

# FOR SALE/GROUND LEASE/BUILD TO SUIT



7581 Dayton Springfield Road, Fairborn, OH 45323

## PROPERTY HIGHLIGHTS

- +/- 1 Acre Available
- Access to Traffic Signal
- Near Interstate I-70 and I-675
- Short Distance from Wright Patterson Air Force Base and Wright State University
- Traffic Counts - 8,325 Dayton Springfield Road

## DEMOGRAPHICS

Year 2025	One Mile	Three Mile	Five Mile
Estimated Population	3,095	9,963	34,573
Median Income	\$81,694	\$85,819	\$73,548
Average HH Income	\$95,860	\$105,322	\$93,513
Daytime Population	304	1,428	6,749



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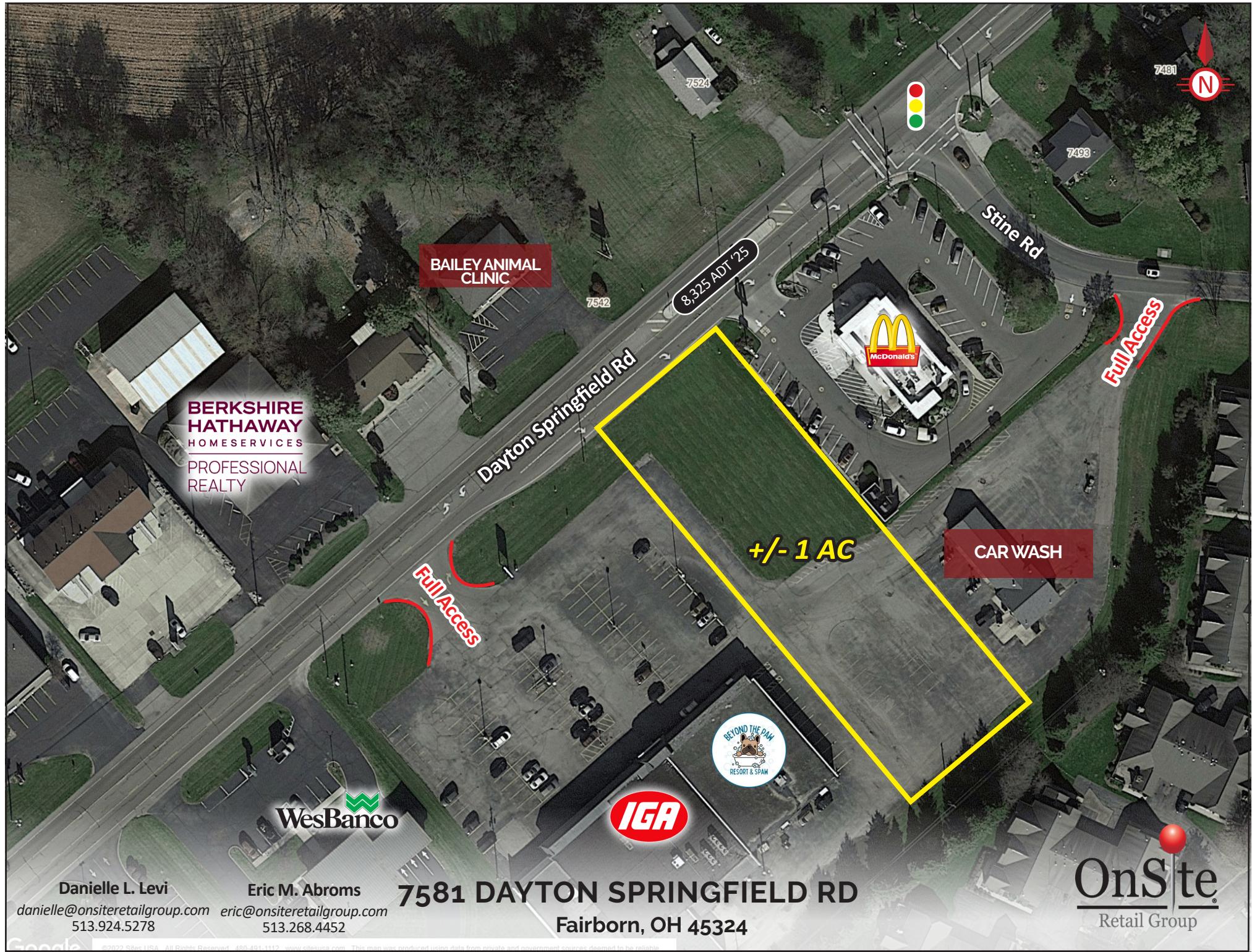
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## Summary Profile

2010-2020 Census, 2025 Estimates with 2030 Projections  
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 39.8656/-83.9574

7581 Dayton Springfield Rd Enon, OH 45323	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2025 Estimated Population	3,095	9,963	34,573
2030 Projected Population	3,050	10,061	34,757
2020 Census Population	3,190	10,046	34,774
2010 Census Population	3,287	10,164	34,451
Projected Annual Growth 2025 to 2030	-0.3%	0.2%	0.1%
Historical Annual Growth 2010 to 2025	-0.4%	-0.1%	-
2025 Median Age	43.7	45.9	42.0
<b>Households</b>			
2025 Estimated Households	1,282	4,204	14,741
2030 Projected Households	1,259	4,242	14,947
2020 Census Households	1,321	4,202	14,500
2010 Census Households	1,346	4,197	13,952
Projected Annual Growth 2025 to 2030	-0.4%	0.2%	0.3%
Historical Annual Growth 2010 to 2025	-0.3%	-	0.4%
<b>Race and Ethnicity</b>			
2025 Estimated White	91.0%	91.9%	88.7%
2025 Estimated Black or African American	2.8%	2.2%	3.7%
2025 Estimated Asian or Pacific Islander	1.1%	1.1%	1.2%
2025 Estimated American Indian or Native Alaskan	-	0.1%	0.2%
2025 Estimated Other Races	5.1%	4.6%	6.2%
2025 Estimated Hispanic	2.8%	2.8%	4.6%
<b>Income</b>			
2025 Estimated Average Household Income	\$95,860	\$105,322	\$93,513
2025 Estimated Median Household Income	\$81,694	\$85,819	\$73,548
2025 Estimated Per Capita Income	\$39,879	\$44,561	\$39,933
<b>Education (Age 25+)</b>			
2025 Estimated Elementary (Grade Level 0 to 8)	1.8%	1.6%	2.2%
2025 Estimated Some High School (Grade Level 9 to 11)	2.5%	3.1%	5.9%
2025 Estimated High School Graduate	27.9%	27.5%	31.4%
2025 Estimated Some College	31.4%	25.9%	22.3%
2025 Estimated Associates Degree Only	13.6%	13.9%	12.6%
2025 Estimated Bachelors Degree Only	13.4%	14.6%	14.3%
2025 Estimated Graduate Degree	9.5%	13.4%	11.5%
<b>Business</b>			
2025 Estimated Total Businesses	47	181	748
2025 Estimated Total Employees	304	1,428	6,749
2025 Estimated Employee Population per Business	6.5	7.9	9.0
2025 Estimated Residential Population per Business	65.9	54.9	46.2