

THE WRIGHT VAN  
CLEVE HOUSE  
CIR. CA. 1819



# THE WRIGHT VAN CLEVE HOUSE

5281 BELLEFONTAINE RD, DAYTON, OH 45424

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# Rich In History

William Van Cleve and his wife Eliza (Wright) Van Cleve were the original owners of the property.

Their connections to the local area and its beginnings are prominent, not to mention her family ties to the Wright Brothers.

The last family to live in the home when it was a private residence was the Hilgeford family.

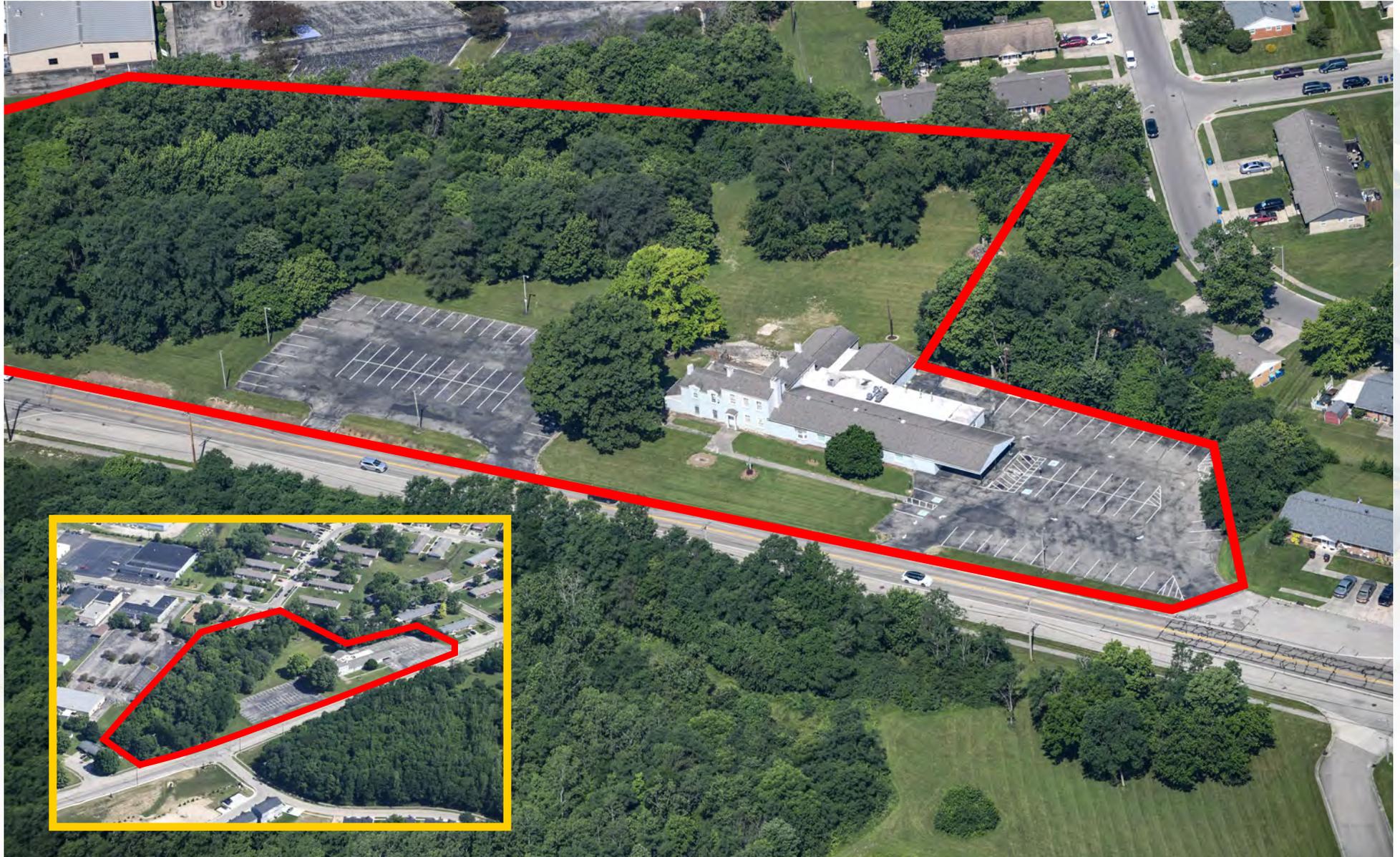
Prior to that, the Niekamp family lived there. The Neikamps did the bulk of the renovations to the property, such as the pool, the outside stonework, etc.

Some photos also show a large barn that was once situated on the south side of the property, now replaced by the south parking lot.





# Parcel Outline





# Property Overview

**Address/Location:** 5281 Bellefontaine Rd | Huber Heights, OH

**County:** Montgomery County

**Land/Lot Size:** 5.46 Acres

**Parcel ID:** P70 01808 0029

**Year Built:** 1813 | Renovated 2021

**Parking:** 100 Stalls

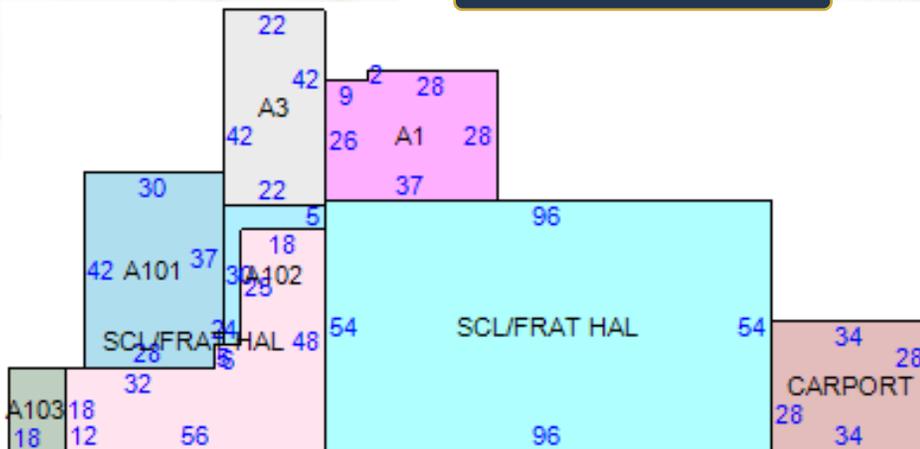
**Water:** City of Huber Heights

**Sewer:** City of Huber Heights

**Electric:** AES

**Gas:** Centerpoint Energy

**ZONING**  
PC - PLANNED COMMERCIAL  
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## Construction Details

**Foundation:** Stone & Slab

**Structural Frame:** Wood Frame

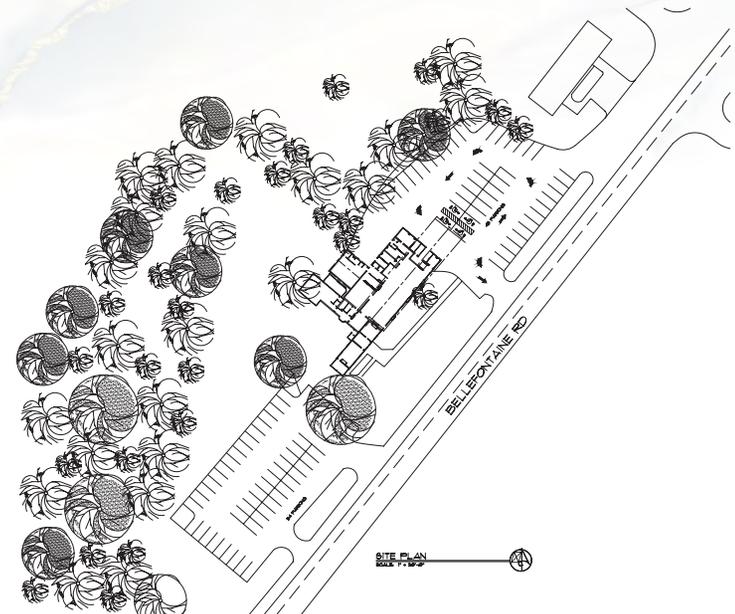
**Exterior:** Brick/Stone & Concrete

**Roof Type:** Pitched

**Roof Cover:** Composite Shingle

**Heating/Cooling:** Central HVAC

**Zoning:** PC Planned Commercial District



# Area Overview

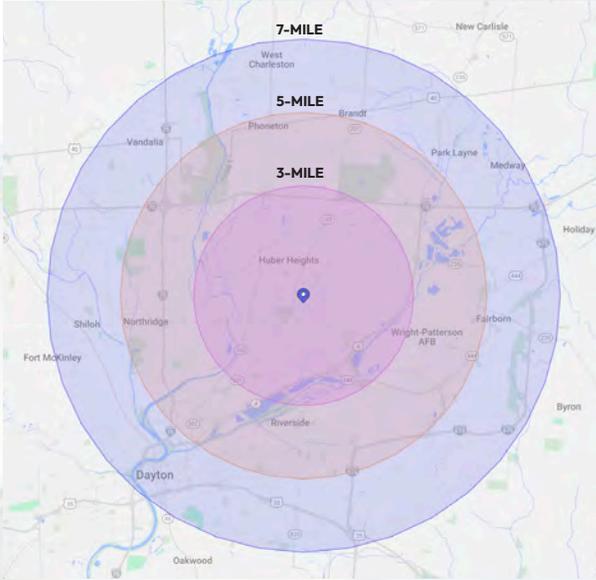
Huber Heights, strategically located just north of Dayton, Ohio, offers a dynamic environment for commercial real estate investment, combining robust economic growth with exceptional connectivity and quality of life. Situated along the vital I-70 corridor with immediate access to I-75 and just minutes from Dayton International Airport, the city is ideally positioned for logistics, distribution, and advanced manufacturing operations. Huber Heights boasts a diverse and expanding business base, supported by pro-growth municipal policies and access to a skilled regional workforce. The community features modern infrastructure, attractive commercial corridors, and thriving retail and entertainment venues such as the Rose Music Center, making it a compelling destination for businesses seeking long-term success in the Midwest.

## Demographics



	3 MILES	5 MILES	7 MILES
<b>POPULATION</b>	<b>46,234</b>	<b>113,883</b>	<b>258,452</b>
<b>HOUSEHOLDS</b>	<b>19,325</b>	<b>48,465</b>	<b>114,754</b>
<b>HOUSEHOLD AVERAGE INCOME</b>	<b>\$88,899</b>	<b>\$78,383</b>	<b>\$76,713</b>
<b>TOTAL EMPLOYEES</b>	<b>13,745</b>	<b>96,858</b>	<b>168,474</b>

INFO PROVIDED BY US CENSUS 2023



# Huber Heights | Fast Facts

Huber Heights is a thriving economic hub with over 800 businesses spanning high-tech manufacturing, distribution, retail, and hospitality.

## Great Economy, Convenient Airport, & Fun Recreation



Positioned at the I-70 and I-75 junction and just minutes from Wright-Patterson AFB, the city offers prime logistics and commercial advantages that draw talent, investment, and national firms.



With Dayton International Airport nearby, Huber Heights residents and businesses enjoy easy access to air travel and freight services. Proximity to key interchanges ensures smooth connections to regional, national, and global destinations.



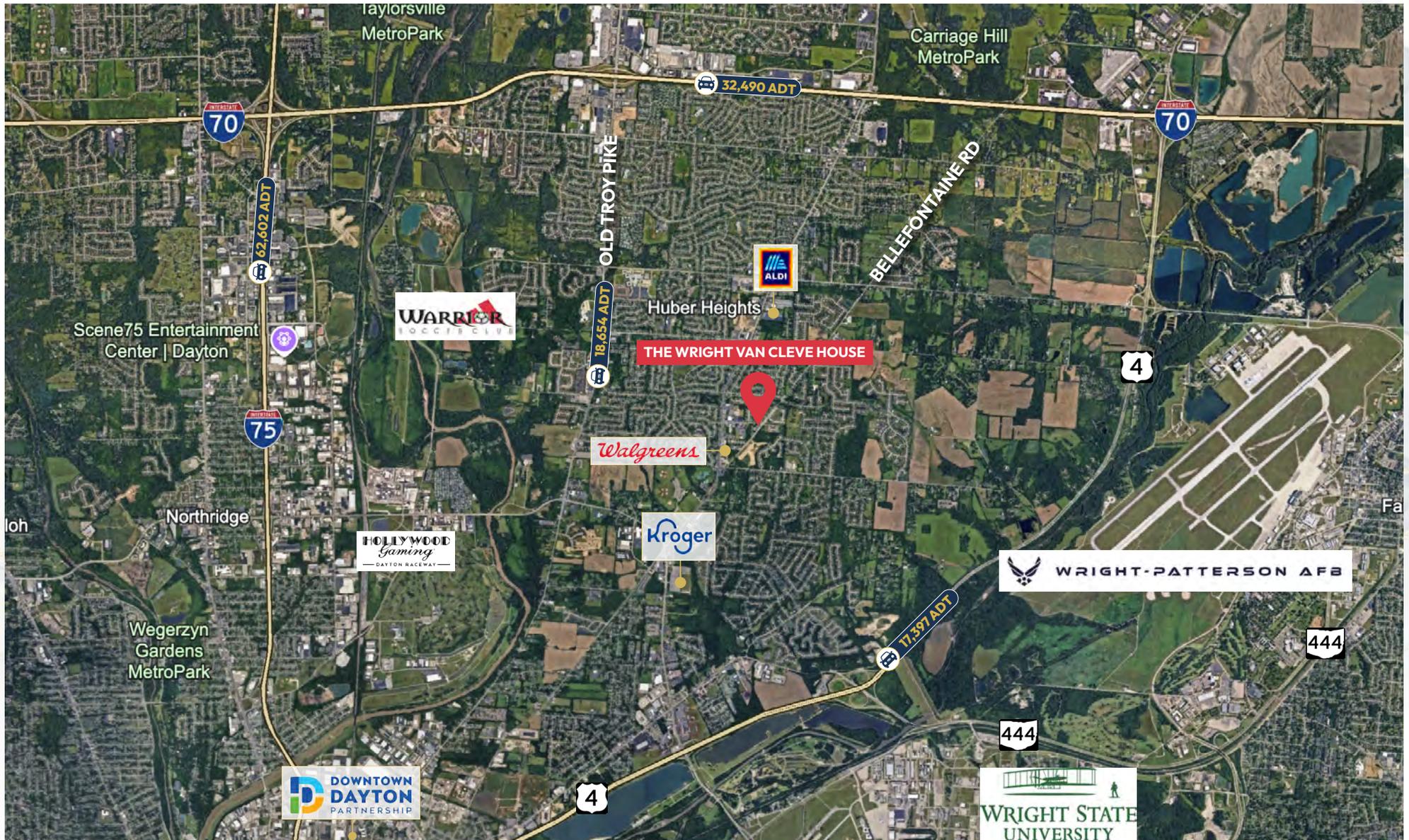
Parks, trails, and entertainment abound! The city maintains community parks, a YMCA with a modern aquatic center, plus access to Five Rivers MetroParks—including Carriage Hill trails.



Cultural vibrancy thrives at the Rose Music Center, a 4,200-seat amphitheatre hosting national and regional concerts since 2015.



# Market Overview



# Surrounding Business





## LISTING AGENTS

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