

LAND FOR SALE

8460 N MAIN ST. CLAYTON OHIO 45415

8460 NORTH MAIN STREET, DAYTON, OH 45415



FOR SALE

**KELLER WILLIAMS ADVISORS**

5250 Far Hills Avenue Suite 100  
Kettering, OH 45429



Each Office Independently Owned and Operated

*PRESENTED BY:*

**BILL LEE**

Agent

O: (937) 474-9395

C: (937) 474-9395

bill.lee@kw.com

2013001147, Ohio

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# PROPERTY SUMMARY

8460 NORTH MAIN STREET



## Property Summary

Lot Size: 1.19 Acres  
Price: \$359,900  
Zoning: MSD (SR-48/Main Street  
Distric

## Property Overview

20,000 plus cars daily  
Electric, Water, and Sewer  
Highly visible

## Location Overview

Located on St Rt 48 and Old Salem Rd/Glenhaven Rd



# PROPERTY DESCRIPTION

8460 NORTH MAIN STREET



KW Commercial Advisors are pleased to present an Exceptional Investment Opportunity!

Discover the potential of this prime 1+ acre parcel of land, strategically situated on the bustling Main Street in Clayton, Ohio, just minutes away from I-70. Boasting a highly coveted location within a half-mile radius of the prestigious Miami Valley Hospital North, this property offers a myriad of possibilities to investors and developers.

Zoned under the coveted MSD (SR-48/Main Street District) classification, this versatile parcel opens doors to an array of lucrative prospects, including retail, office, and medical developments. The prime location, coupled with the inclusive zoning, presents a canvas for your vision to flourish.

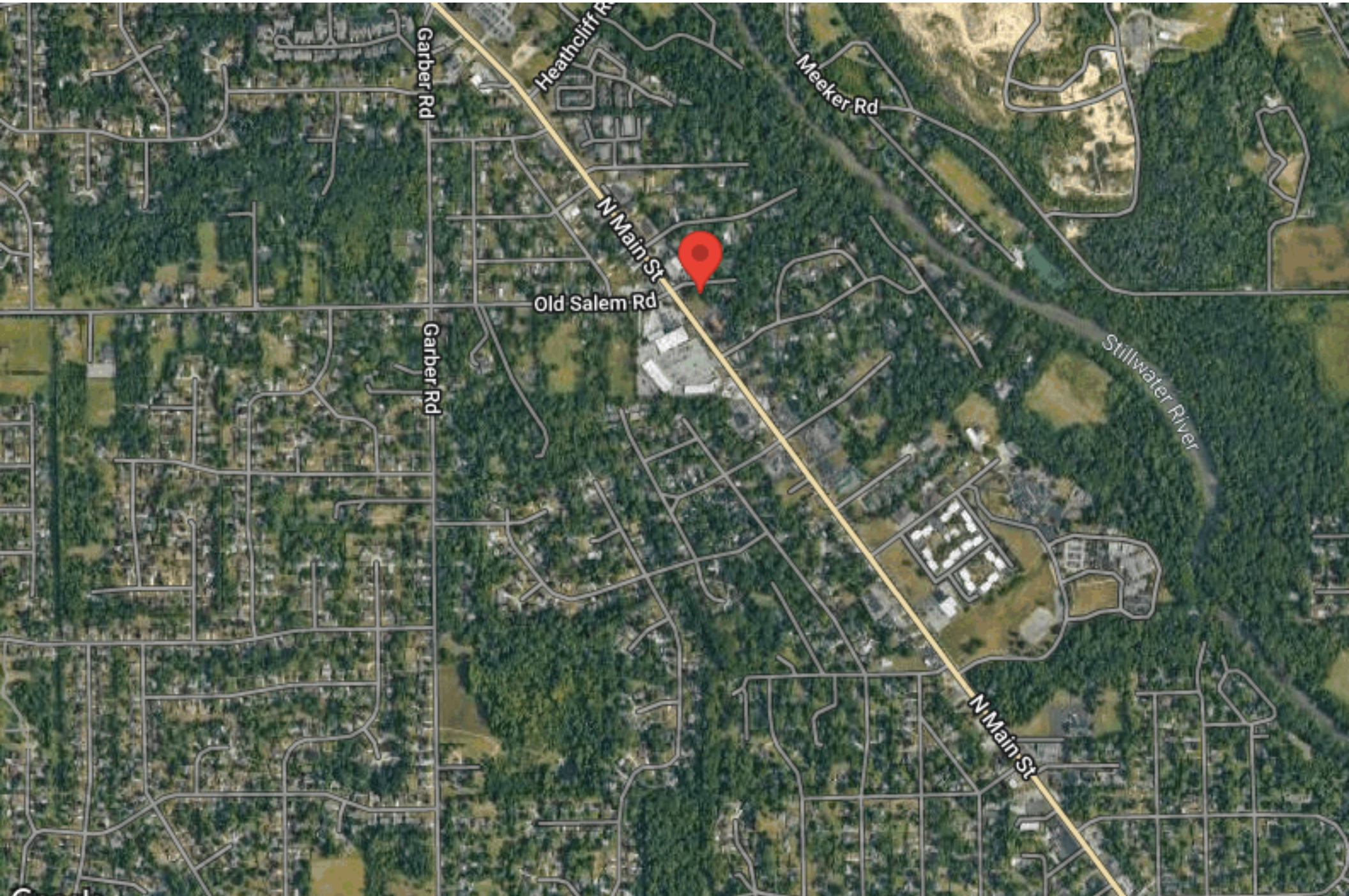
With all utilities readily available, you can seamlessly translate your real estate aspirations into reality. Whether you envision a state-of-the-art medical facility, a thriving retail establishment, or a sophisticated office space, this land provides the ideal foundation for your success.

Don't miss this golden opportunity to secure your stake in one of Clayton's most prominent and dynamic districts. Act now to make this prime piece of real estate yours, and unlock the limitless potential it holds for your future endeavors. This is your chance to craft the future you desire in the heart of Clayton's thriving community, within minutes of I-70 for easy accessibility.



# REGIONAL MAP

8460 NORTH MAIN STREET





# LOCATION MAPS

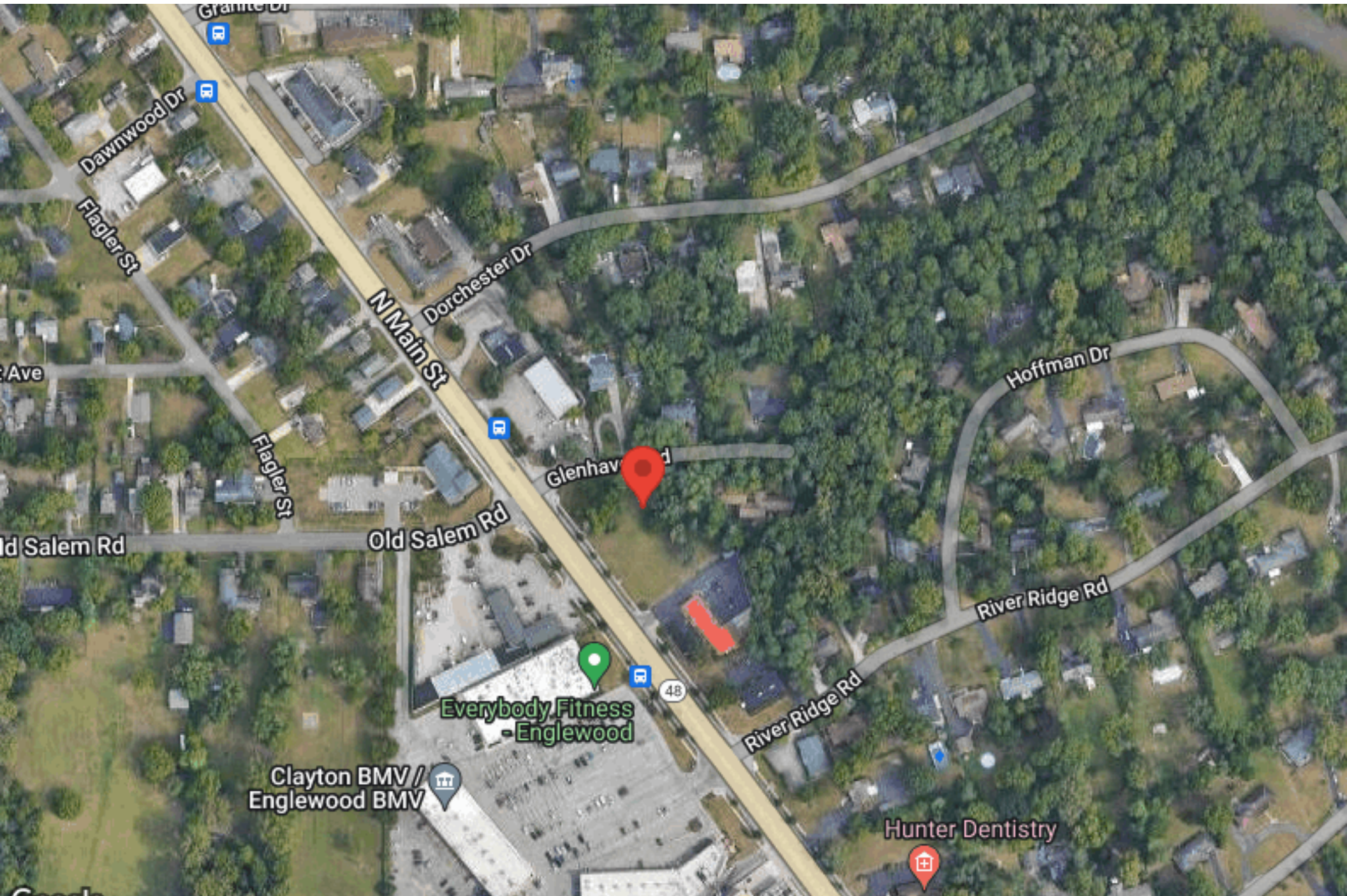
8460 NORTH MAIN STREET





# AERIAL MAP

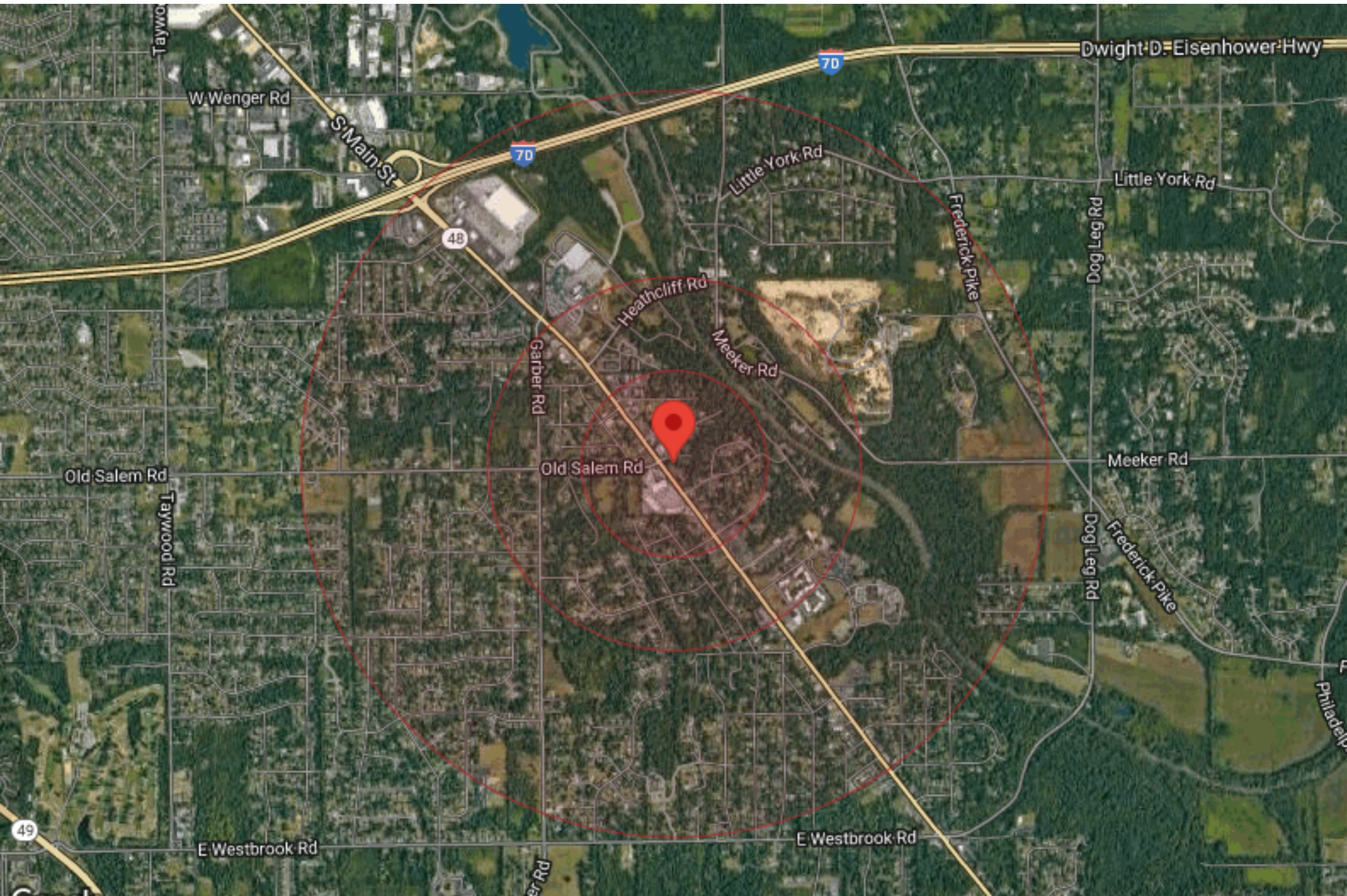
8460 NORTH MAIN STREET





# BUSINESS MAP

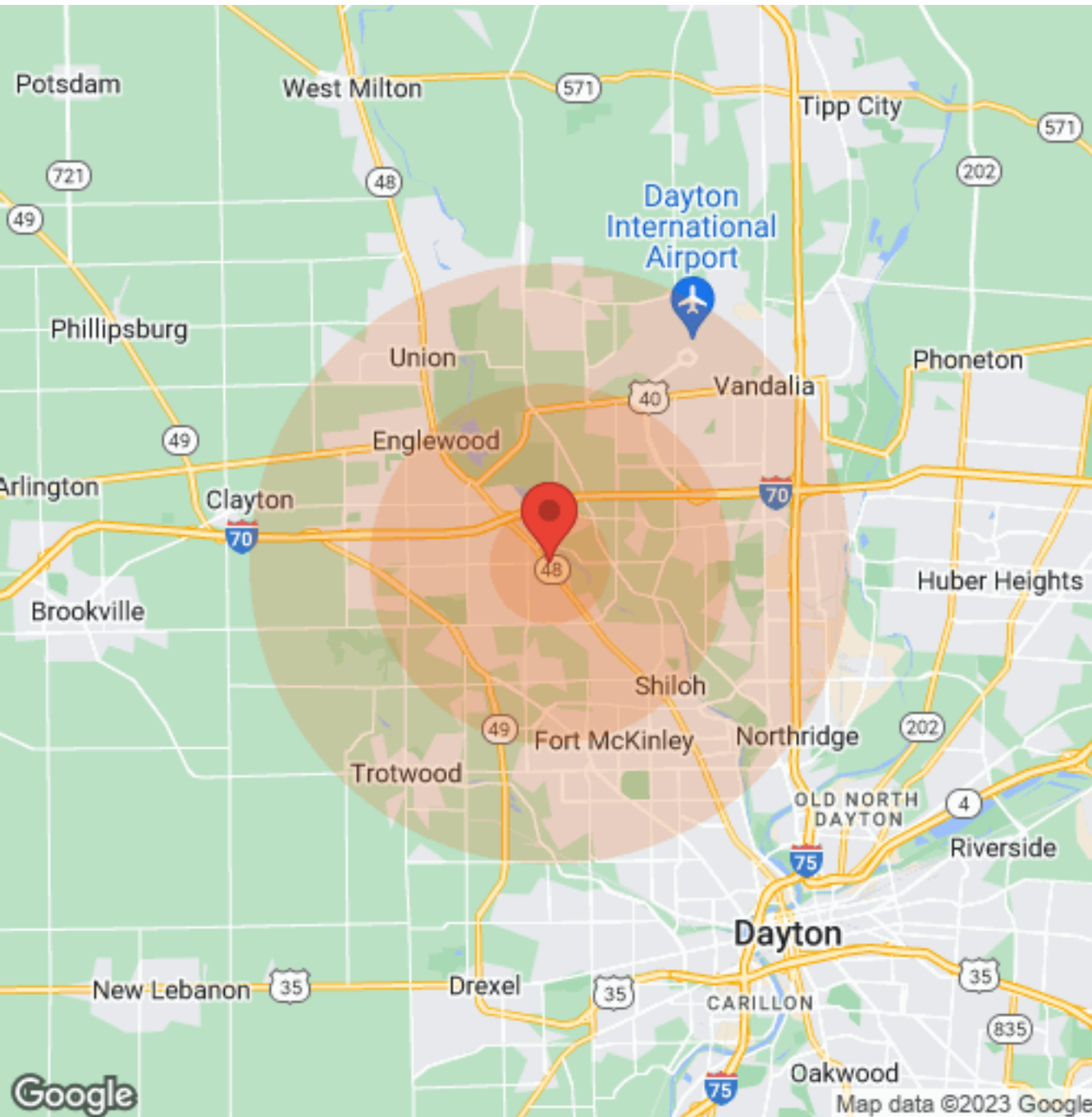
8460 NORTH MAIN STREET





# DEMOGRAPHICS

8460 NORTH MAIN STREET



Population	1 Mile	3 Miles	5 Miles
Male	2,913	20,156	50,214
Female	3,113	22,821	56,074
Total Population	6,026	42,977	106,288

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,086	7,763	20,659
Ages 15-24	778	5,426	14,223
Ages 25-54	2,211	15,539	39,858
Ages 55-64	917	5,996	13,945
Ages 65+	1,034	8,253	17,603

Race	1 Mile	3 Miles	5 Miles
White	4,575	27,258	59,067
Black	1,270	14,612	44,713
Am In/AK Nat	N/A	1	10
Hawaiian	N/A	N/A	N/A
Hispanic	114	499	1,282
Multi-Racial	346	1,842	4,472

Income	1 Mile	3 Miles	5 Miles
Median	\$71,164	\$48,385	\$38,678
< \$15,000	192	2,213	7,308
\$15,000-\$24,999	201	2,053	5,730
\$25,000-\$34,999	179	2,087	5,906
\$35,000-\$49,999	327	2,838	7,504
\$50,000-\$74,999	531	3,328	7,786
\$75,000-\$99,999	386	2,218	4,755
\$100,000-\$149,999	416	2,241	4,166
\$150,000-\$199,999	119	646	1,113
> \$200,000	93	381	782

Housing	1 Mile	3 Miles	5 Miles
Total Units	2,652	19,991	52,880
Occupied	2,490	18,162	45,940
Owner Occupied	1,897	12,640	28,594
Renter Occupied	593	5,522	17,346
Vacant	162	1,829	6,940



## DISCLAIMER

8460 NORTH MAIN STREET

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All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

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