

# FOR SALE PRIME DEVELOPMENT OPPORTUNITY



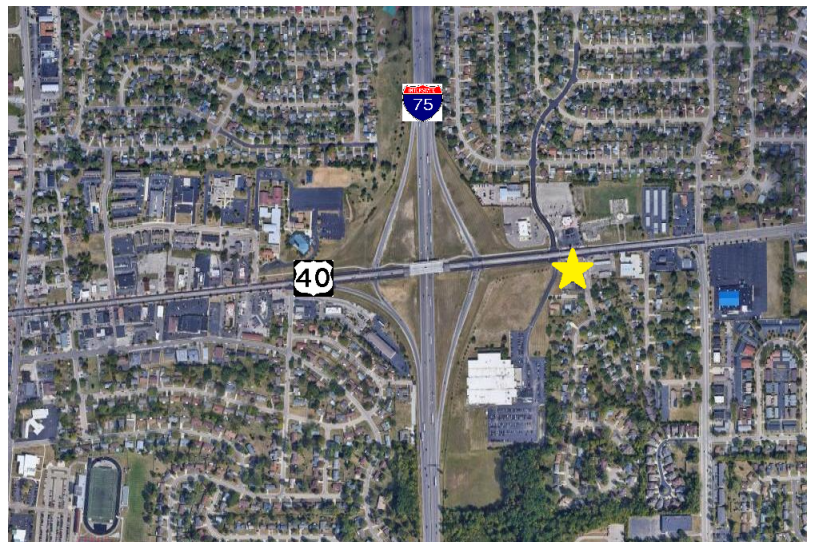
**FOR SALE \$1,00,000**

812 E National Road | Vandalia, OH 45377

Bruns Realty Group is proud to present a prime development opportunity with immediate access to I-75. All tenants are currently on month-to-month lease agreements. Reuse the current building, or build new and keep the remaining site improvements.

## FEATURES

- 10,000 SF
- .88 acres
- 1 Floor/ 52 Parking Spaces
- Zoned HB (Highway Business)
- Immediate Access to I-75
- 2 Miles to Dayton International Airport
- Excellent Traffic Counts



## AT-A-GLANCE\*



2020 Population: 71,954



Total Consumer Spending: \$718,495,184



Avg. Household Income: \$75,942



Traffic Volume: (I-75) 93,000+ per day  
(East National Road) 17,993 per day

*\*Demographics based on 5 mile radius*

