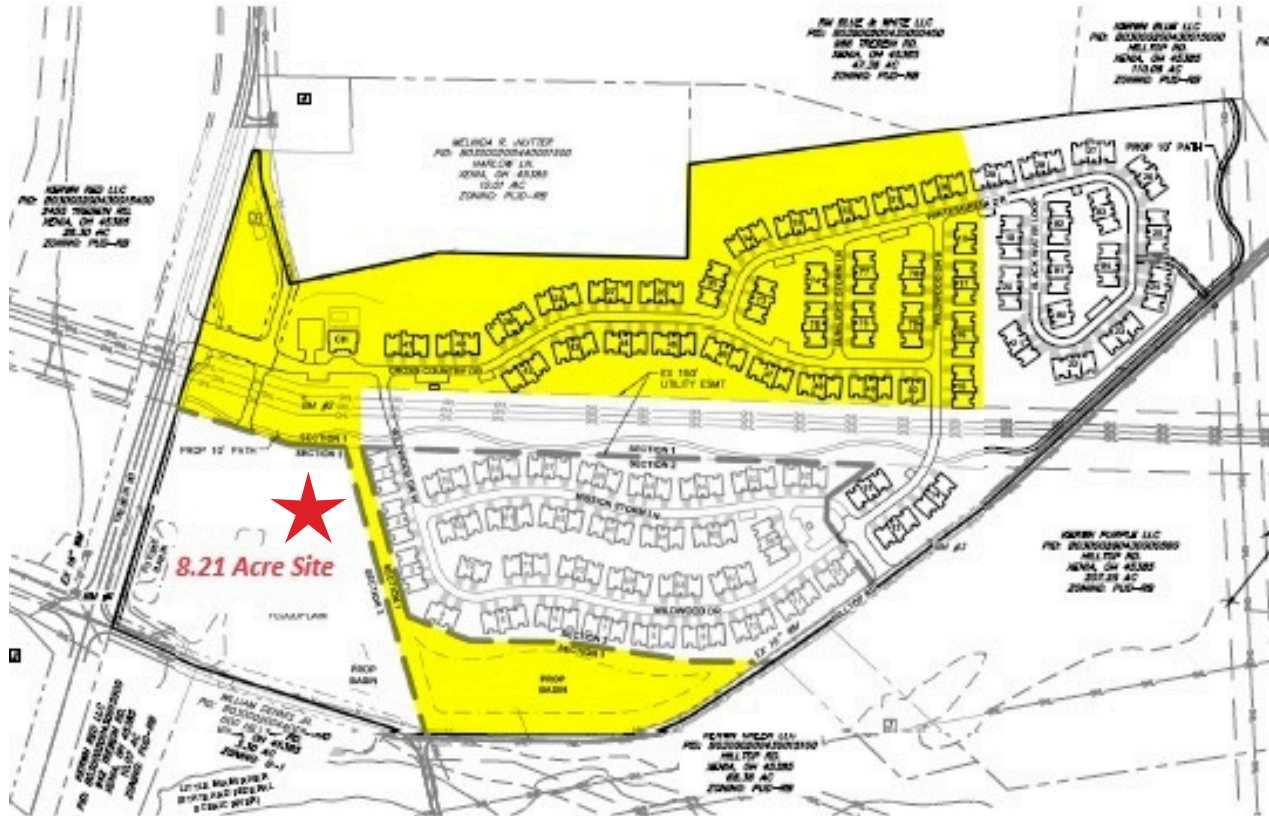




FOR SALE | 545 HILLTOP ROAD
BEAVERCREEK TWP, OH 45385

Property Highlights

- IDEAL FOR GAS/FUEL STATION, 6,000+ SF CONVENIENCE STORE, TUNNEL CAR WASH, SERVICE RETAIL, RESTAURANT, COFFEE, OFFICE, MEDICAL, AND MORE
- ADJACENT TO NEW 240+ UNIT UPSCALE AGE-TARGETED MULTI-FAMILY DEVELOPMENT
- DIRECTLY ACROSS FROM NEW 260+ UNIT LUXURY TOWNHOUSE CONDO DEVELOPMENT & NEW 99-BED NURSING HOME
- NO CITY INCOME TAX!
- 1/4 MILE FROM NEW 160+ SINGLE-FAMILY CUSTOM HOMES & 162 UNIT PATIO HOMES
- LESS THAN 1-MILE NORTH OF US 35 & TREBEIN RD. INTERCHANGE
- MINUTES TO XENIA, BEAVERCREEK, FAIRBORN, BELLBROOK/SUGARCREEK TWP



2023 DEMOGRAPHICS	2 MILE	5 MILE	10 MILE
HH INCOME	\$170,087	\$102,689	\$84,154

- Situated in the Stonehill Village Master-Planned PUD less than 1/4 mile from Beavercreek’s newest Coy-Trebein Middle School & Elementary School.
- Strategically situated at the Northeast Corner of busy Trebein Rd, Dayton Xenia Rd & Hilltop Rd intersection with ALL Utilities to the site.
- Surrounded by a strong residential growth sub-market with development underway and starting, including 240+/- unit Age-Targeted ranch style apartments with 2-car garages, a 200+/- unit UPSCALE Custom Homes in “White Barn Trail” and “The Countryside at Stonehill Village”, 260+/- Townhouse style condominiums, a 99-bed Nursing Home, and nearly 600 custom homes already on the ground. Exceptional Demographics. High Traffic Counts. Future Roundabout planned at Trebein Rd./ Dayton Xenia Rd. to be constructed by Greene County OH Engineer.





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Prospective Purchaser / Lessee of the Property are advised (i) that changes may have occurred in the condition of the Property since the time of this Marketing Package or the financial statements therein were prepared and that (ii) all financial projections are provided for general reference purposes only in that they are based on assumptions relating to the general economy, competition, and other factors beyond the control of Broker and the Seller/Landlord and, therefore, are subject to material variation. Prospective Purchaser / Lessee of the Property are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

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This Marketing Package is confidential. By accepting the Marketing Package, you agree (i) that you hold and treat the Marketing Package and its contents in the strictest confidence, (ii) that you will not reproduce or duplicate any part of the Marketing Package, (iii) that you will not disclose the Marketing Package or any of its contents to any other entity without the prior written authorization of Broker, (iv) that you will not use the Marketing Package in any fashion or manner detrimental to the interest of the Seller/Landlord or Broker and (v) that you will not contact the Seller/Landlord or their employees, tenants, customers, clients or patients directly without prior written consent and authorization from the Seller/Landlord.

The terms and conditions stated in this section will relate to all of the sections of the package as if stated independently therein. If, after reviewing this package, you have no further interest in purchasing or leasing the Property at this time, please return all materials you received relating to the Property to the Broker as notice that you have no further interest in pursuing the Property.