

Commercial Realty Associates, Inc.

FOR SALE
LAND

7240 SPRINGBORO PIKE - CHAMBERLIN FARM
MIAMISBURG, OHIO 45449



APPROXIMATELY TWO ACRES

FOR SALE

LOT SIZE: 2.02 Acres, + .8 acres available

ZONING: Commercial

MARKET: City of Miamisburg

PROPERTY HIGHLIGHTS

- 2 acre site with additional .8 acres available.
- Located on State Route 741 (Springboro Pike) just North of the 1.3 million square foot Dayton Mall and approximately 1 mile North of I-75
- Site sits in front of new 67 acre mixed-use development with over 250 housing units
- The site sits high to the road, generally flat and open fields
- Easily accessible corner location with great visibility
- NEW TRAFFIC IMPROVEMENTS INCLUDE ACCESS ROAD to connect to existing traffic light as shown

PRESENTED BY:

SKIP SCHAFER

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7071 Corporate Way, Suite 200 | Centerville, OH 45459

Office: 937/433-9000

All information provided herein is from sources deemed reliable. No representation is made as to the accuracy thereof & it is submitted subject to errors, omissions, changes, and may be modified or withdrawn at any time.

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AERIAL MAP



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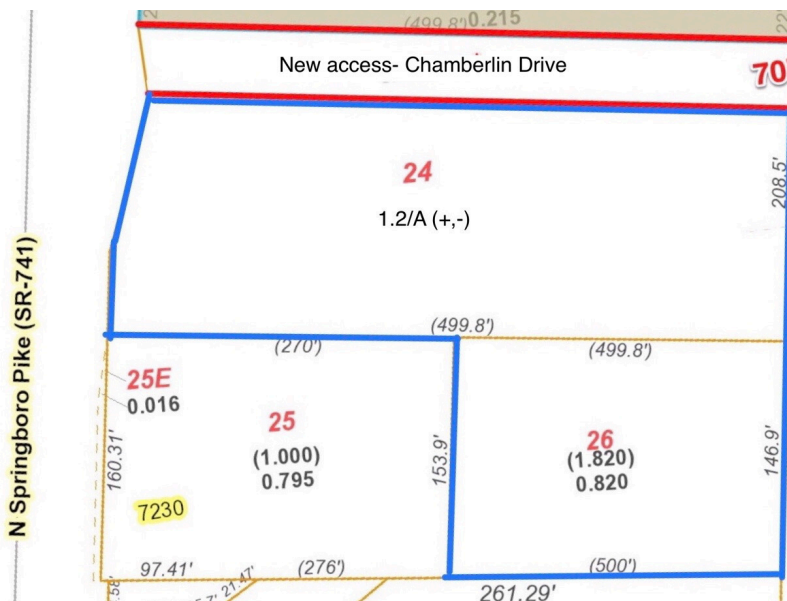
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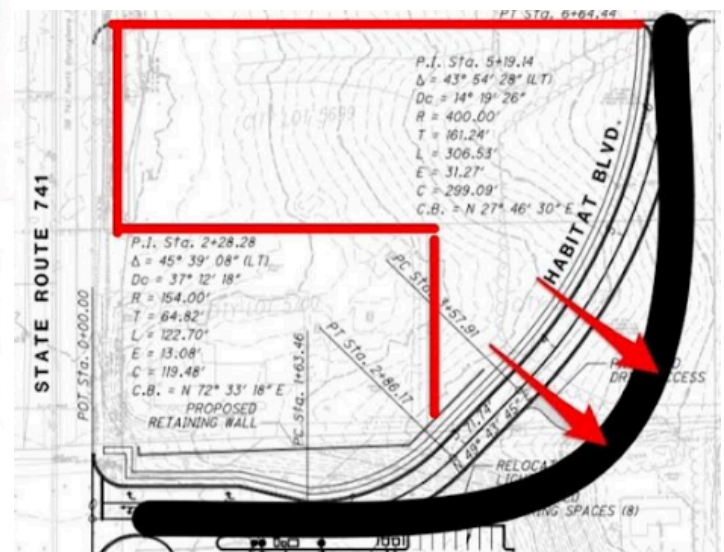
<u>Population & Income</u>	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>	<u>Consumer Spending</u>	<u>3 Mile</u>
Population	8,032	64,785	141,067	Education & Daycare	\$48,356,804
Employees	5,024	39,212	93,450	Health Care	\$45,108,342
Businesses	384	3,438	8,444	Transportation & Maintenance	\$215,117,814
2022 Households	3,720	28,603	61,018	Household	\$137,054,779
Average Household Size	2.1	2.2	2.3	Food & Alcohol	\$232,380,799
Average Household Income	\$83,346	\$83,935	\$89,329	Entertainment, Hobbies & Pets	\$129,378,377
Median Home Value	\$195,136	\$170,001	\$178,009	Apparel	\$42,425,530

Traffic Count

<u>Collection Street</u>	<u>Cross Street</u>	<u>Traffic Volume</u>	<u>Traffic Count</u>
Springboro Pike	Habitat Blvd S	25,673	2022
Springboro Pike	Silvercliff Dr N	22,030	2022
Springboro Pike	Mall Park Dr S	23,510	2022
State Route 741	Mall Park Dr S	24,355	2020

SITE PLAN

- Preliminary Access Options: Conceptual Design Option to Connect Habitat Blvd and Existing Traffic Signal

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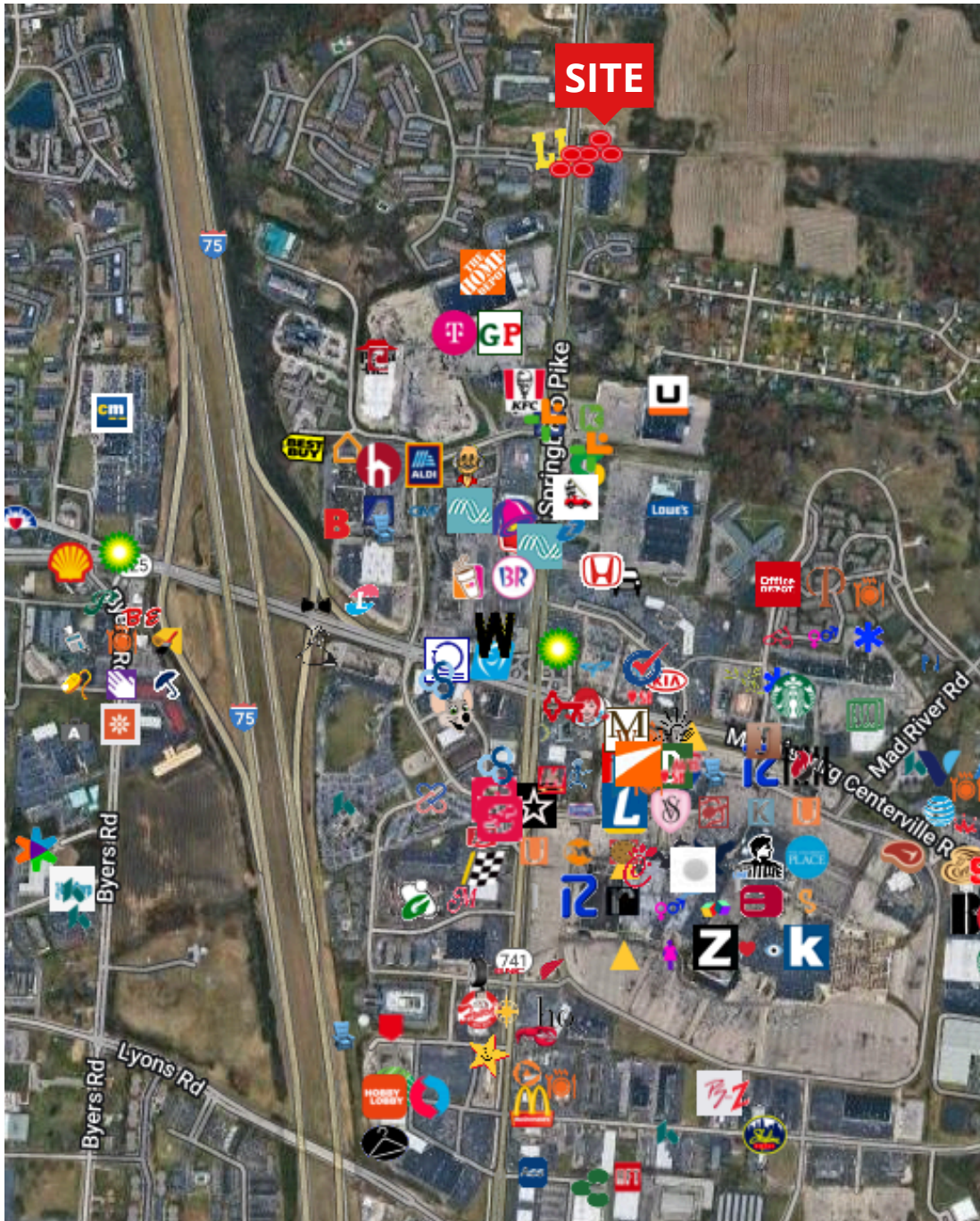
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NEIGHBORING RETAILERS



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