

**COMMERCIAL LAND**  
New Carlisle, OH 45344

# AVAILABLE

## 16+ acres



### PROPERTY HIGHLIGHTS:

- 16.18 acres
- Divisible
- Zoned B-1 (Business)
- 1,900+ ft. frontage on St. Rt. 235
- Frontage/access on Gerlaugh Rd.
- Great visibility
- 12,000+ cars per day on Rt. 235

**New Price: \$46,000/acre**

## PRICE REDUCED

**DEVELOPMENT LAND AVAILABLE**

16+ acres available near the signalized intersection of Dayton-Lakeview Dr (St. Rt. 235) and Gerlaugh Rd. Access and frontage on both roads with close proximity to Interstate 70 and US Rt. 40.

**Call for more info.**

**Tony Miller**

937-903-8088

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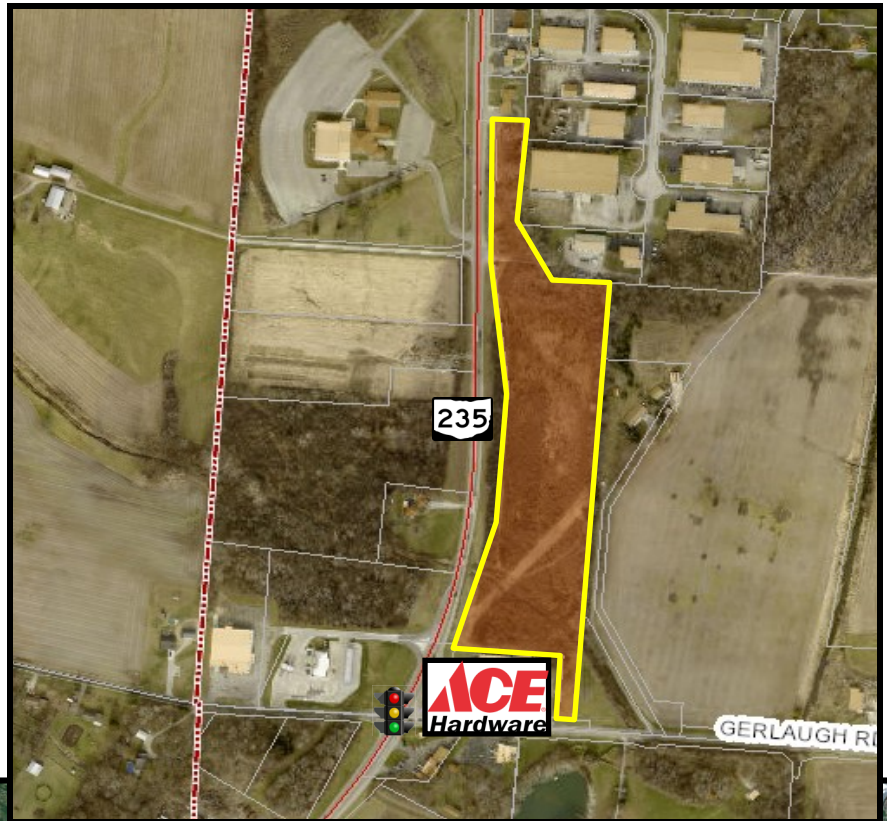
2288 Grange Hall Rd. Beavercreek, OH 45431

**HRICommercial.com**

**HRI**  
Commercial Realty

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 The submission may be modified or withdrawn at any time by the property owner.

# MAPS



## CLOSE PROXIMITY TO:

- Interstate 70 (1.2 miles)
- Interstate 675 (4.5 miles)
- Interstate 75 (8.3 miles)
- Wright Patterson AFB (4 miles)
- Dayton International Airport (12 miles)



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