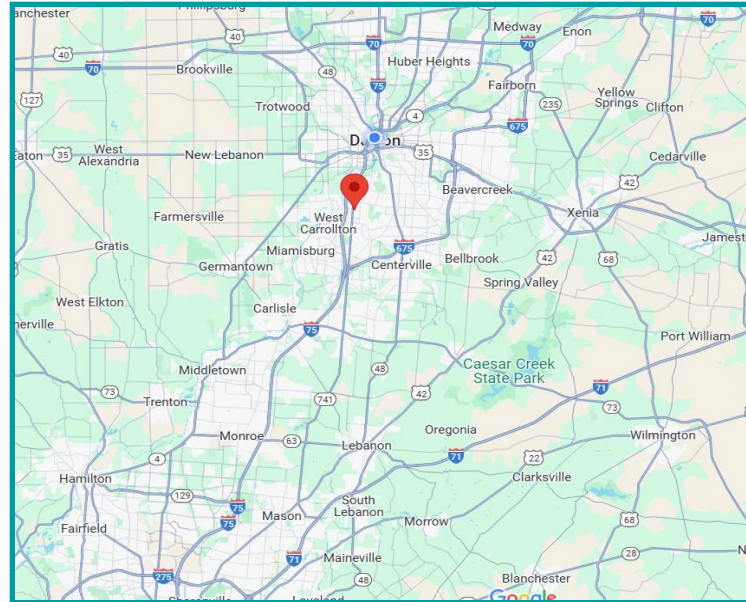


## PROPERTY HIGHLIGHTS

- **2.7 acres Prime Redevelopment Opportunity** between Moraine Fire Station and WDTN TV
- Parcel ID; J441041120026 and J441041120027
- **Versatile Zoning Use:** B-1 Neighborhood Business District. Ideal for Office, Retail, Service, Restaurant and Residential uses
- **High Traffic Area:** Situated off of busy N Springboro Pike and S Dixie Drive. Easy access with multiple ingress/egress
- **Prime Location:** This site is both desirable and convenient due to the proximity to key attractions and amenities
- **Unmatched Location Advantages:** Close to I-75 and I-675 – seamless commuting to Dayton and beyond
- **Ideal For:** mixed-use or neighborhood-focused development
- **Now Offered at:** \$1,595,000



**For More Information, Please Contact:**

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