

# LAND FOR SALE

## 11152 TRIGGS ROAD

BROOKVILLE, OH 45309



### Highlights

- Excellent location at the exit of I-70 and Brookville. 4.36 acres of land zoned commercial. Great location for hotel, gas, restaurants, retail.
- Brookville is quickly becoming known as a logistics hub. Located just 15 miles from the Dayton International airport and 56 miles to the Cincinnati/Kentucky International airport. GM built a 300,000 sq ft plant on 75 acres which opened in late 2021 and have since purchased 50 additional acres for future expansion.

**KW COMMERCIAL - GLOBAL**  
1221 South MoPac Expressway  
Austin, TX 78746

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11152 TRIGGS ROAD



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# PROPERTY SUMMARY

11152 TRIGGS ROAD



## Property Summary

Land:	189,922 SF
Lease Rate:	
Price:	\$872,000
Rentable SF:	0
Type:	Land
Available SF:	0
Building SF:	0

## Property Overview

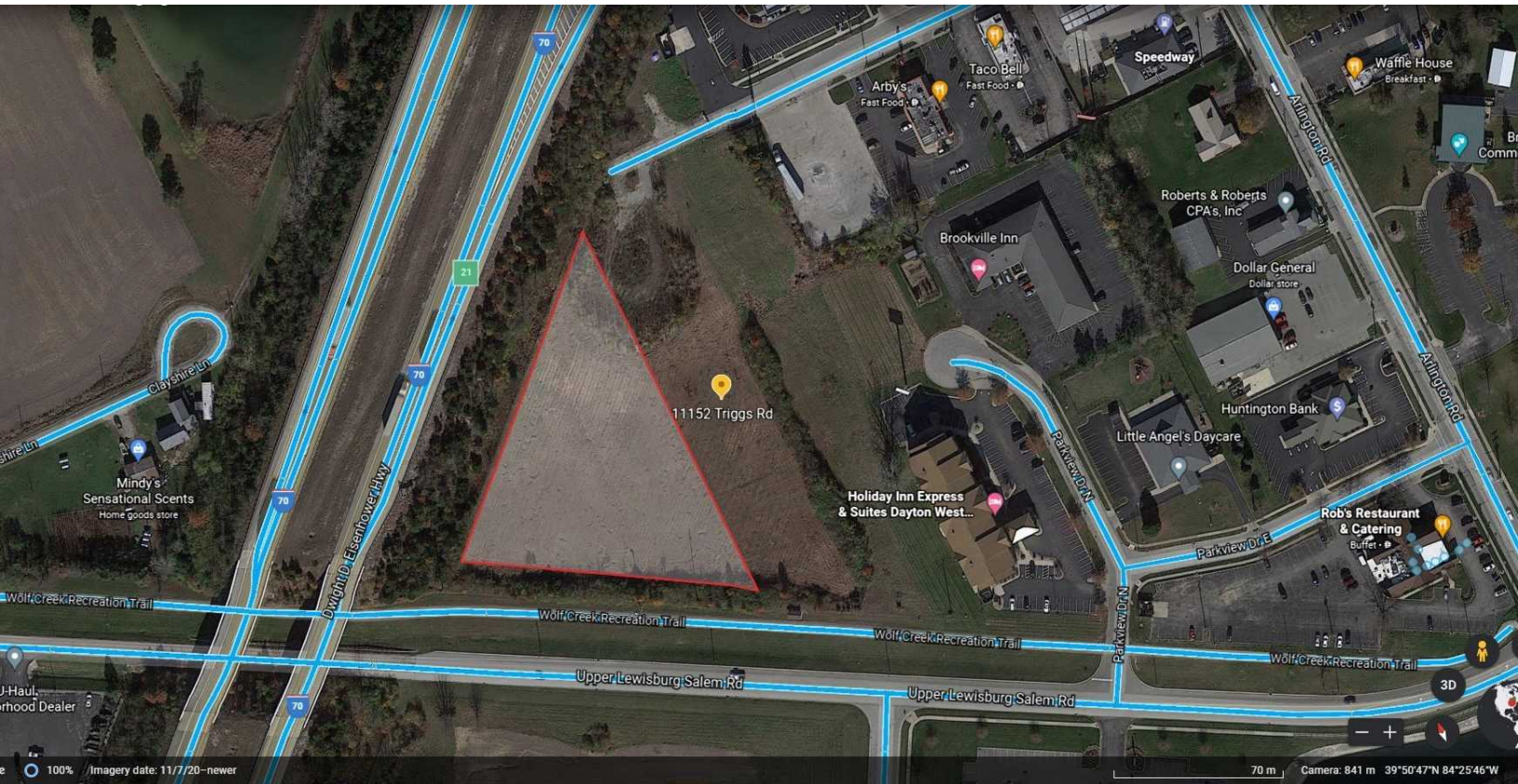
Brookville is a small city in northwestern Montgomery County, Ohio. It is a suburb of Dayton. The population is currently at 5800 plus. It is quickly becoming known as a logistics hub being close to Dayton International Airport, the city sits right on interstate 70 in close proximity to the I 75 both are major corridors. Ohio is within a days drive 65% of the population of the eastern US and Canada. Ohio has more truck traffic than any other state with the exception of Texas. If you are going east, north, south or west from the mid-west you are more than likely going through Ohio. Interstates 70, 71, 75, 77, 80 and 90 all run through.

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# PROPERTY DESCRIPTION

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## Brookville Overview

Brookville is a small city in northwestern Montgomery County, Ohio. It is a suburb of Dayton. The population is currently 5800. It is quickly becoming known as a logistics hub being close to Dayton International Airport. The city sits right on Interstate 70 in close proximity to I-75-- both are major corridors. Ohio is within a day's drive of 65% of the population of the eastern US and Canada. Ohio has more truck traffic than any other state with the exception of Texas. If you are going east, north, south or west from the Midwest you are more than likely going through Ohio. Interstates 70, 71, 75, 77, 80 and 90 all run through Ohio.

For a small Midwestern town, Brookville has 3 major employers:

Green Tokai makes molds and delivers plastic and rubber parts for Toyota and Honda. Green Tokai employs over 600 people. Plant 1 facility consists of 250,000 square feet and is home to GTC's corporate office. Brookville is also the home of two other facilities; Plant 2 which is 125,000 square feet and Plant 3 which is 88,000 square feet.

DMAX Ltd. Employs 100 and is a joint venture, 60% owned by General Motors, 40% owned by Isuzu Diesel Services of America, Inc. Its facility produces Duramax engines offered on GMC, Sierra and Chevrolets pickups. They initially built a 350,000 sq ft facility on 75 acres and have since closed on an another 50 acres for additional expansion.

Pak-Rite Industries had its Brookville grand opening in Oct. of 2021 in the former 600,000 sq ft facility vacated by Payless Shoes. They are a Michigan based automotive supplier for Ford Motor Company and will employ 300.

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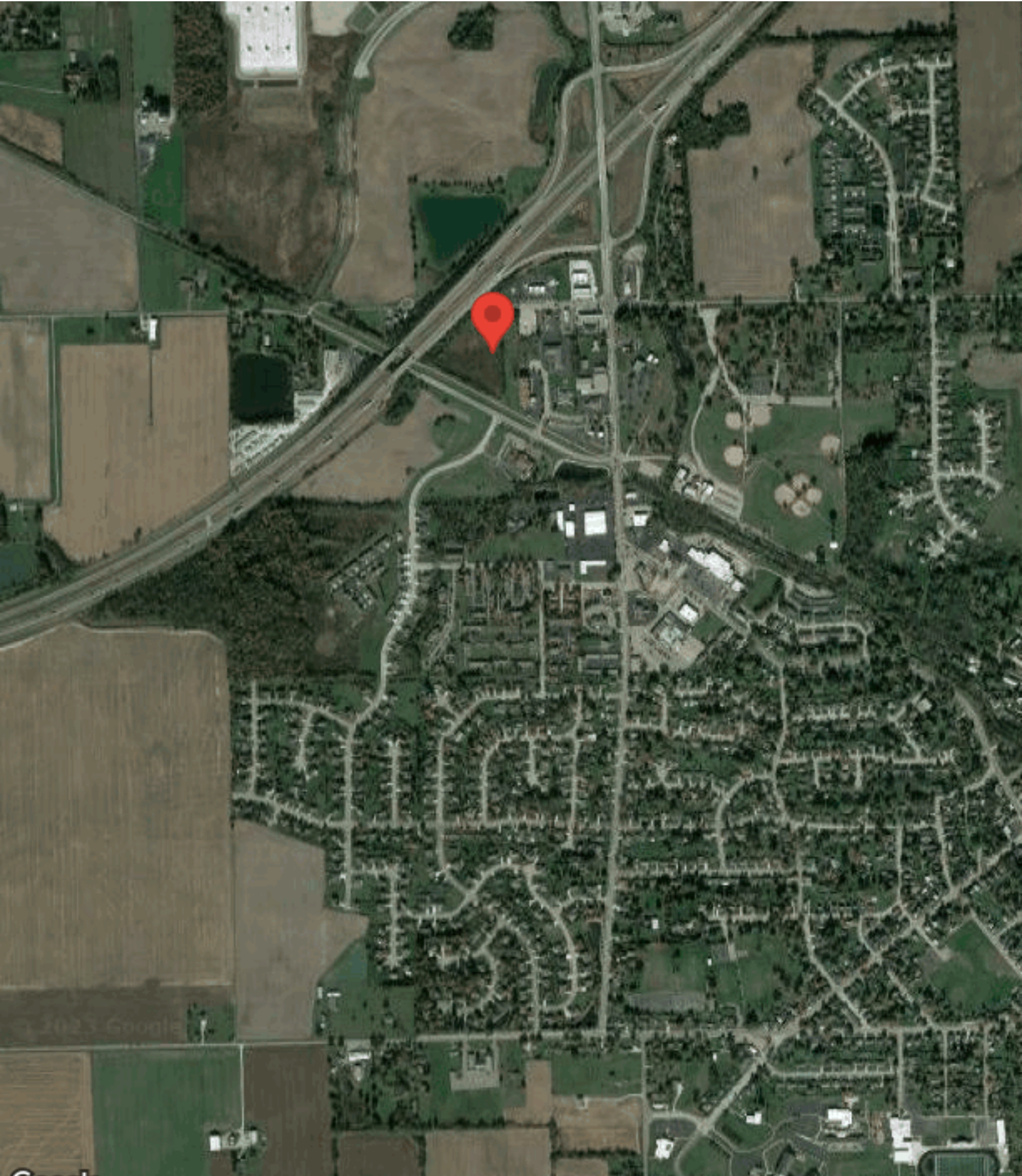
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# PROPERTY PHOTOS

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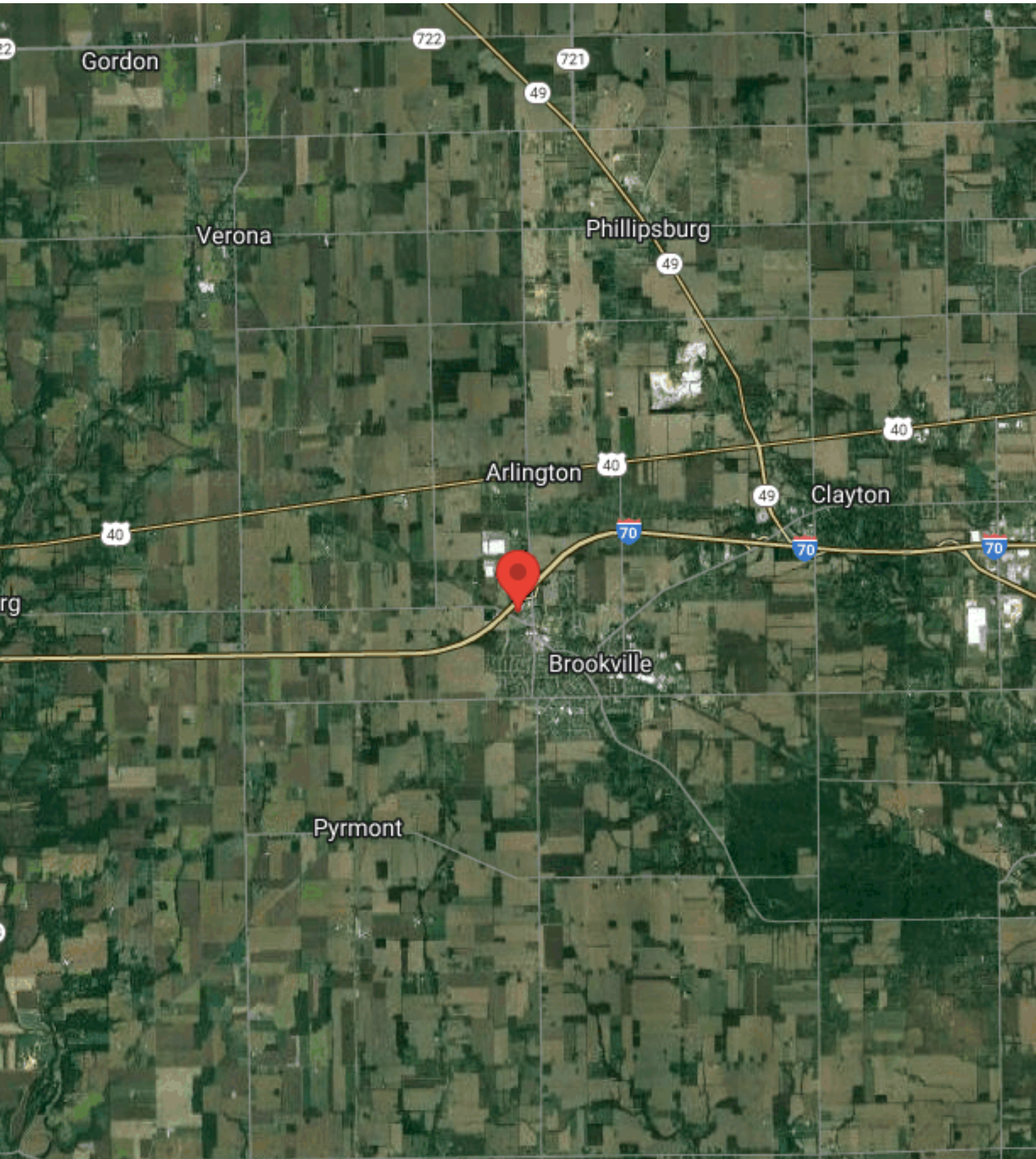


**AERIAL MAP**  
11152 TRIGGS ROAD



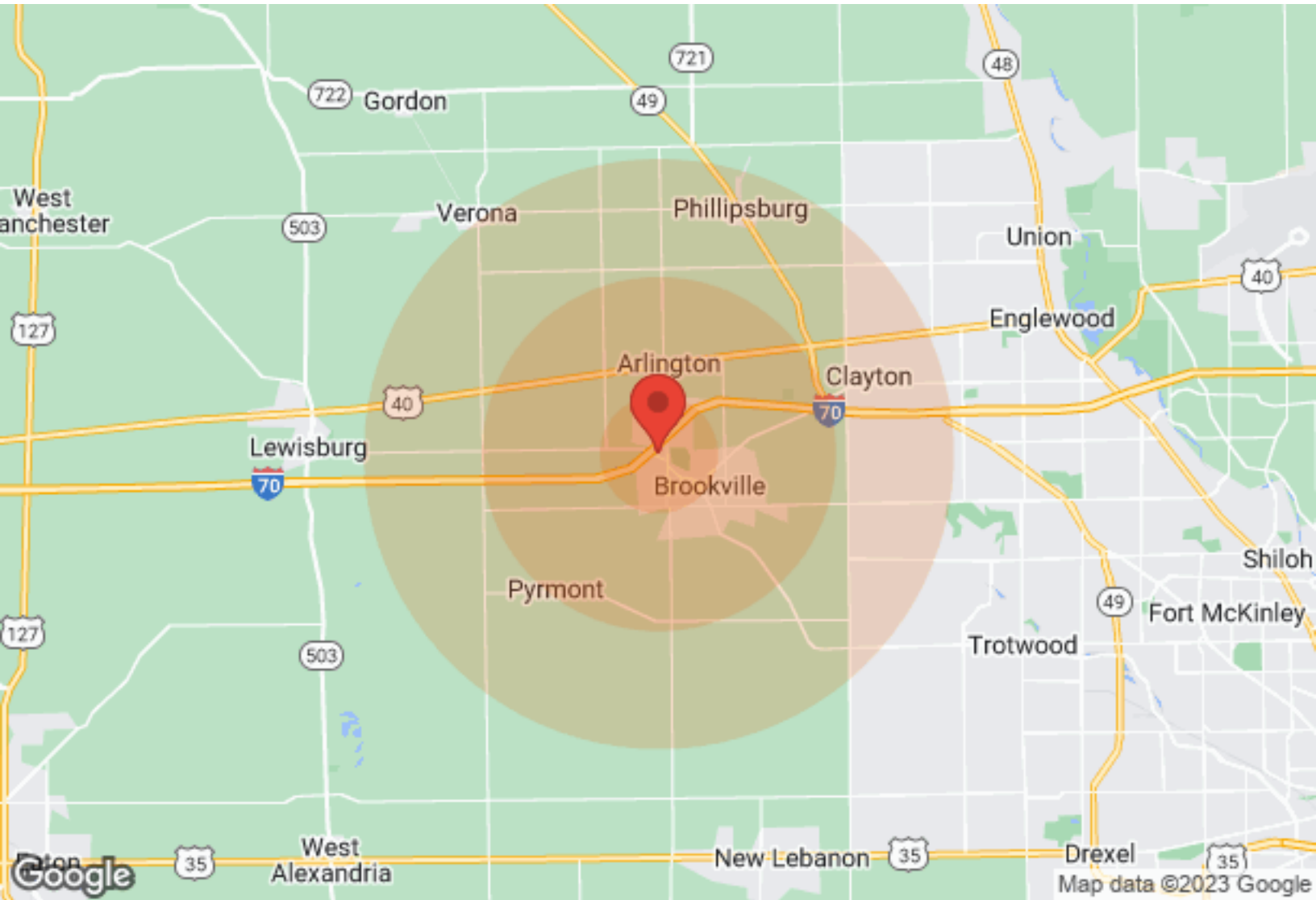
# REGIONAL MAP

11152 TRIGGS ROAD



# DEMOGRAPHICS

11152 TRIGGS ROAD



Population	1 Mile	3 Miles	5 Miles
Male	2,462	4,532	8,235
Female	2,570	4,808	8,490
Total Population	5,032	9,340	16,725

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	903	1,556	2,901
Ages 15-24	711	1,268	2,339
Ages 55-64	660	1,265	2,270
Ages 65+	851	1,838	3,033

Race	1 Mile	3 Miles	5 Miles
White	4,994	9,293	16,238
Black	N/A	N/A	368
Am In/AK Nat	N/A	N/A	1
Hawaiian	N/A	N/A	N/A
Hispanic	10	18	43
Multi-Racial	58	76	206

Income	1 Mile	3 Miles	5 Miles
Median	\$52,917	\$54,917	\$54,088
< \$15,000	182	410	552
\$15,000-\$24,999	154	314	504
\$25,000-\$34,999	308	574	860
\$35,000-\$49,999	364	612	995
\$50,000-\$74,999	445	854	1,520
\$75,000-\$99,999	292	488	842
\$100,000-\$149,999	258	411	926
\$150,000-\$199,999	74	133	245
> \$200,000	22	60	196

Housing	1 Mile	3 Miles	5 Miles
Total Units	2,200	3,979	7,317
Occupied	2,066	3,746	6,861
Owner Occupied	1,400	2,720	5,436
Renter Occupied	666	1,026	1,425
Vacant	134	233	456

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