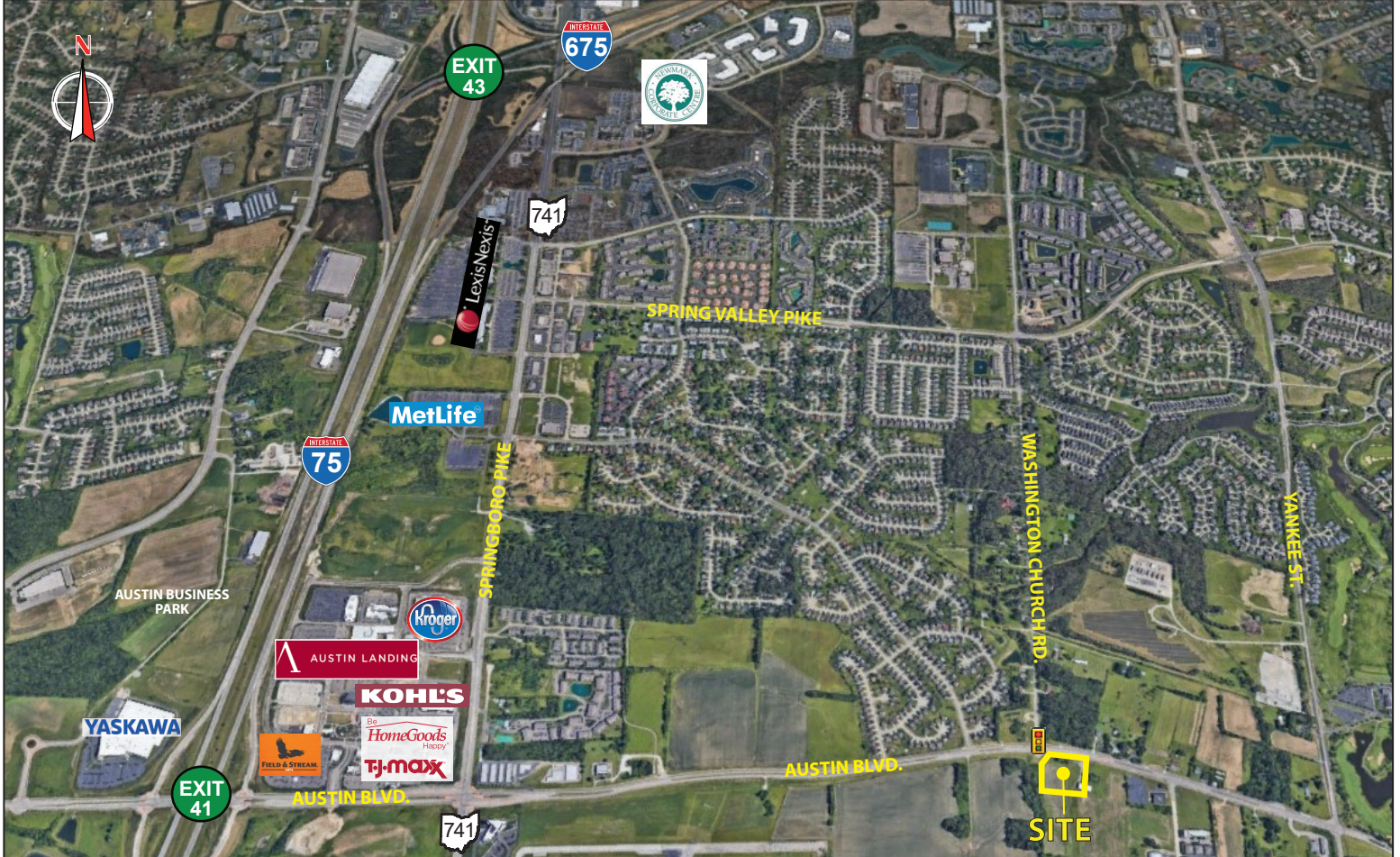


FOR SALE

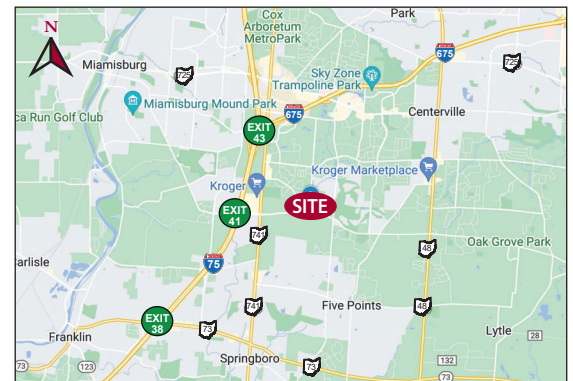


LAND FOR DEVELOPMENT

Austin Blvd. at Washington Church Rd.
Washington Township, OH 45458



- **3 +/- ACRES PRIME LAND FOR DEVELOPMENT** on Austin Blvd. at the Washington Church Road intersection
- **IDEALLY LOCATED** just 1.5 miles from the I-75/Austin Blvd. interchange (Exit 41) and Austin Landing
- **EXCELLENT VISIBILITY** provided by direct frontage on Austin Blvd., the main thoroughfare connector between I-75/R 741 and SR 48
- **SIGNALIZED ACCESS** at Washington Church Road
- **CONVENIENT ACCESS TO/FROM** I-75 and SR 741



JOHN ORR
937.531.5515
jorr@oberer.com

2022 DEMOGRAPHICS	1 mile	3 mile	5 mile
POPULATION	7,440	55,691	132,936
TOTAL EMPLOYEES	1,323	33,586	73,488
HH INCOME	\$135,123	\$125,646	\$117,585

WELCOME TO THE REGION WE KNOW

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SITE AREA:
 +/- 3.0 AC
 +/- 130,680 SF

WASHINGTON TWP

1960

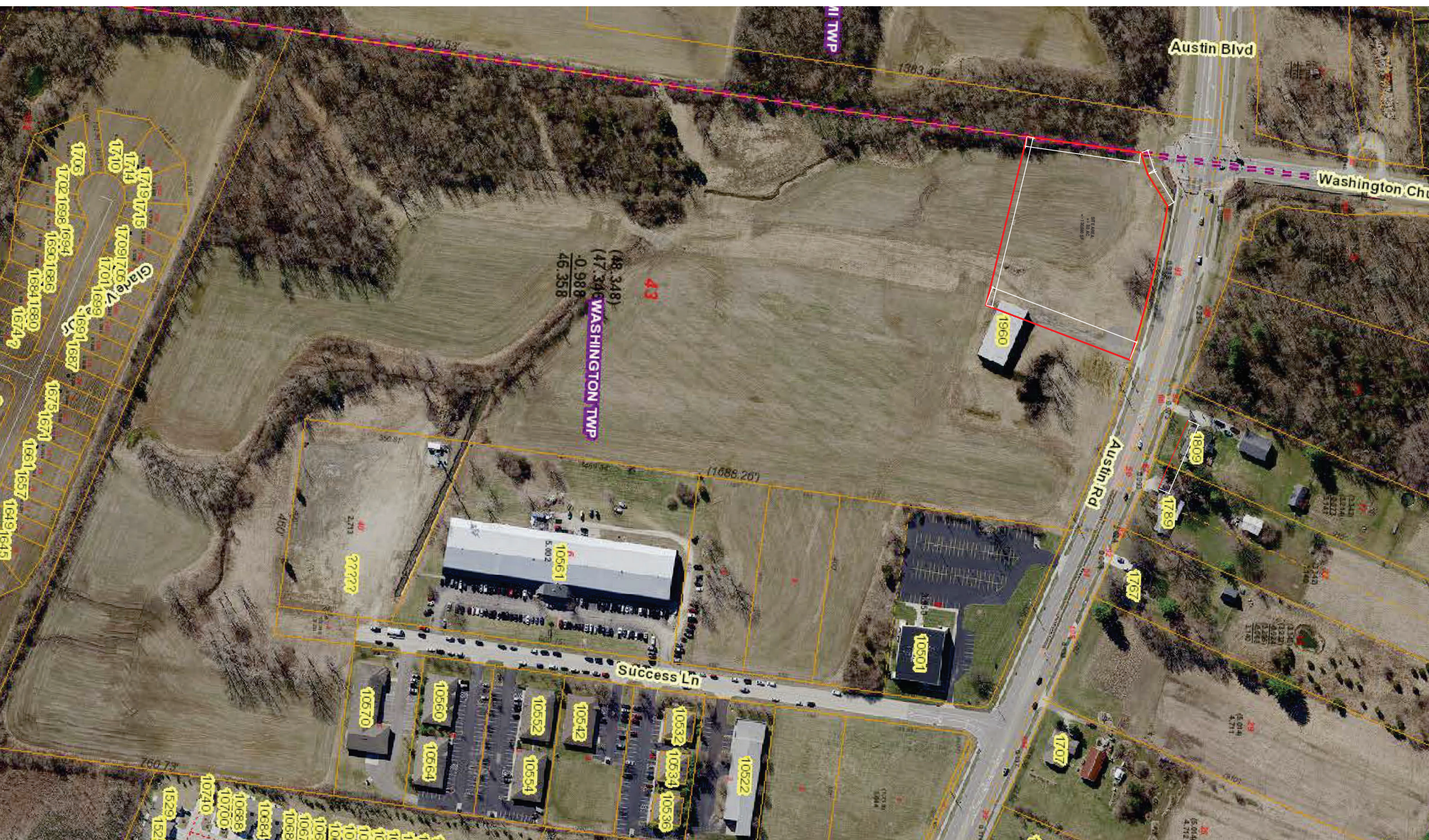
1960 AUSTIN ROAD
 AUSTIN ROAD & WASHINGTON CHURCH ROAD
 WASHINGTON TOWNSHIP, COUNTY OF MONTGOMERY, STATE OF OHIO

****THIS CONCEPT PLAN WAS COMPLETED WITHOUT AN ALTA SURVEY.****
 THE INFORMATION SHOWN ON THIS CONCEPT PLAN IS TO ILLUSTRATE GENERAL INTENT AND SHALL NOT BE CONSTRUED AS FINAL WITH REGARD TO ANY AND ALL IMPROVEMENTS SHOWN HEREON.

AUGUST 17, 2022

CONCEPT 1
 SCALE: 1" = 50'-0" (@11x17)
 The information shown on this concept plan is to illustrate general intent and shall not be construed as final with regard to any and all improvements shown hereon.





1960 AUSTIN ROAD
AUSTIN ROAD & WASHINGTON CHURCH ROAD
 WASHINGTON TOWNSHIP, COUNTY OF MONTGOMERY, STATE OF OHIO

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AUGUST 17, 2022

CONCEPT 1
 SCALE: NONE (@11x17)
 The information shown on this concept plan is to illustrate general
 intent and shall not be construed as final with regard to any
 and all improvements shown hereon.

NORTH

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