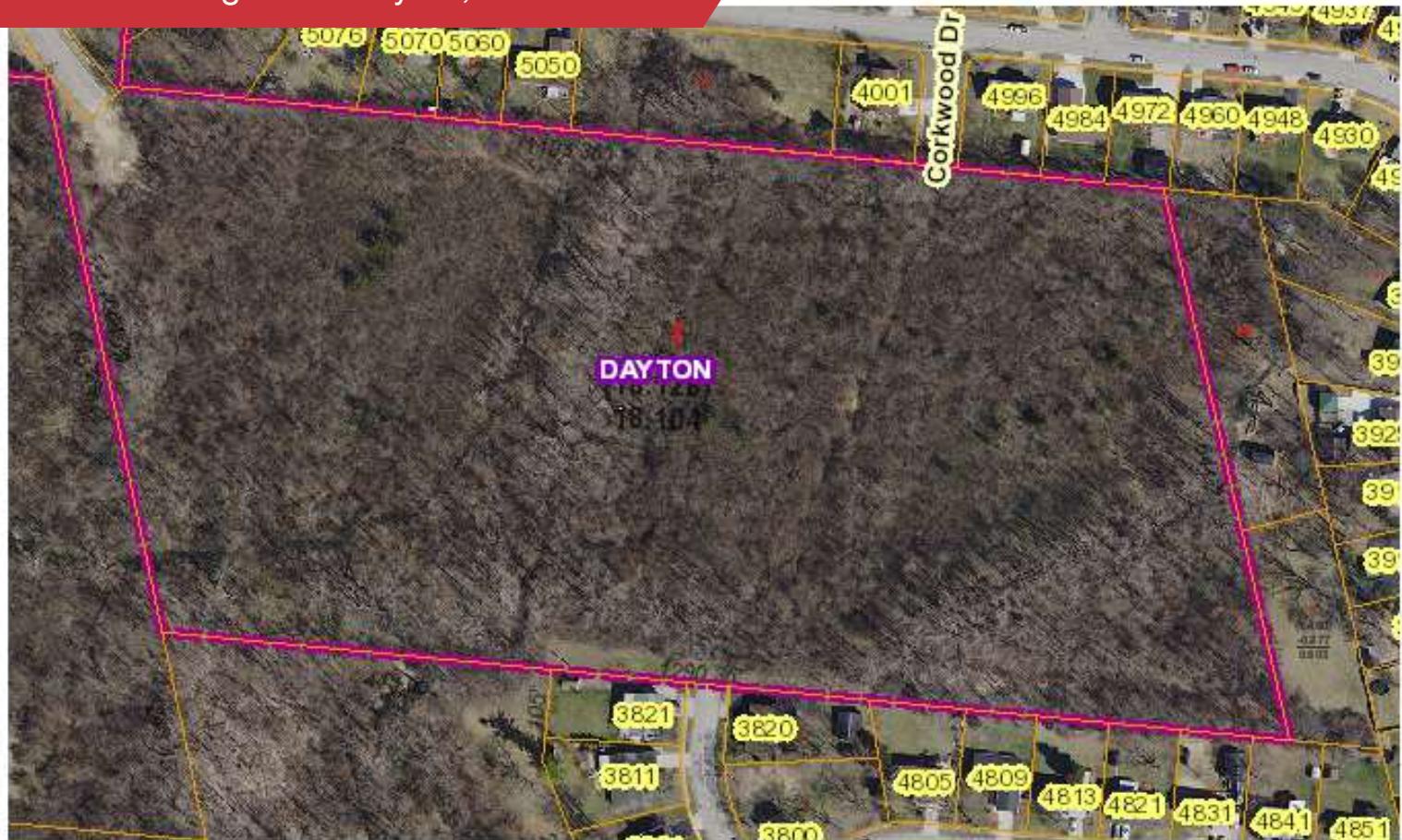


FOR SALE

0 Forest Ridge Blvd Dayton, OH 45424

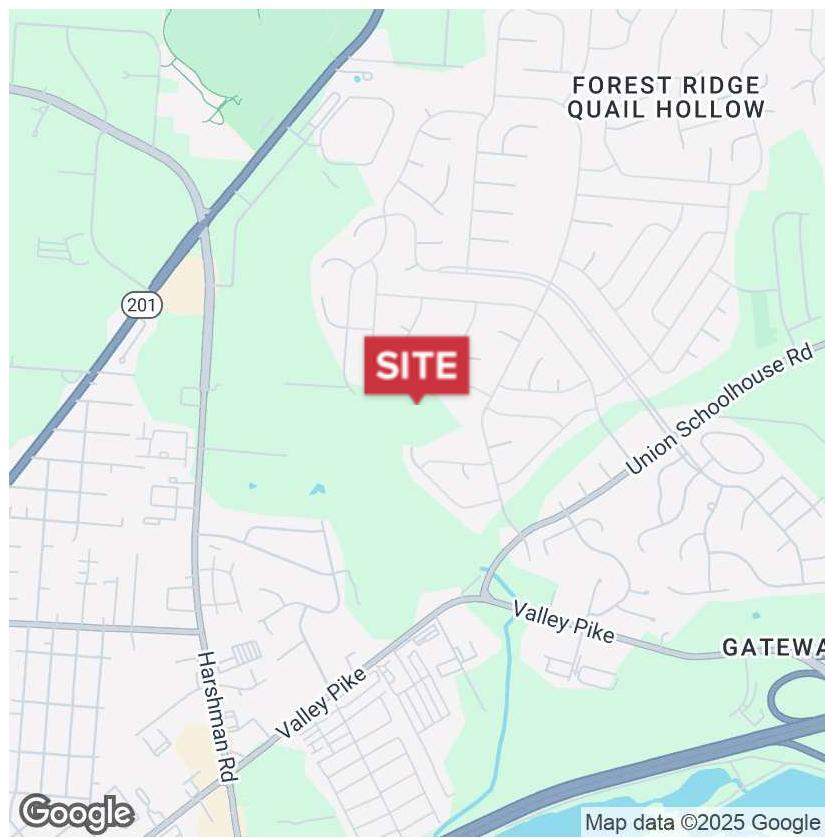
NAIBergman



Land | 18.104 Acres

- Price Reduced!
- \$299,000
- 18.104 Acres
- Planned for 60 Lots
- Residential Development ready

Demographics	0.5 Miles	1 Mile	1.5 Miles
Total Population:	2,222	7,243	14,470
Average HH Income:	\$93,373	\$87,097	\$82,043



Map data ©2025 Google

✉ Scott Kaster
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scott@bergman-group.com

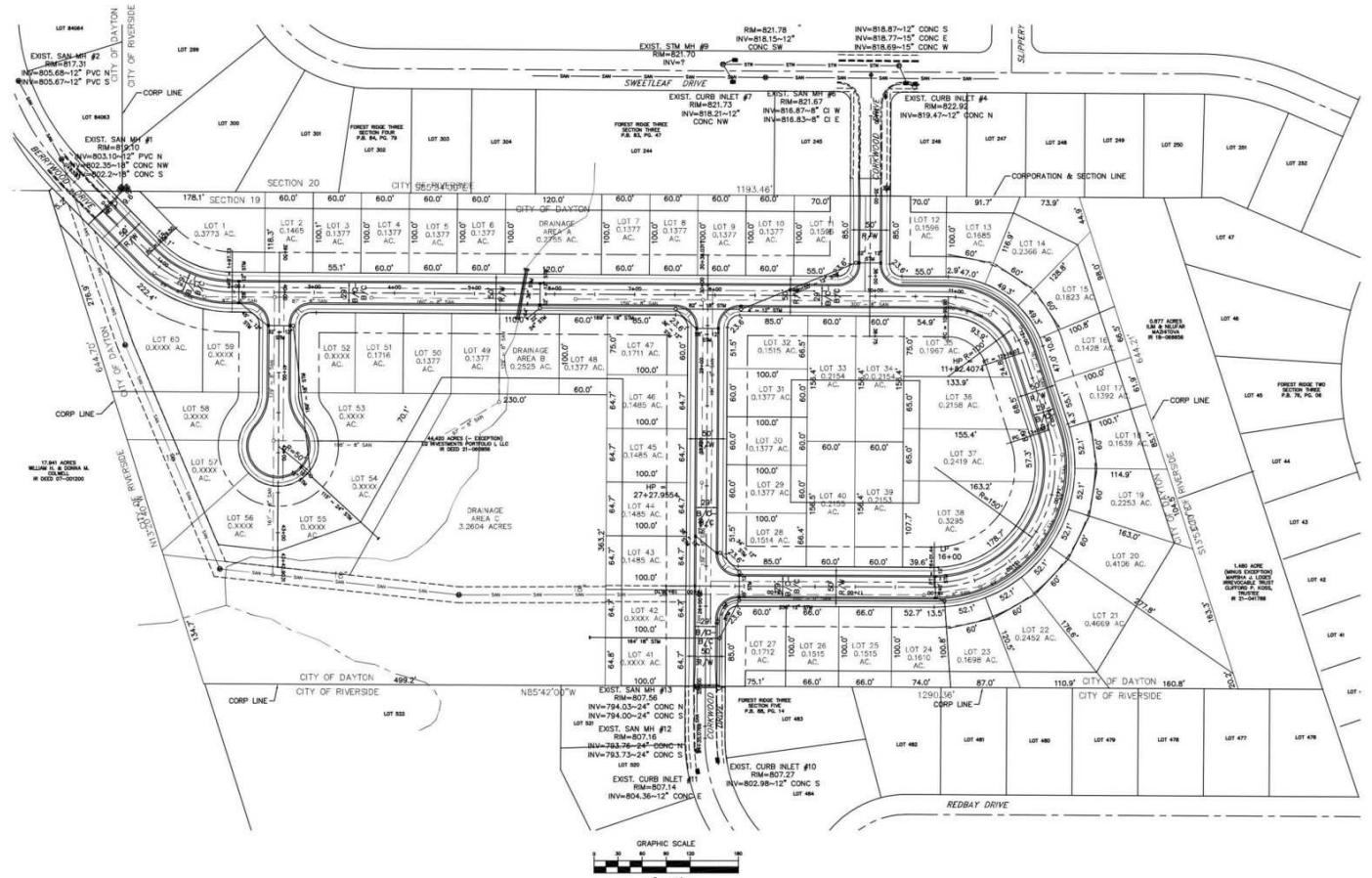
✉ David Dickinson
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📍 77 W Elmwood Drive
Dayton, OH 45459
bergmancommercial.com

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PRELIMINARY PLAN
CORKWOOD PLAT

LOCATED IN SECTION 19, TOWN 2, RANGE 8 M.Rs.
AND BEING A PLAT OF PART LOT NUMBER 80562
OF THE REVISED AND CONSECUTIVE LOT NUMBERS
OF THE CITY OF DAYTON

CITY OF DAYTON
MONTGOMERY COUNTY, OHIO
CONTAINING 18.09 ACRES
FEBRUARY, 2023

CURRENT ZONING: SR-2
MINIMUM LOT WIDTH: 60 FEET
MINIMUM LOT AREA: 5500 SQ. FT. (.126 ACRES)
MINIMUM FRONT SETBACK: 25 FEET
MINIMUM SIDE SETBACK, EACH SIDE: 5 FEET
MINIMUM REAR SETBACK: 30 FEET



Haley-Dusa
Engineering & Surveying Group, LLC
270 Regency Ridge Drive, Suite 203
Dayton, Ohio 45459
Phone: (937) 439-4300 Fax: (937) 439-2111

Scale: 1" = 60' Drawn: JRC Checked: TED
Date: FEBRUARY, 2023 Job No. E3433

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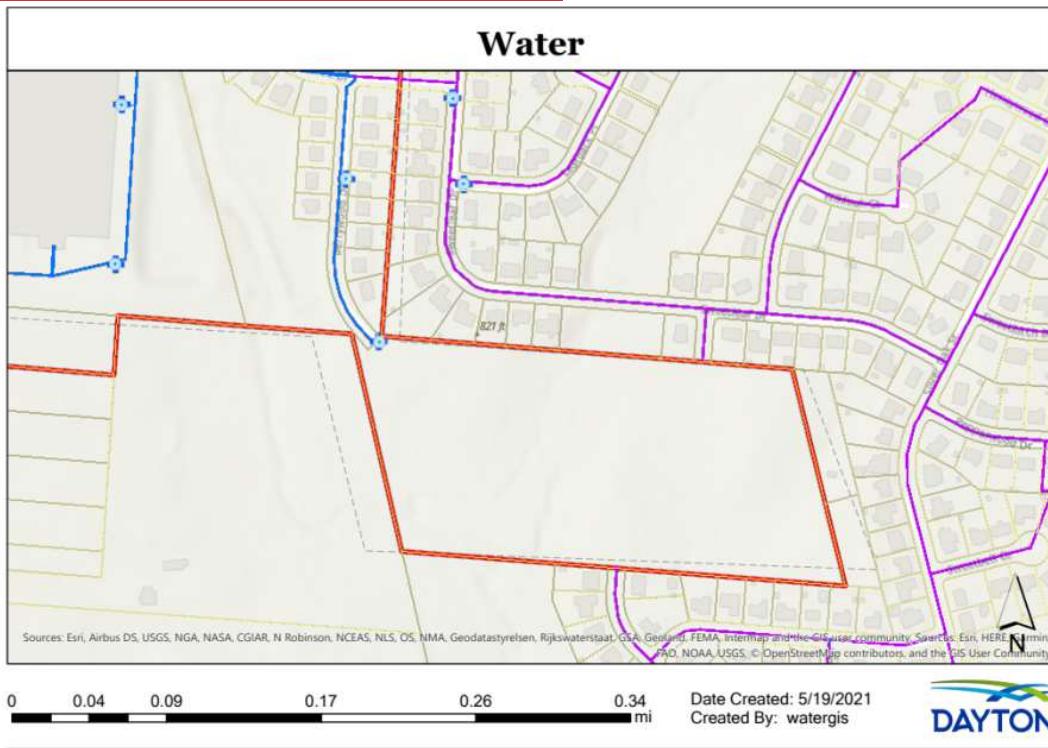
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NALBerman

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Disclaimer: Map and parcel data are believed to be accurate, but accuracy is not guaranteed. This is not a legal document and should not be substituted for a title search, appraisal, survey, or for zoning verification.

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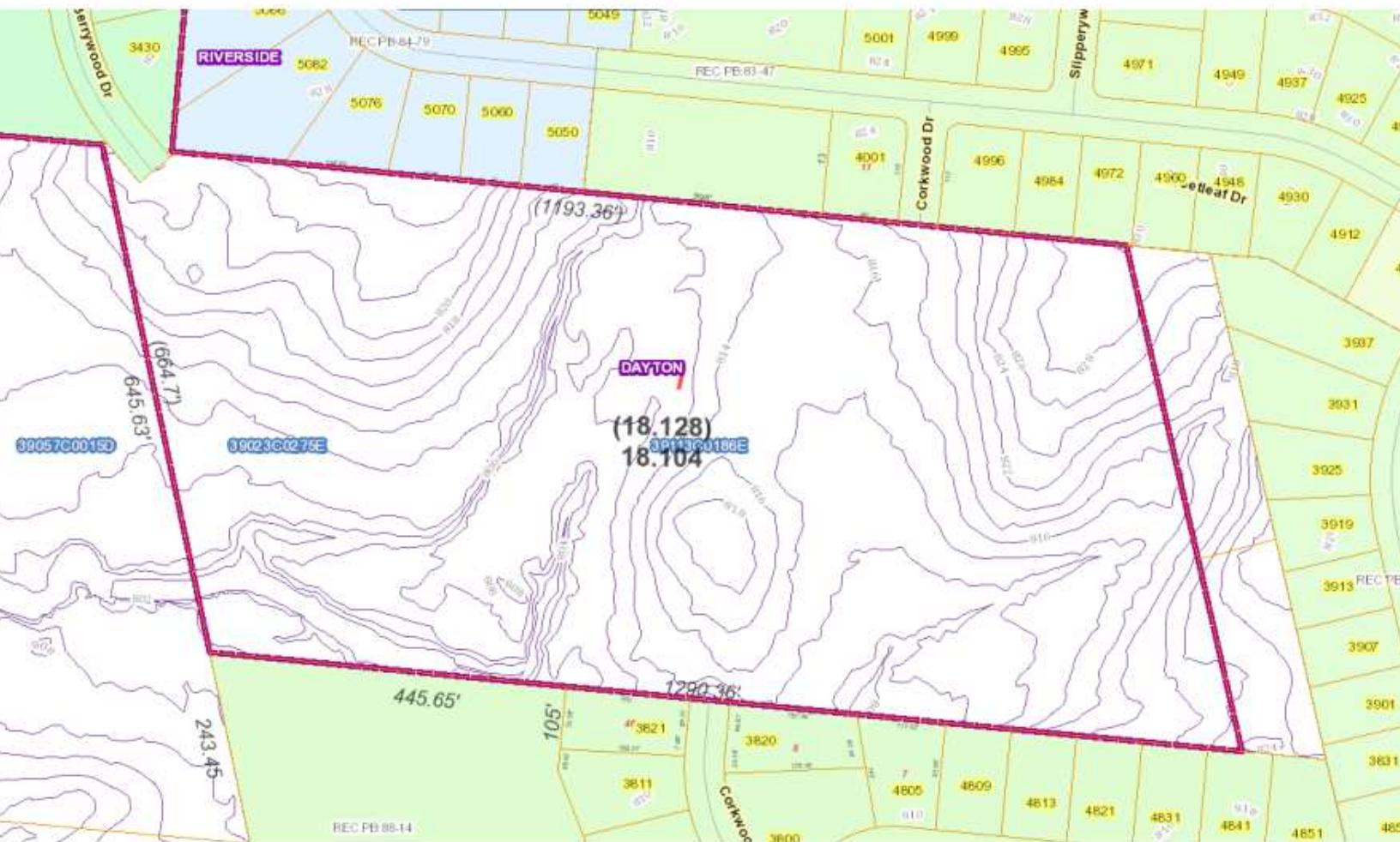
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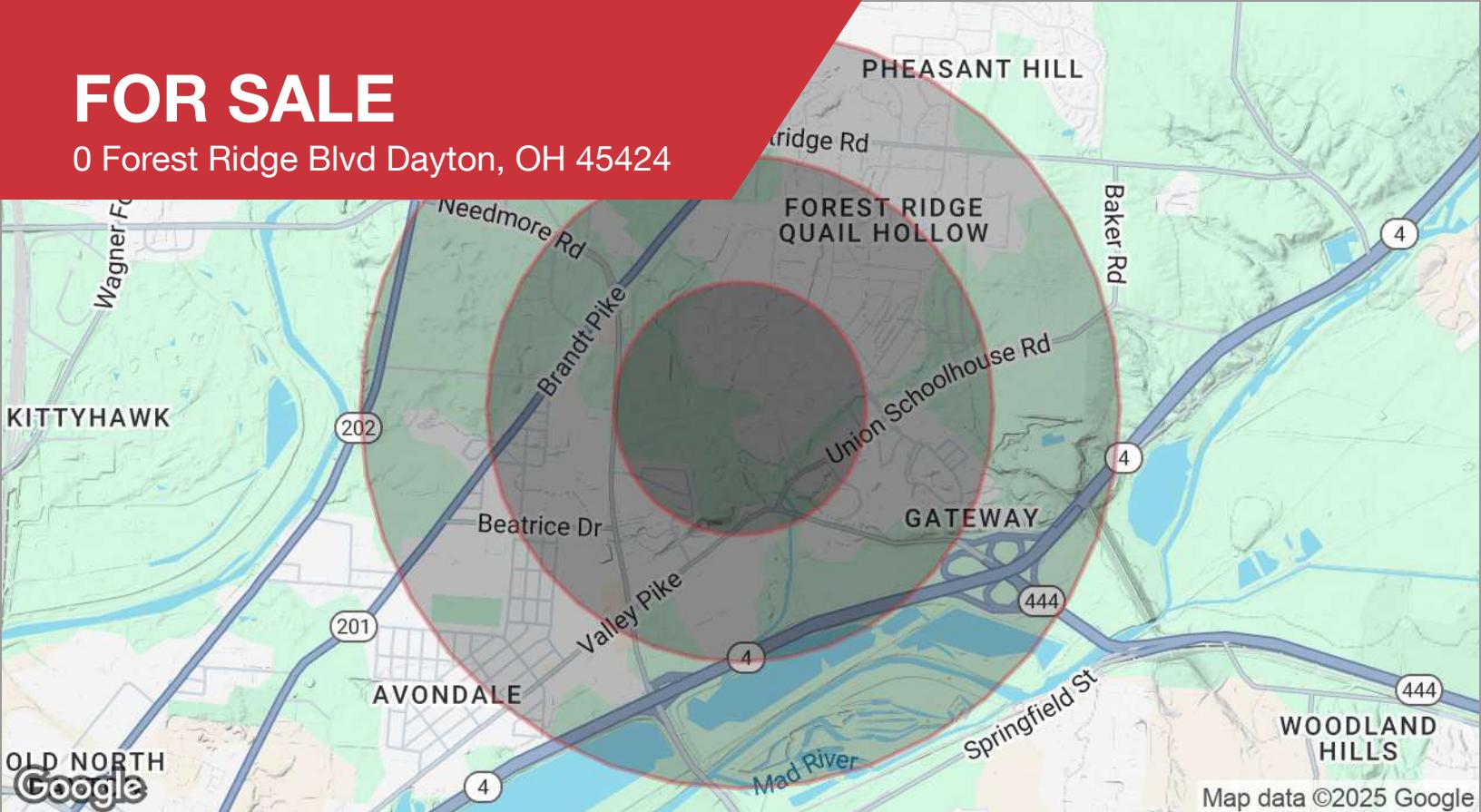
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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total population	2,222	7,243	14,470
Median age	43.0	40.9	40.5
Median age (male)	43.3	40.8	39.8
Median age (Female)	40.1	39.7	39.6

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total households	951	3,015	6,006
# of persons per HH	2.3	2.4	2.4
Average HH income	\$93,373	\$87,097	\$82,043
Average house value	\$143,593	\$137,099	\$131,138

* Demographic data derived from 2020 ACS - US Census