

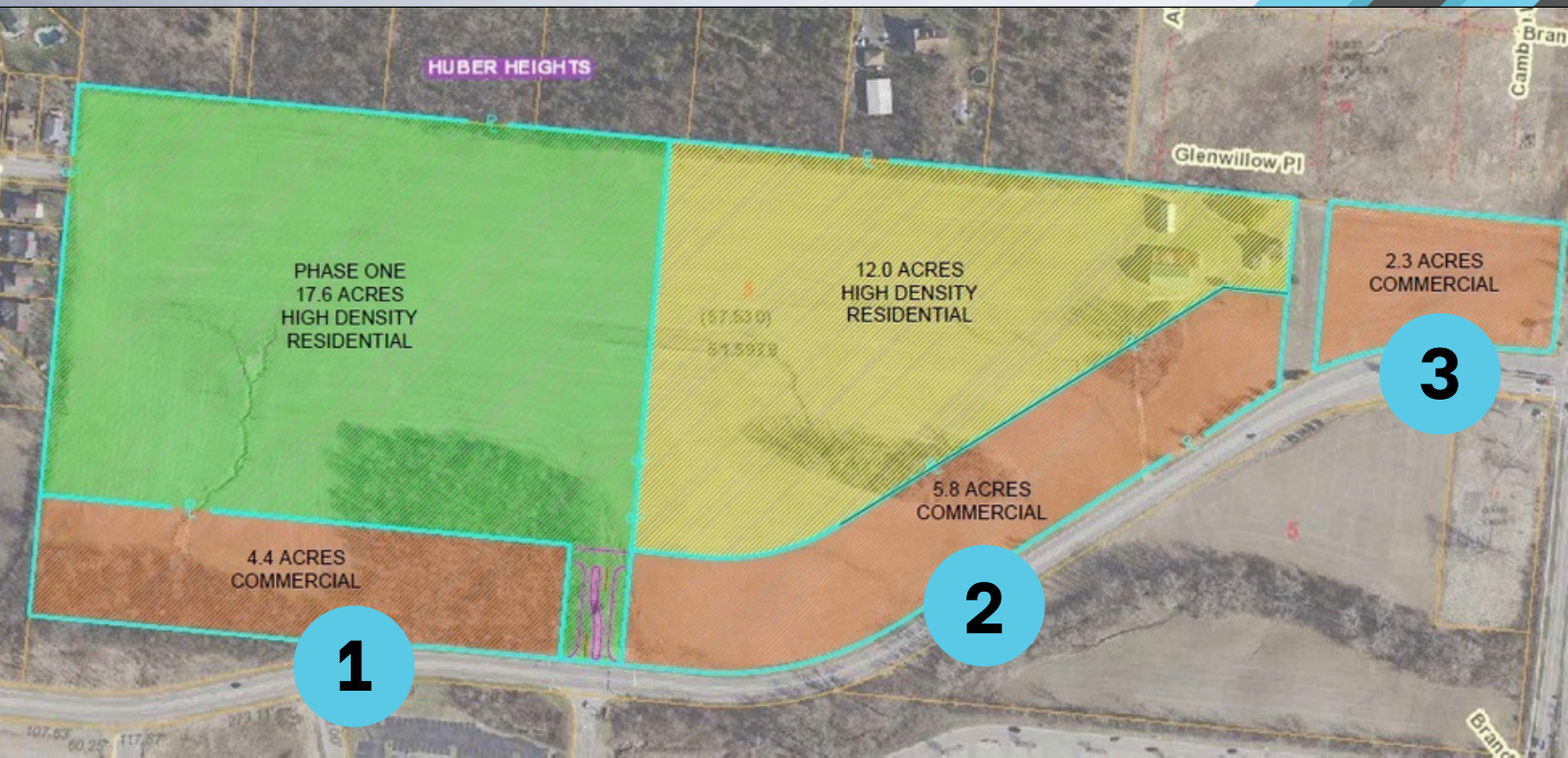


FOR SALE, GROUND LEASE OR BUILT-TO-SUIT

Property Highlights

- 100% Property Tax Abated Restaurant, Bar, Brewery & Entertainment Dev Sites Available
- Located only steps away from the Rose Music Center, Tru by Hilton Hotel, luxury Parkview Apartment multifamily development.
- Master-planned mixed-use development centered on a new Market Rent high-density Multi-Family Development Project
- Prime Commercial development sites centered in the Multi-Family, Restaurant, and Entertainment fore of Huber Heights
- Located at Hard Corner of Brandt Pike & Executive Blvd, Huber Heights, OH, less than 1/4 mile North of I-70 Interchange, and less than 15 minutes from Dayton Int'l Airport, Downtown Dayton, WPAFB, and other regional assets, amenities, and attractions

PRIME SIGNALIZED DEVELOPMENT OUT PARCELS



1

4+ Acres Site

- Sit-down Restaurant
- Brewery/Pub
- Bar/Nightclub
- Neighborhood/
- Boutique Grocery

2

5-10 Acres Site

- Sit-down Restaurant
- Brewery/Pub
- Bar/Nightclub
- Neighborhood/
- Boutique Grocery

3

2.3+ Acres Site

- Service Retail
- Sit-down Restaurant
- Brewery
- Pub

PRIME SIGNALIZED | HUBER DEVELOPMENT OUT PARCELS | HEIGHTS

FOR
SALE

GROUND
LEASE

BUILT TO
SUIT



PRIME SIGNALIZED | HUBER HEIGHTS
DEVELOPMENT OUT PARCELS | HEIGHTS

**FOR
SALE**

**GROUND
LEASE**

**BUILT TO
SUIT**



PRIME SIGNALIZED | HUBER HEIGHTS
DEVELOPMENT OUT PARCELS

**FOR
 SALE**

**GROUND
 LEASE**

**BUILT TO
 SUIT**

Prime Commercial sites with all utilities surrounded by 500+ luxury multi-family units, strong residential backup, and centered in the retail, commercial and entertainment core of Huber Heights.



2022 DEMOGRAPHICS	2 MILE	5 MILE	10 MILE
POPULATION	22,680	70,669	342,078
HOUSEHOLDS	8,680	27,458	139,701
HH INCOME	\$81,133	\$76,437	\$67,622



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