

SALE

HICKORY POINT LAND PORTFOLIO | DAYTON GERMANTOWN PIKE (SR 725)

Germantown, OH



PROPERTY DESCRIPTION

4 Parcels | Dayton, Germantown, Ohio

Parcel IDs: D1300111001 | D13003070022 | D13003070140 | D13003070144

Investment Highlights:

Position your next development in one of southwest Ohio's growing small-town markets. These four parcels in Germantown present a flexible opportunity for retail, office, service, or specialty commercial uses. Offered individually or together, the properties provide investors and developers with versatile land positioned for business growth in the Dayton region.

Strategically located in Montgomery County, Germantown blends historic charm with expanding suburban demand. The area benefits from proximity to major commuter routes connecting to Dayton and surrounding communities, making it ideal for neighborhood-serving retail, boutique office spaces, professional services, or mixed-use concepts.

Patrick Williams
(937) 360-9952

Paul Howe
(937) 475-1963

OFFERING SUMMARY

Sale Price:	Subject To Offer
Lot Size:	45,178 SF

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	3,339	13,539	99,078
Total Population	8,561	34,973	242,521
Average HH Income	\$94,925	\$95,400	\$94,440

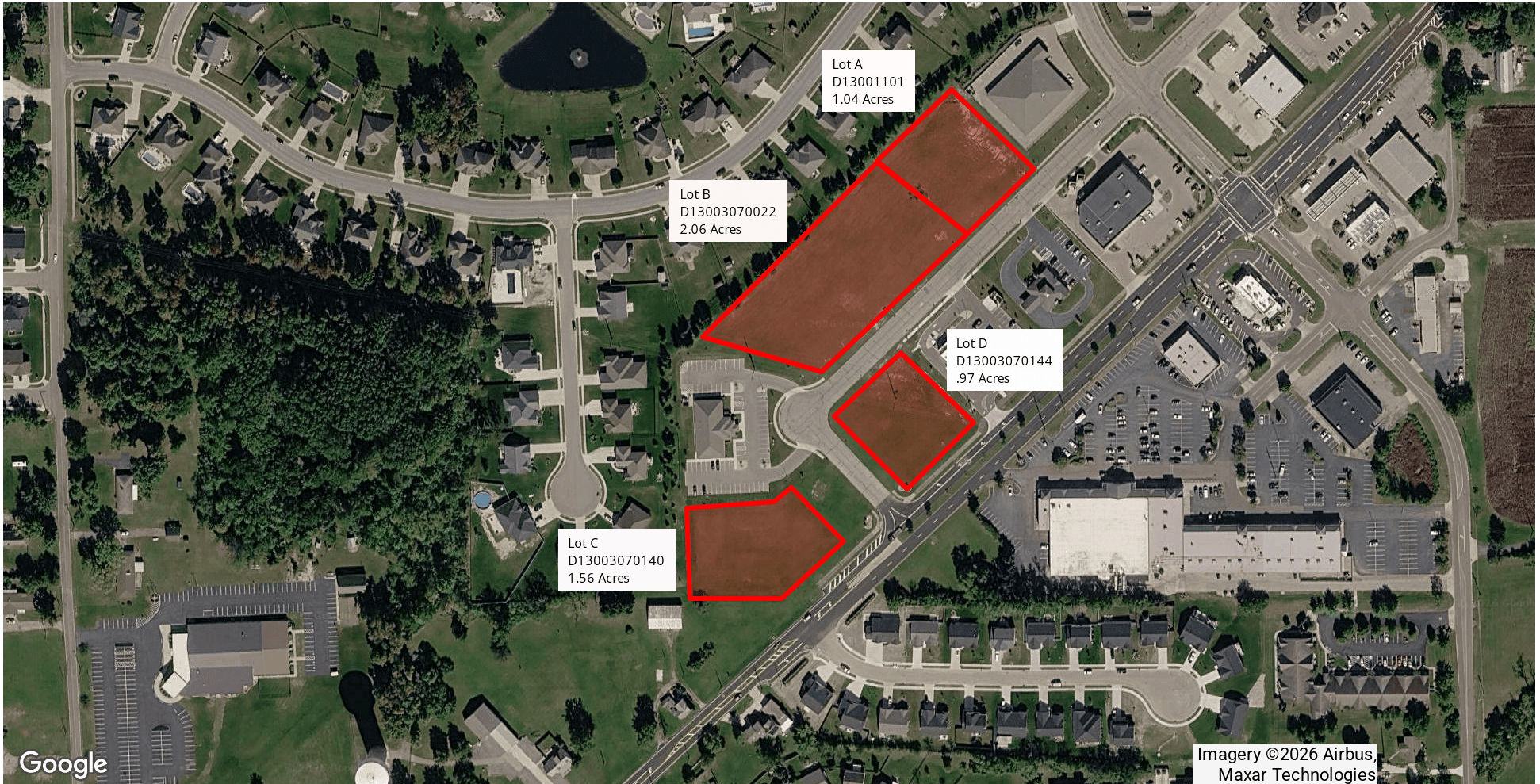


COLDWELL BANKER
COMMERCIAL
HERITAGE

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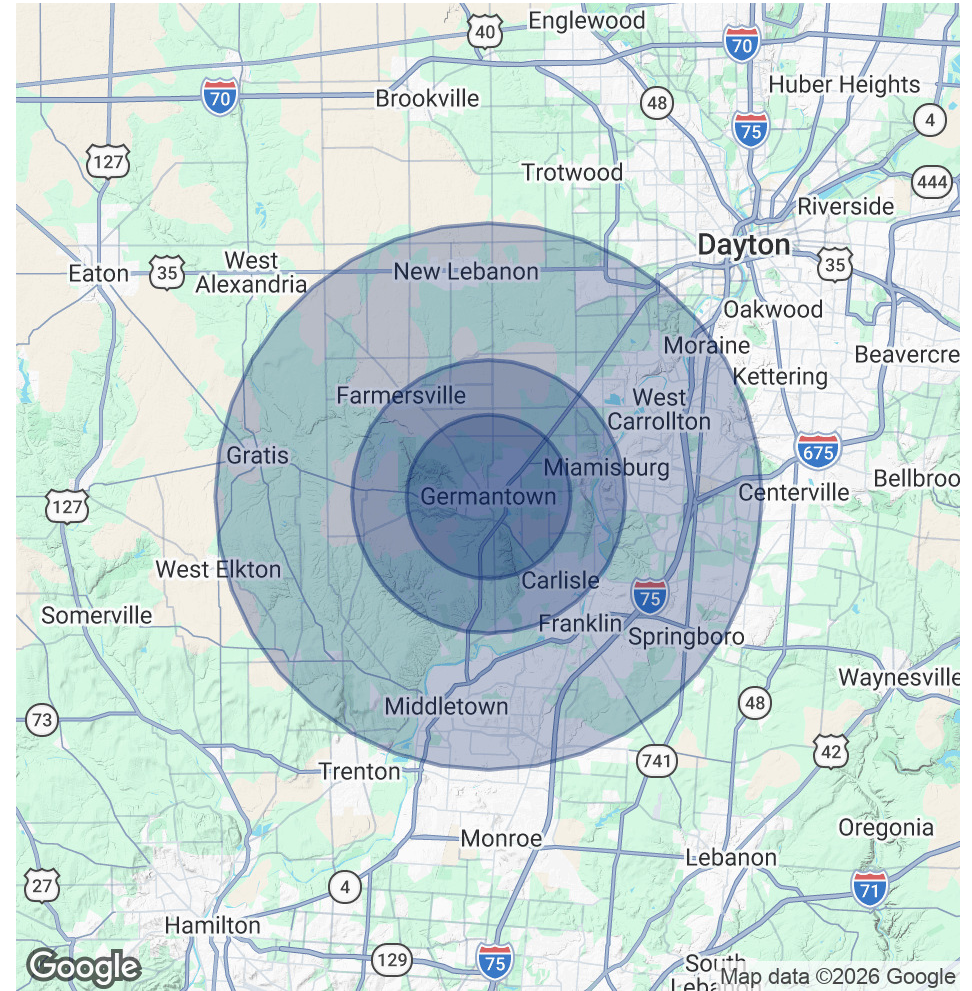
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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	8,561	34,973	242,521
Average Age	41.6	41.4	40.4
Average Age (Male)	40.9	39.9	38.6
Average Age (Female)	42.2	43.1	41.7

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	3,339	13,539	99,078
# of Persons per HH	2.6	2.6	2.4
Average HH Income	\$94,925	\$95,400	\$94,440
Average House Value	\$236,903	\$213,729	\$220,943

2023 American Community Survey (ACS)



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OF LOTS 4 | TOTAL LOT SIZE 0.97 - 2.06 ACRES | TOTAL LOT PRICE - | BEST USE -

STATUS	LOT #	ADDRESS	APN	SUB-TYPE	SIZE	PRICE	ZONING
Available	A - D13 001111 001			Retail-Pad	1.04 Acres	N/A	
Available	B - D13 00307 0022			Retail-Pad	2.06 Acres	N/A	
Available	C - D13 00307 0140			Retail-Pad	1.56 Acres	N/A	
Available	D - D13 00307 0144			Retail-Pad	0.97 Acres	N/A	

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