

HARD CORNER | AUSTIN LANDING AREA



2033 Austin Road
Dayton, Ohio 45458

For Sale or Lease
1.688 Acres

Opportunity Highlights – [Property Website](#)

- **Lot Size:** 1.688 acres on 1 parcels ([parcel map with acreage](#))
- **Zoning:** R-5, Two-Family Residential District ([link to zoning text](#))
- **Former Use:** Single family residential homesite (rezoning needed)
- **Location:** Minutes to I-75, Austin Landing, and surrounding retail
- **Asking \$760,000 for sale or ground @ \$76,000/year**

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REPUBLIC
COMMERCIAL REAL ESTATE

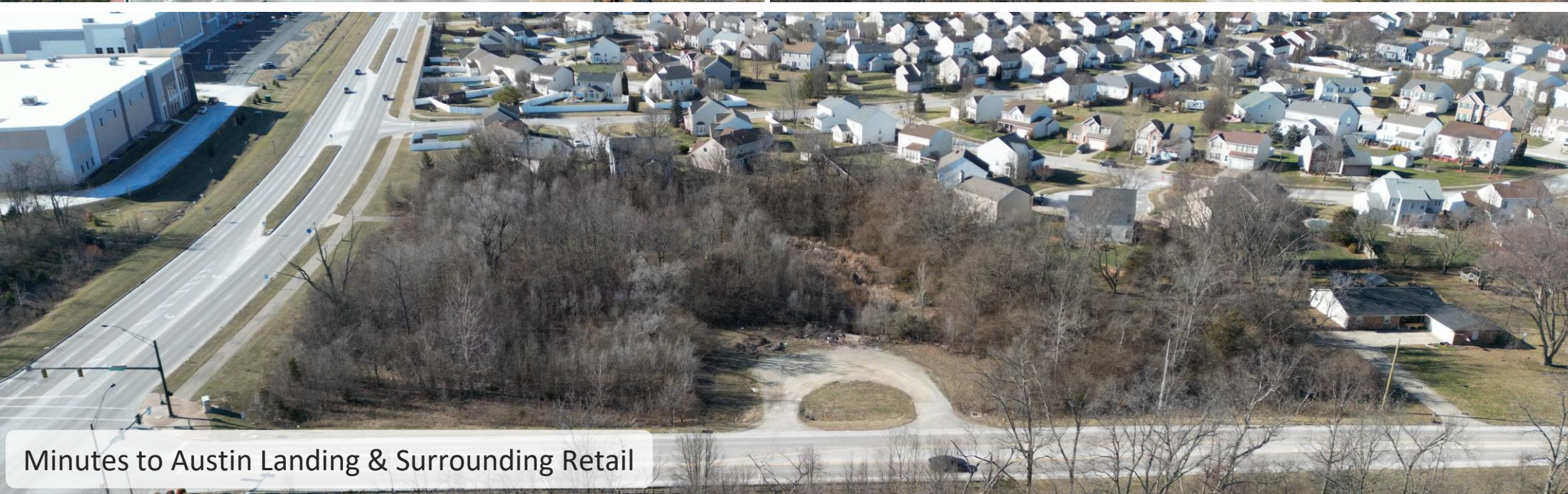
ADDITIONAL PHOTOS



Northwest corner of Austin & Washington Church



Immediate access to Interstate 75



Minutes to Austin Landing & Surrounding Retail

WASHINGTON CHURCH ROAD



SAMPLE RENDERINGS



DEMOGRAPHIC INFORMATION



POPULATION

Miami Township:
52,002 residents

Population Density:
1,539/sq mi

Median Age: 37.6 years



TRAFFIC

Daily Traffic at Austin
Blvd/OH-741:
50,000+ vehicles/day

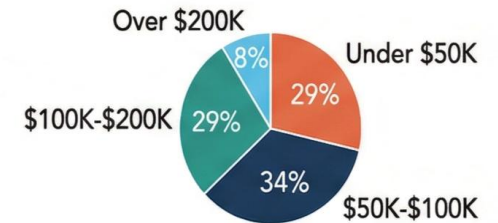
Peak Hour Volume:
41,380 vehicles

**Note: Exceeds 2035
projections**



INCOME

Median Household Income: \$79,209
Per Capita Income: \$39,931
Poverty Rate: 9.6%

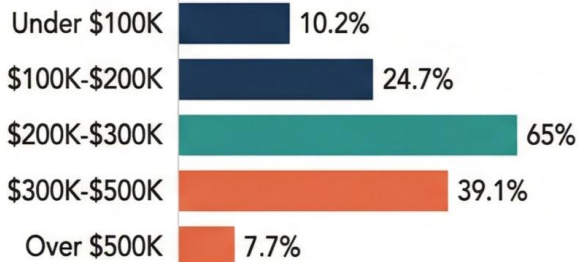


HOUSING

Total Households: 20,920

Owner-Occupied: 65%

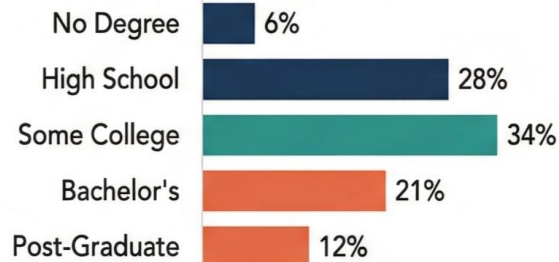
Median Home Value: \$167,400



EDUCATION

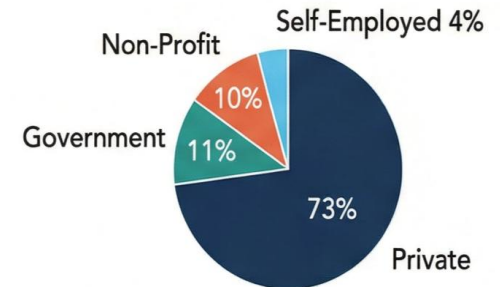
High School+: 92%

Bachelor's+: 33%



EMPLOYMENT

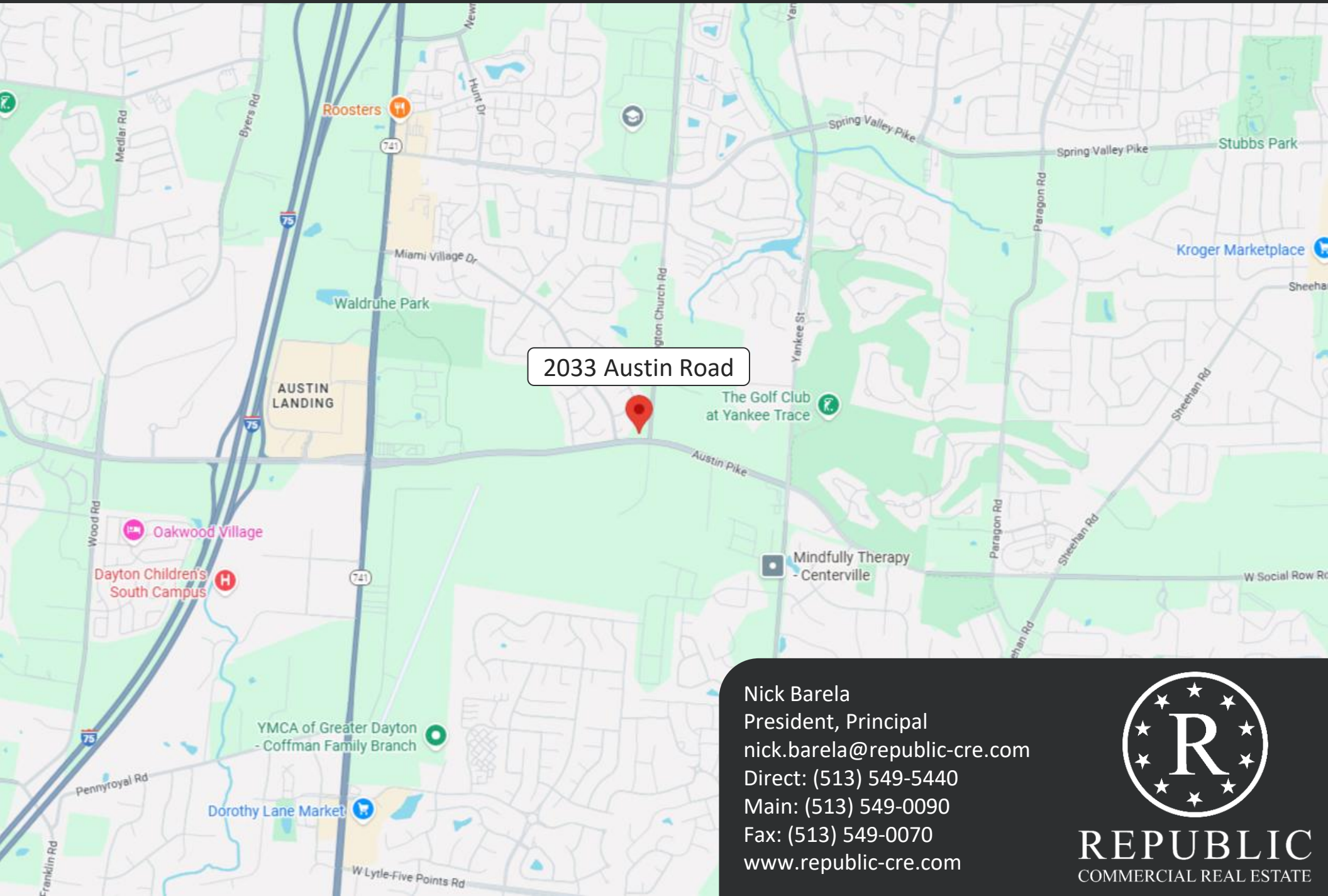
Major Employers: LexisNexis,
PNC Bank, MetLife, Huffy Corp.



Mean Commute: 22.5 minutes

Sources: U.S. Census Bureau 2023-2024, MVRPC Traffic Data

LOCATION MAP



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