Trade	36	292	8
Hospitality & Food Service	40	961	24
Real Estate, Renting, Leasing	5	48	10
Finance & Insurance	25	97	4
Information	4	78	20
Scientific & Technology Services	32	231	7
Management of Companies	0	0	0
Health Care & Social Assistance	289	1,755	6
Educational Services	4	152	38
Public Administration & Sales	4	88	22
Arts, Entertainment, Recreation	8	69	9
Utilities & Waste Management	8	199	25
Construction	15	63	4
Manufacturing	9	134	15
Agriculture, Mining, Fishing	0	0	0
Other Services	36	206	6

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