

LAND | AVAILABLE

NORTH DIXIE DRIVE, DAYTON, OH 45414 | 1.616 ACRES



OFFERING MEMORANDUM



PROPERTY OVERVIEW

3CRE is excited to offer the land at North Dixie Drive. This plot of land covers 1.616 acres or 70,393 square feet and is just off of I-75, with easy access to I-70. Located in the top retail market in N. Dayton, anchored by Walmart and Sam's Club, the property is located at the crossroads of I-75 and I-70, which collectively has over 190,000 cars/day traffic count. This site is surrounded by national retailers and restaurants. Office and hospitality establishments located around national retailers offer a strategic advantage that can be highly beneficial for businesses and consumers alike. Proximity to these retailers not only ensures a steady flow of foot traffic but also provides convenience for employees, clients, and visitors.

PROPERTY FEATURES

- 1.616 Acres (70,393 SF)
- Subject to Offer
- Zoning- RC/S-1 Regional Commercial Service District
- Butler Township
- Off-Site Storm Detention In Place
- Road Signage
- North Dixie Drive's strategic location within the Dayton metropolitan area make it an attractive destination for investors. Proximity to major highways, commercial centers, and transportation hubs drive demand for commercial properties In this area.

KEY STATISTICS

North Dixie Drive: 16,396 cars/day

I-75: 109,756 cars/day

I-70: 82,682 cars/day

Sams Club YOY Visits: 1.7 million

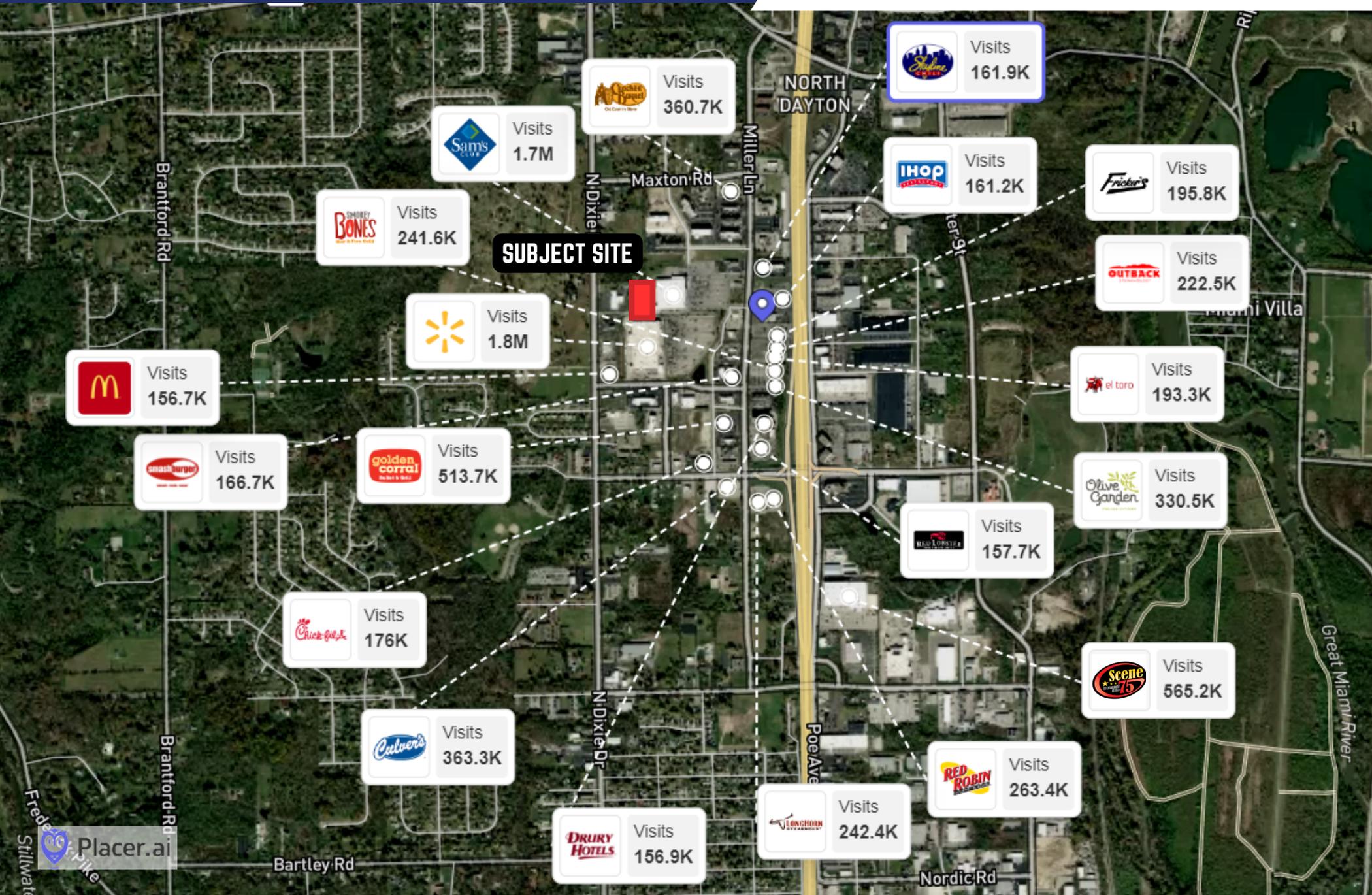
Walmart YOY Visits: 1.8 million

20 Hotels: +/- 1800 Rooms

[**CLICK HERE FOR OFFERING VIDEO**](#)







SUBJECT SITE

DAYTON INTERNATIONAL AIRPORT

The growth of Dayton International Airport has been remarkable, with increasing passenger numbers, expanded facilities, and a growing reputation as a key regional economic driver. The Airport has become a significant catalyst for regional growth, attracting substantial industrial, distribution, and manufacturing investments. This surge in economic activity has led to the creation of thousands of new jobs and heightened commercial activities, particularly in logistics, manufacturing, and distribution sectors, further solidifying the airport's role as a crucial economic anchor for Dayton and the broader region.

The Subject Site is located just 10 minutes from the airport. The proximity of a land property to the Dayton International Airport brings a plethora of advantages, primarily due to the influx of visitors and the consequent demand for services. Airports tend to contribute to increased commercial activity, including higher hotel occupancy rates and retail sales, particularly in areas within a convenient distance. Property near such a hub often garners increased valuation due to its strategic location, offering significant commercial and residential development opportunities.



EMPLOYERS OF DAYTON

WRIGHT-PATTERSON AIR FORCE BASE	<i>33,807 employees</i>
PREMIER HEALTH PARTNERS	<i>14,135 employees</i>
KETTERING HEALTH NETWORK	<i>12,152 employees</i>
DAYTON FREIGHT	<i>5,800 employees</i>
MONGOMERY COUNTY	<i>4,559 employees</i>
CARSEOURCE	<i>4,500 employees</i>
DAYTON CHILDREN'S HOSPITAL	<i>3,900 employees</i>
AK STEEL CORPORATION	<i>3,400 employees</i>
UNIVERSITY OF DAYTON	<i>3,200 employees</i>
LEXIS NEXIS	<i>3,100 employees</i>

Dayton, Ohio, boasts a diverse economy supported by several prominent employers that drive the region's growth and prosperity. Wright-Patterson Air Force Base and Premier Health, among Dayton's major employers, collectively offer nearly 50,000 job opportunities in the city.

To add, Joby Aviation is set to make a significant impact in Dayton in 2025 with the opening of their innovative electric vertical takeoff and landing (eVTOL) aircraft manufacturing facility, bringing advanced aerospace technology and job opportunities to the city. Fuyao Glass America intends to construct a new 600,000-square-foot facility directly north of its existing operations in Dayton. Fuyao's ongoing investments in the Dayton region are projected to reach \$1 billion by 2024.

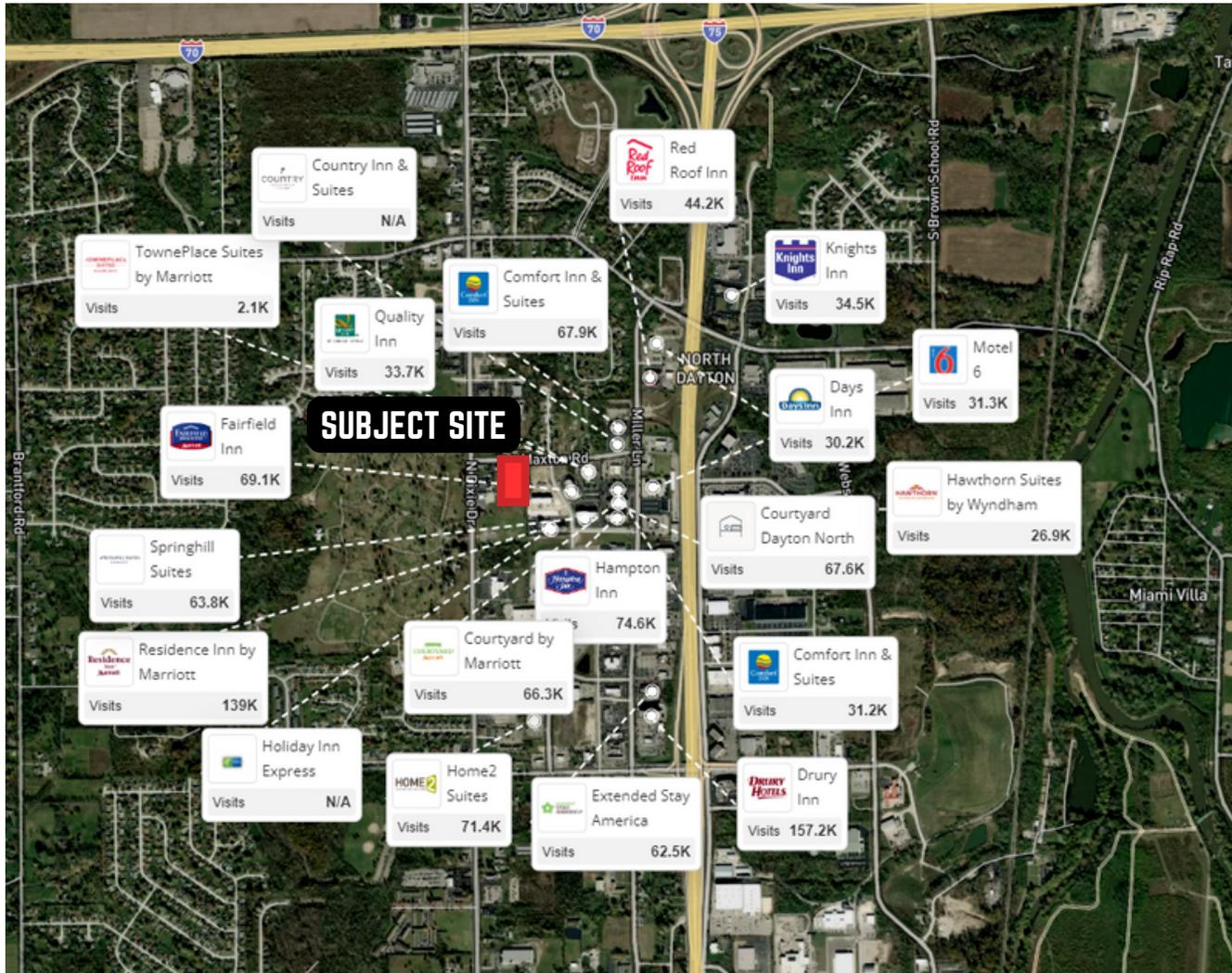
Large employers benefit hotels by providing a consistent stream of business travelers, conferences, and events, ensuring high occupancy rates and increased revenue.

*DESTINATION**DISTANCE FROM SUBJECT SITE***DAYTON INTERNATIONAL
AIRPORT****5.6 MILES
(10 MINUTES)****DOWNTOWN DAYTON****6.7 MILES
(12 MINUTES)****WRIGHT-PATTERSON
AIRFORCE BASE****16 MILES
(25 MINUTES)****THE UNIVERSITY OF
DAYTON****8.1 MILES
(13 MINUTES)****INTERSTATE-75****0.7 MILES
(3 MINUTES)****INTERSTATE-70****2.5 MILES
(5 MINUTES)**

The subject site's location makes it ideal for a wide range of users, offering accessibility and versatility that can cater to diverse needs and preferences.

Staying in a heavy retail center just 10 minutes from an airport provides travelers with the perfect blend of convenience, allowing them to easily access shopping and transportation options during their stay. The convenience of two major interstates enhances accessibility and connectivity, making it an advantageous location for businesses and travelers.

HOSPITALITY VISITOR MAP



20 Hotels +/-1800 Rooms Total

The area offers a selection of upscale hotels, including renowned brands like Marriott and Hilton. The subject site is in an exceptional location, strategically positioned just minutes away from a multitude of hotels.

A hotel is an ideal fit for the subject site given its strategic proximity to both an airport and two major interstates. This location offers unmatched convenience for travelers, ensuring quick and easy access for those arriving by air or road. Guests can swiftly reach their accommodations after a flight, and the hotel becomes an ideal hub for exploring the area or conducting business with seamless access to major transportation routes. This prime location enhances the overall guest experience, making a hotel an ideal choice for both leisure and business travelers seeking accessibility and convenience.

RESIDENTIAL

3- Mile	\$74,474 (Household Avg. Income)
5- Mile	\$68,048 (Household Avg. Income)
10-Mile	\$69,613 (Household Avg. Income)

HOSPITALITY

1-Mile Radius	20 Hotels
Number of Rooms	+1,800 Rooms
Visitors	1.25 million Visitors (Annual)

TRAVEL

I-75	109,756 (Cars/Day)
I-70	82,682 (Cars/Day)
North Dixie Drive	16,396 (Cars/Day)

RETAIL

Walmart	1.8 million Visitors (Annual)
Sam's Club	1.7 million Visitors (Annual)
Miller Lane Retail Corridor	7.8 million Visitors (Annual)

MARKET OVERVIEW

- North Dixie Drive is located in Butler Township, a region that combines the comfort and hospitality of the Midwest with easy access to metropolitan areas. It is strategically positioned with good access to major highways, making transportation and logistics convenient for businesses and residents alike.
- Butler Township has been experiencing steady economic growth over the past 20+ years, with various industries contributing to the local economy, including manufacturing, healthcare, and retail. The township's diverse economic base offers a stable environment for investment and development.
- North Dixie Drive is easily accessible through major roadways, ensuring that businesses situated here enjoy seamless connectivity. This accessibility is a significant advantage for both logistics and customer-facing businesses. The area's infrastructure is well-developed, contributing to efficient business operations.
- Butler Township has a diverse population, providing a substantial workforce pool for potential employers. The community is characterized by a mix of skilled and unskilled labor, offering varied employment opportunities and attracting a steady flow of new residents.
- The real estate market in Butler Township is competitive, with a mix of commercial and residential properties. The available land property for sale presents a unique opportunity for development. The region's growing economy and population make it an attractive location for investment.
- Investing in land property at North Dixie Drive in Butler Township, OH, offers the advantage of a strategic location, a diverse and growing economy, and excellent connectivity. The available land for sale provides ample opportunity for growth and development in a region characterized by economic stability and a robust workforce.





MICHAEL COSTANTINI
 MANAGING PARTNER | BROKER
 513-383-8413
 MIKE@3CRE.COM



OLIVIA PAGE
 INVESTMENT ADVISOR
 937-414-5779
 OLIVIA@3CRE.COM



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