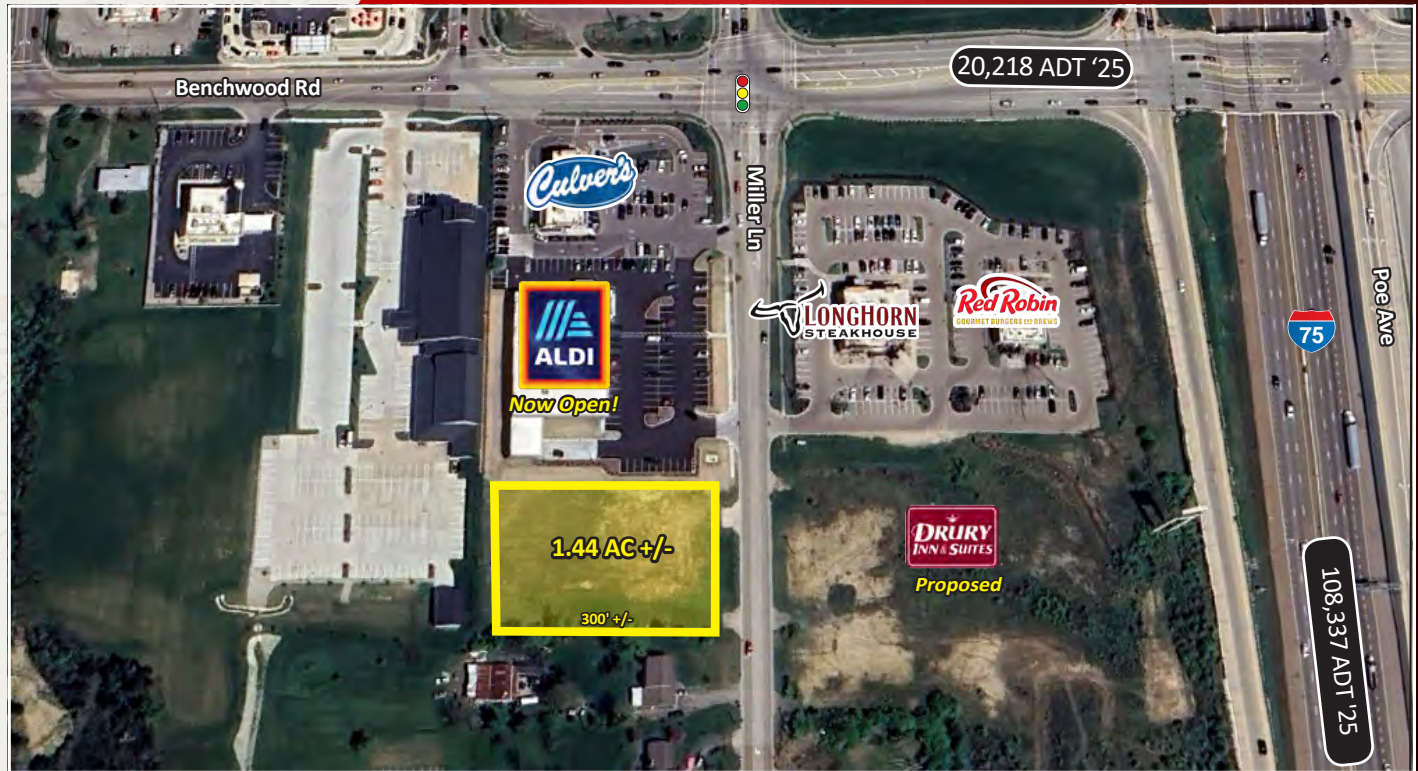


# FOR SALE

## Outlot on I-75 & Miller Lane



6300 Block of Miller Lane, Dayton, OH 45414

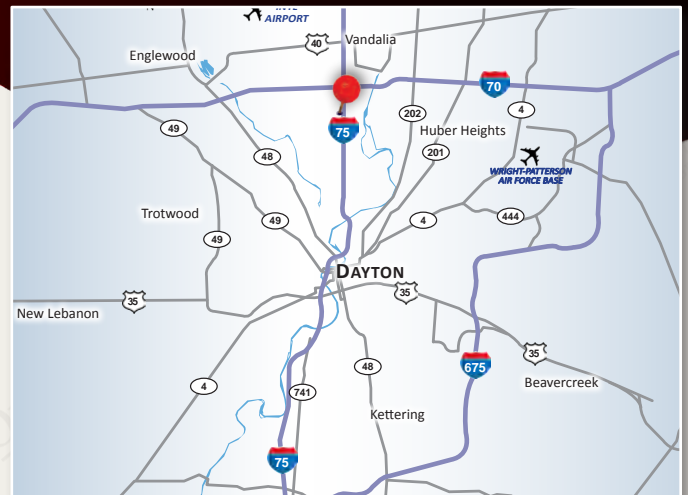
### DEMOGRAPHICS

#### PROPERTY HIGHLIGHTS

- Rare Opportunity to Purchase Land with Miller Lane and I-75 Exposure
- Approx. 1.44 Acres
- Traffic Counts on I-75 are 108,498 ADT
- Closest Interchange to Junction of I-75 & I-70
- Regional Retail and Restaurant Trade Area
- High Daytime Population

#### Year 2023

	One Mile	Three Mile	Five Mile
Estimated Population	38,734	145,402	420,272
Median Income	\$64,356	\$60,711	\$62,503
Average HH Income	\$85,605	\$80,431	\$83,337
Daytime Population	21,282	55,817	173,435



**Andrew R. Feinblatt**

andrew@onsiteretailgroup.com  
513.268.4456

**Scott G. Saddlemire**

scott@onsiteretailgroup.com  
513.268.4451

[CLICK HERE](#) TO VIEW OUR OTHER LISTINGS!





Andrew R. Feinblatt  
andrew@onsiteretailgroup.com  
513.268.4456

Scott G. Saddlemire  
scott@onsiteretailgroup.com  
513.268.4451

## MILLER LANE/BENCHWOOD ROAD MARKET

Dayton, OH 45414







20,218 ADT '25



Now Open!



1.44 AC +/-

300' +/-



Proposed

Scott G. Saddleire  
scott@onsiteretailgroup.com  
513.268.4451

Andrew R. Feinblatt  
andrew@onsiteretailgroup.com  
513.268.4456

MILLER LANE/BENCHWOOD ROAD MARKET  
Dayton, OH 45414



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## Summary Profile

2010-2020 Census, 2025 Estimates with 2030 Projections  
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 39.84/-84.1927

6379 Miller Ln Dayton, OH 45414	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2025 Estimated Population	3,950	37,940	145,763
2030 Projected Population	3,855	37,425	143,679
2020 Census Population	4,157	38,902	145,208
2010 Census Population	4,003	38,823	145,389
Projected Annual Growth 2025 to 2030	-0.5%	-0.3%	-0.3%
Historical Annual Growth 2010 to 2025	-	-0.2%	-
2025 Median Age	39.2	41.4	38.4
<b>Households</b>			
2025 Estimated Households	1,775	16,742	61,778
2030 Projected Households	1,751	16,562	61,034
2020 Census Households	1,801	16,924	61,086
2010 Census Households	1,730	16,664	60,039
Projected Annual Growth 2025 to 2030	-0.3%	-0.2%	-0.2%
Historical Annual Growth 2010 to 2025	0.2%	-	0.2%
<b>Race and Ethnicity</b>			
2025 Estimated White	73.7%	68.6%	60.7%
2025 Estimated Black or African American	18.6%	24.0%	31.4%
2025 Estimated Asian or Pacific Islander	2.0%	2.0%	1.9%
2025 Estimated American Indian or Native Alaskan	0.1%	0.2%	0.2%
2025 Estimated Other Races	5.5%	5.2%	5.8%
2025 Estimated Hispanic	3.7%	3.2%	3.6%
<b>Income</b>			
2025 Estimated Average Household Income	\$75,958	\$83,766	\$83,085
2025 Estimated Median Household Income	\$64,568	\$68,436	\$64,831
2025 Estimated Per Capita Income	\$34,295	\$37,086	\$35,291
<b>Education (Age 25+)</b>			
2025 Estimated Elementary (Grade Level 0 to 8)	4.7%	3.2%	2.9%
2025 Estimated Some High School (Grade Level 9 to 11)	10.3%	6.1%	5.4%
2025 Estimated High School Graduate	31.5%	28.8%	30.3%
2025 Estimated Some College	26.3%	24.3%	24.8%
2025 Estimated Associates Degree Only	6.1%	9.5%	10.6%
2025 Estimated Bachelors Degree Only	12.2%	16.6%	15.9%
2025 Estimated Graduate Degree	8.9%	11.6%	10.2%
<b>Business</b>			
2025 Estimated Total Businesses	439	1,693	5,090
2025 Estimated Total Employees	6,964	21,300	56,346
2025 Estimated Employee Population per Business	15.9	12.6	11.1
2025 Estimated Residential Population per Business	9.0	22.4	28.6