

FOR SALE

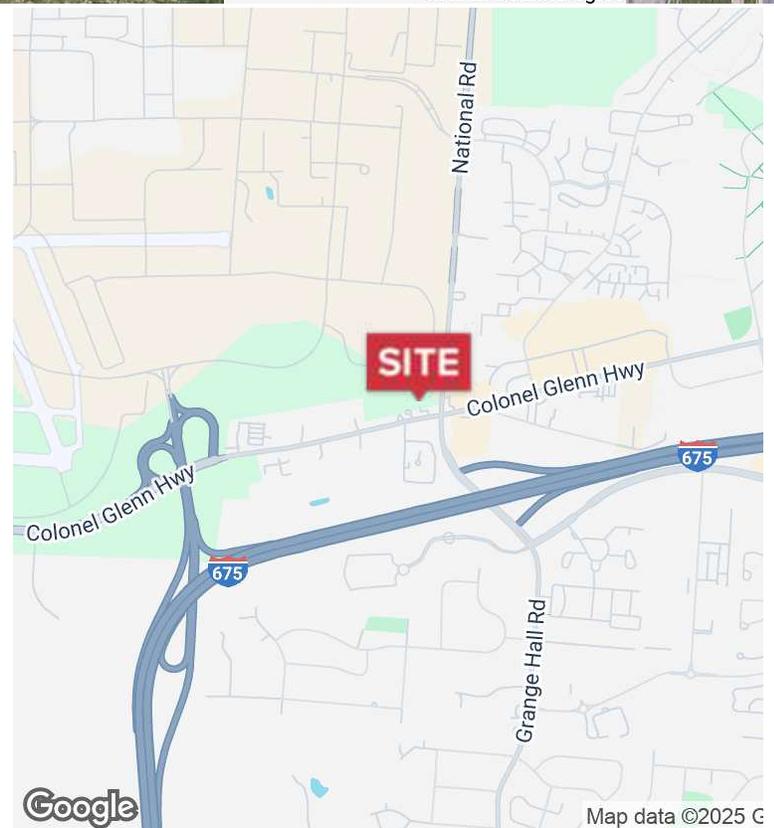
4020 Colonel Glenn Highway Beaver Creek, OH 45431

NAIBergman



Land | 0.22 Acres

- High Traffic Counts
- Near WPAFB
- Infill Location



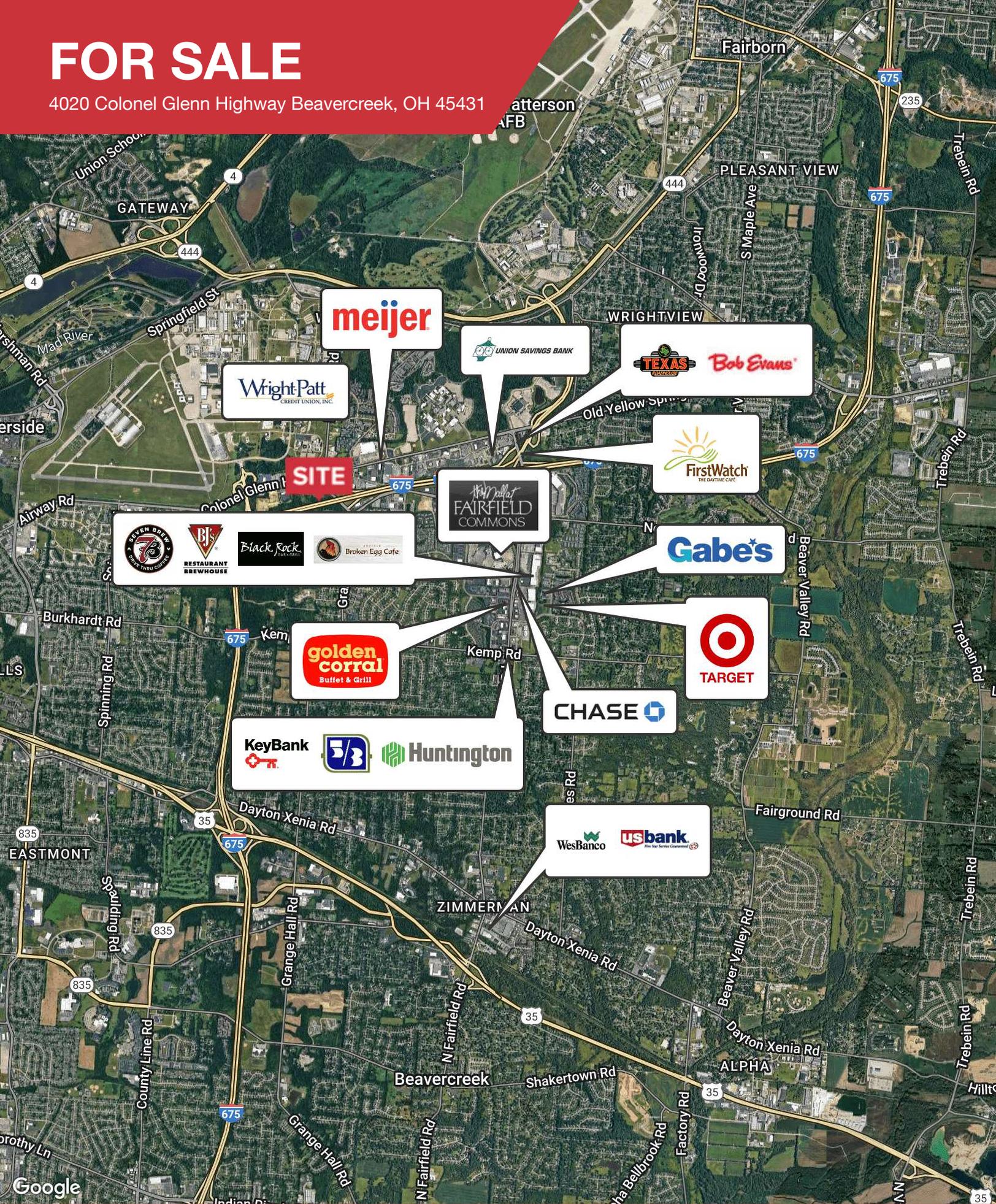
✉ **Robert Zavakos**
+1 937 603 3300
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No Warranty Or Representation, Express Or Implied, Is Made As To The Accuracy Of The Information Contained Herein, And The Same Is Submitted Subject To Errors, Omissions, Change Of Price, Rental Or Other Conditions, Prior Sale, Lease Or Financing, Or Withdrawal Without Notice, And Of Any Special Listing Conditions Imposed By Our Principals. No Warranties Or Representations Are Made As To The Condition Of The Property Or Any Hazards Contained Therein Are Any To Be Implied.

📍 **77 W Elmwood Drive**
Dayton, OH 45459
bergmancommercial.com

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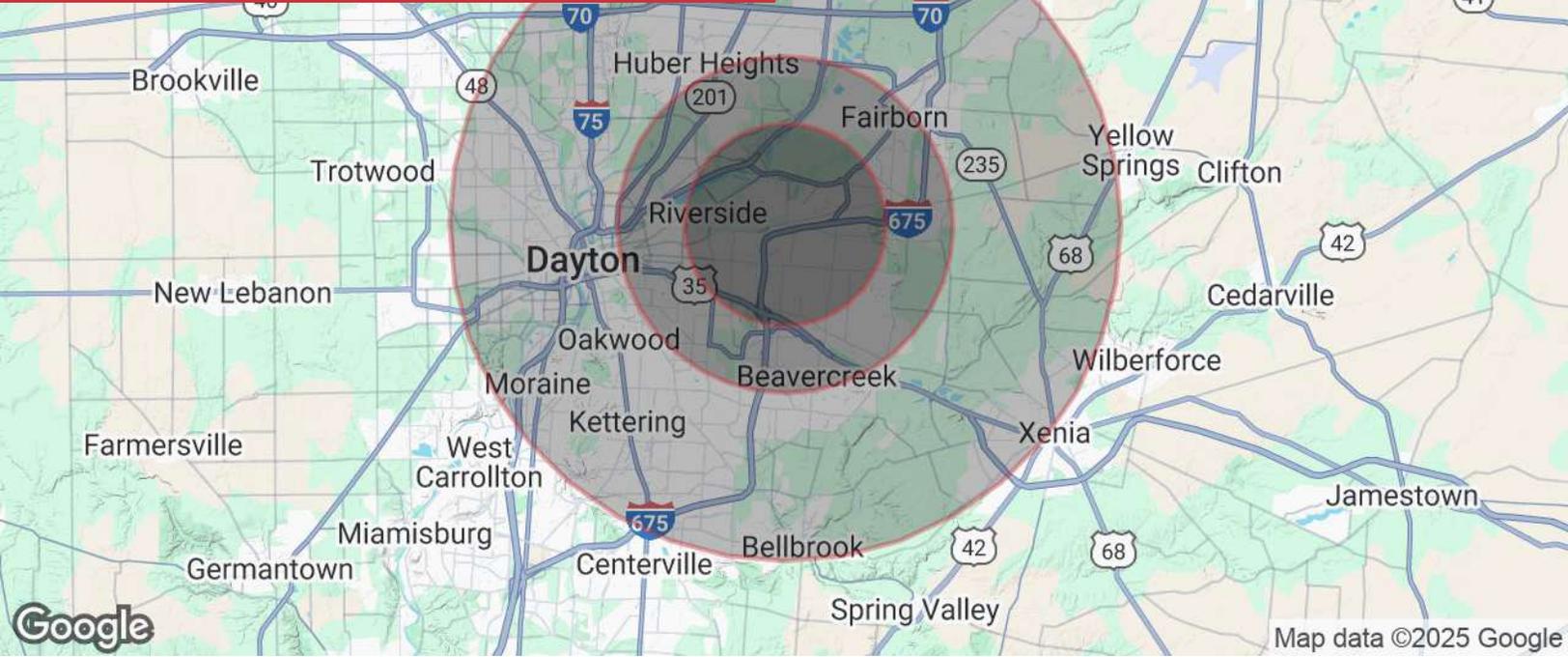
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Population

3 Miles

5 Miles

10 Miles

Total population	51,774	170,057	502,933
Median age	37	39	40
Median age (male)	37	38	39
Median age (Female)	38	40	42

Households & Income

3 Miles

5 Miles

10 Miles

Total households	22,051	71,604	212,465
# of persons per HH	2.3	2.4	2.4
Average HH income	\$94,604	\$87,991	\$88,858
Average house value	\$197,566	\$186,877	\$211,254

* Demographic data derived from 2020 ACS - US Census