



±3.1 AC TROTWOOD, OH

5200 Salem Ave., Trotwood, OH 45426

Property Summary



DAILY TRAFFIC CONDITIONS

| TRAFFIC COUNT | DAILY TRAFFIC |
|---------------|---------------|
| COUNT | 10,873 |
| STREET | Salem Ave. N. |

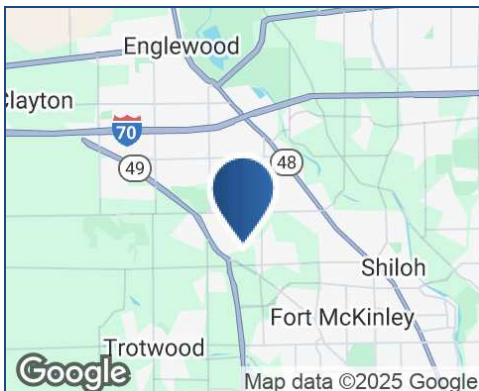
* Figures shown represent estimates

DEMOGRAPHICS - 2025

| DEMOGRAPHICS | 1 MILE | 3 MILE | 5 MILE |
|----------------------|----------|----------|----------|
| Estimated Population | 6,862 | 47,758 | 116,055 |
| Average HH Income | \$64,519 | \$84,758 | \$77,748 |
| Estimated Households | 3,318 | 20,896 | 50,293 |

PROPERTY HIGHLIGHTS

- Land ±3.1 acres in the City of Trotwood on the northwest side of Dayton, Ohio
- Adjacent to The Home Depot
- Development opportunity
- Retailers in the area include The Home Depot, Joann, Big Lots, Shoe Carnival, Dollar Tree, U-Haul, Family Dollar, Pep Boys, Dollar General, Lowe's and more



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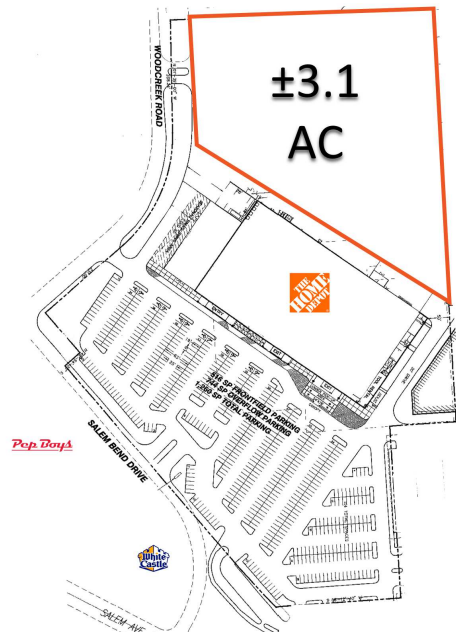
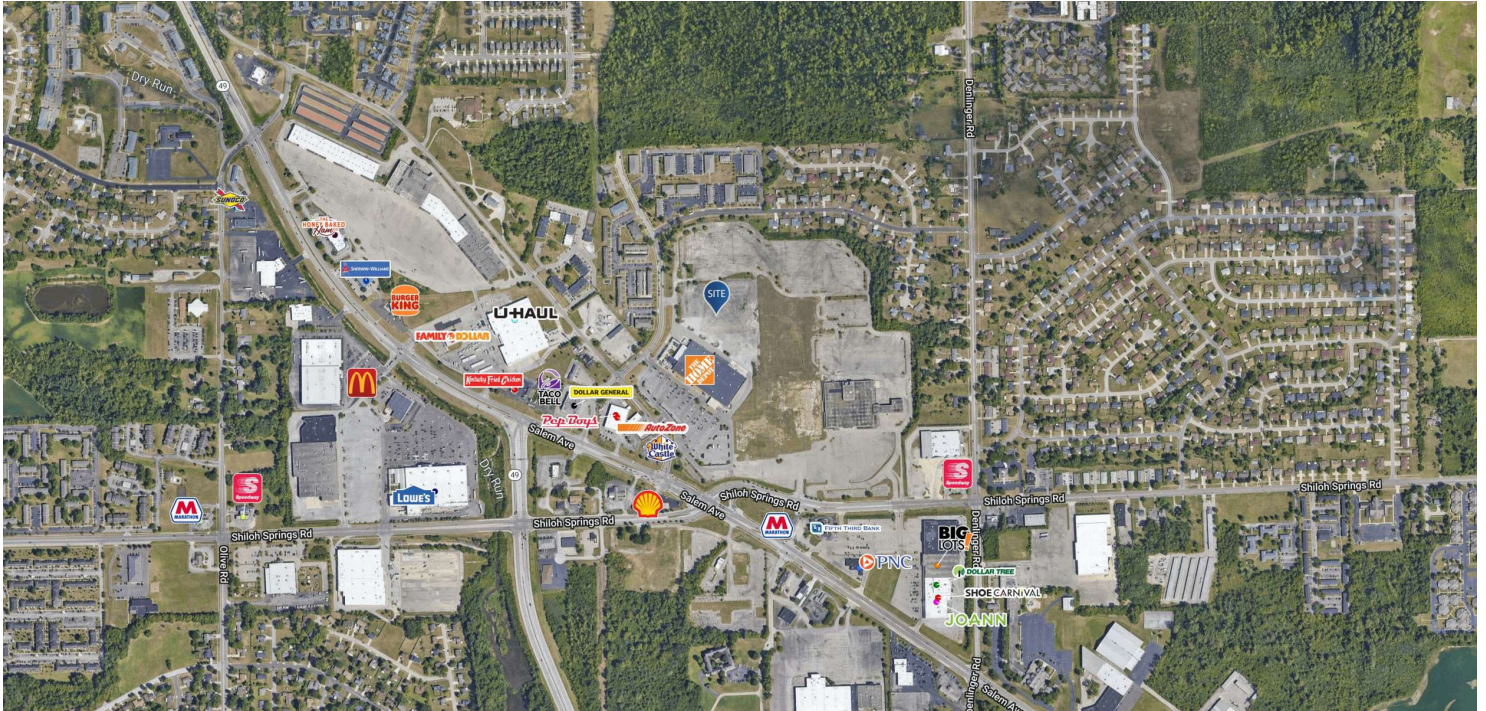
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Location Maps



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