



OBERER

REALTY SERVICES, LTD.

FOR SALE

3330 BENCHWOOD RD.

Vandalia, Ohio 45414



- **0.895 +/- AC LOT AVAILABLE FOR DEVELOPMENT** just 1/4 mile west of I-75 and 1 mile south of the I-75/I-70 "Crossroads of America" interchange
- **PRIME LOCATION ON BENCHWOOD ROAD** at the foot of the Miller Lane retail corridor, one of the most well-established in the Dayton market
- **ZONED GATEWAY BUSINESS** allowing for most retail uses
- **HIGH VISIBILITY** with direct frontage on Benchwood Rd. offering drive-by traffic of over 24,000 cars per day
- **CONVENIENT ACCESS TO/FROM** I-75, I-70, downtown Dayton, Englewood, Vandalia, Clayton and Huber Heights
- **STRONG DEMOGRAPHICS & DAYTIME POPULATIONS**

2019 DEMOGRAPHICS	3 mile	5 mile	7 mile
POPULATION	36,254	139,419	245,810
HH INCOME	\$64,989	\$61,523	\$58,673
TOTAL EMPLOYEES	22,869	71,151	150,958

CALL DANIELLE KUEHNLE at 937-910-0851
for more information

WELCOME TO THE REGION WE KNOW

937-910-0851 • 3445 Newmark Drive, Miamisburg, Ohio 45342 • www.oberer.com/commercial

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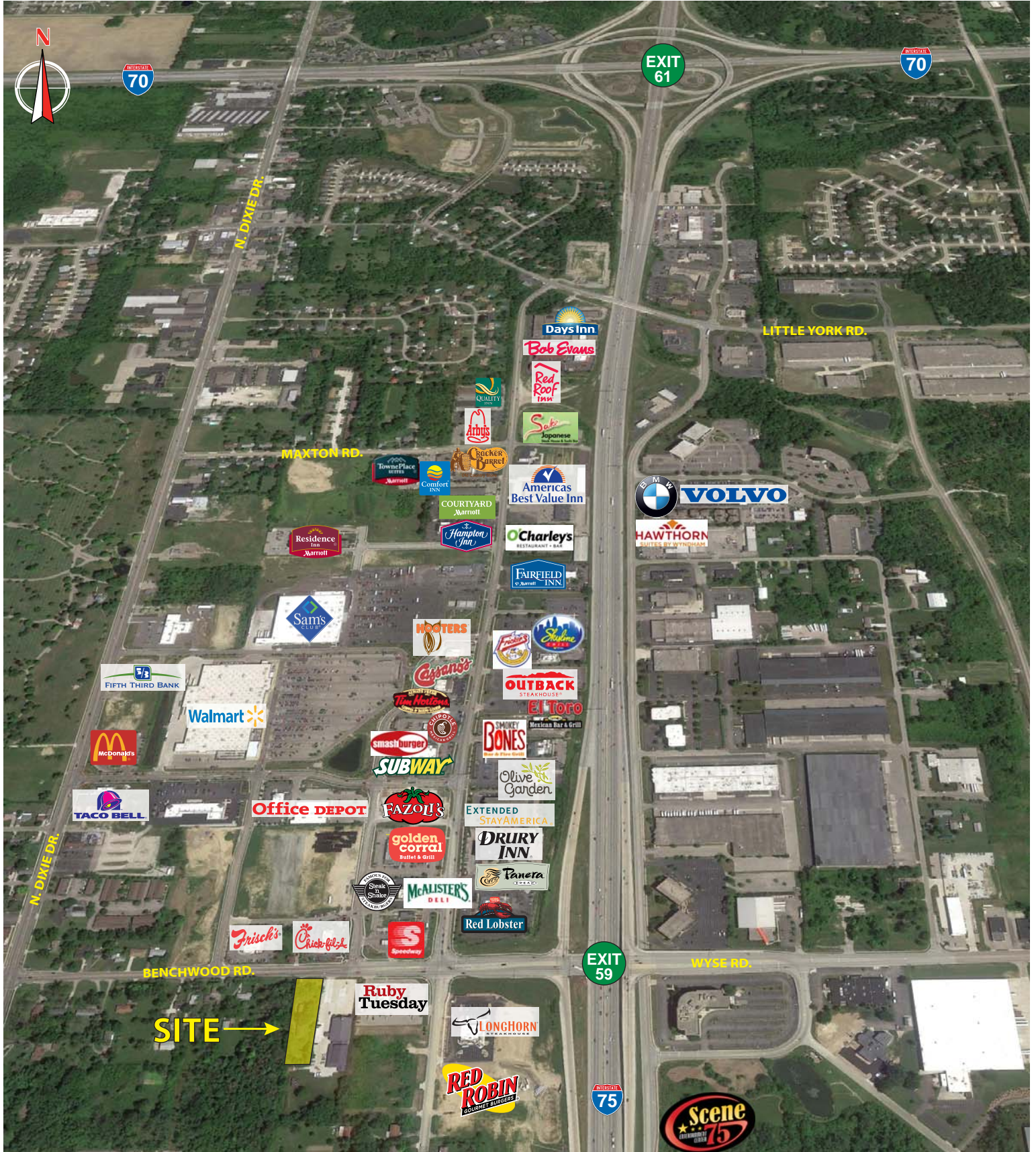
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