

# HARD CORNER | AUSTIN LANDING AREA



## 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

# SAMPLE RETAIL SITE PLAN

MONTGOMERY CO.  
BOARD OF  
COMMISSIONERS-  
STORMWATER  
MANAGEMENT



# SAMPLE RENDERINGS



# DEMOGRAPHIC INFORMATION

## POPULATION



Miami Township:  
52,002 residents

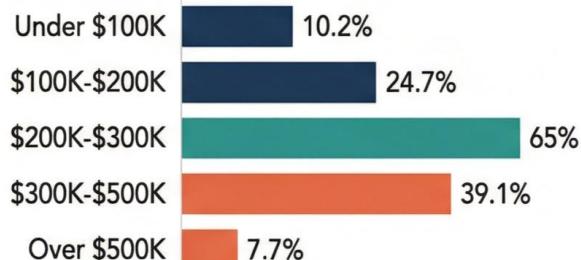
Population Density:  
1,539/sq mi

Median Age: 37.6 years



## HOUSING

Total Households: 20,920  
Owner-Occupied: 65%  
Median Home Value: \$167,400



## TRAFFIC

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

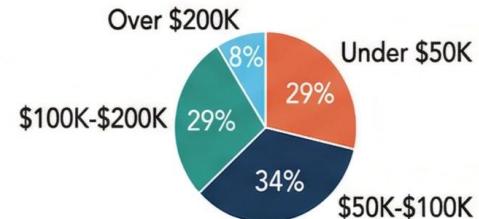
Peak Hour Volume:  
41,380 vehicles

**Note: Exceeds 2035  
projections**



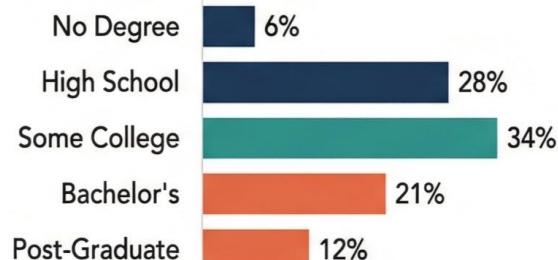
## INCOME

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



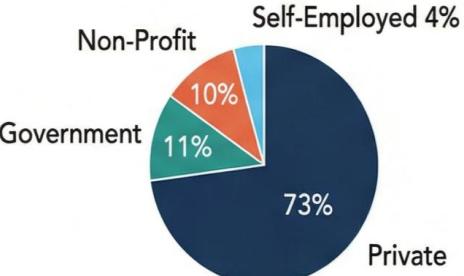
## EDUCATION

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

