



FOR SALE OR GROUND LEASE

Retail/Flex Land | 2.97 Acres

7825 POE AVENUE, DAYTON, OH 45414



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➤ THE OFFERING

3CRE is pleased to present the exceptional retail/flex land parcel at 7825 Poe Avenue in Dayton, Ohio consists of two parcels totaling just under 3 acres (Parcel IDs: B02-01201-0081 – 1.9288 acres and B02-01201-0082 – 1.0363 acres). The site has been cleared, graded, and is ready for development, with public utilities available for connection. Zoned HB (Highway Business), the property supports a broad range of commercial, light industrial, and service uses. Surrounded by expanding residential, retail, and industrial development, the site offers strong potential for users looking to capitalize on local and regional demand.

Located just a few hundred feet south of the I-75/I-70 interchange, the property sits in the City of Vandalia, one of Dayton's most connected and rapidly growing areas. The nearby interchange sees over 190,000 vehicles per day, providing excellent visibility and access. With close proximity to the Dayton International Airport and major freight corridors, the location is ideally suited for logistics, distribution, retail, or highway-oriented services.

➤ PROPERTY HIGHLIGHTS

Offered For Sale : \$525,000

Offered For Ground Lease : \$52,500/Annually

Total Acreage: 2.97 Acres

- Situated in the Vandalia, Ohio submarket
- Land has been cleared and graded.
- Located off of I-75, with easy access to I-70.
- Parcel IDs: B02-01201-0081 – 1.9288 acres and B02-01201-0082 – 1.0363 acres
- Zoning - HB (Highway Business)

✦ [**CLICK HERE FOR OFFERING VIDEO**](#)





SUBJECT SITE
2.97 ACRES



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DESTINATION

DISTANCE FROM SUBJECT SITE

**DAYTON INTERNATIONAL
AIRPORT**



**5.6 MILES
(10 MINUTES)**

DOWNTOWN DAYTON



**6.7 MILES
(12 MINUTES)**

**WRIGHT-PATTERSON
AIRFORCE BASE**



**16 MILES
(25 MINUTES)**

**THE UNIVERSITY OF
DAYTON**



**8.1 MILES
(13 MINUTES)**

INTERSTATE-75



**0.7 MILES
(3 MINUTES)**

INTERSTATE-70



**2.5 MILES
(5 MINUTES)**



DAYTON INTERNATIONAL AIRPORT



The growth of Dayton International Airport has been remarkable, with increasing passenger numbers, expanded facilities, and a growing reputation as a key regional economic driver. The Airport has become a significant catalyst for regional growth, attracting substantial industrial, distribution, and manufacturing investments. This surge in economic activity has led to the creation of thousands of new jobs and heightened commercial activities, particularly in logistics, manufacturing, and distribution sectors, further solidifying the airport's role as a crucial economic anchor for Dayton and the broader region.

The Subject Site is located just 10 minutes from the airport. The proximity of a land property to the Dayton International Airport brings a plethora of advantages, primarily due to the influx of visitors and the consequent demand for services. Airports tend to contribute to increased commercial activity, including higher hotel occupancy rates and retail sales, particularly in areas within a convenient distance. Property near such a hub often garners increased valuation due to its strategic location, offering significant commercial and residential development opportunities.



| | 1 MILE | 3 MILE | 5 MILE |
|--------------------------|-----------|----------|----------|
| POPULATION | 2,412 | 34,746 | 106,575 |
| AVERAGE HOUSEHOLD INCOME | \$101,300 | \$79,596 | \$78,456 |
| NUMBER OF HOUSEHOLDS | 998 | 15,121 | 44,628 |
| MEDIAN AGE | 44.4 | 41.4 | 40.5 |
| TOTAL BUSINESSES | 424 | 2,320 | 5,344 |
| TOTAL EMPLOYEES | 4,133 | 24,722 | 51,858 |



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3CRE Advisors is a multi-state firm specializing in Commercial Real Estate Brokerage, Leasing, Property Management, Capital Markets, and Business Brokering. Our Retail Services Group is ready to assist with all your retail real estate needs. Connect with us at any of our office locations or visit us online at www.3CRE.com.

