



# ±3.1 AC TROTWOOD, OH

5200 Salem Ave., Trotwood, OH 45426

## Property Summary



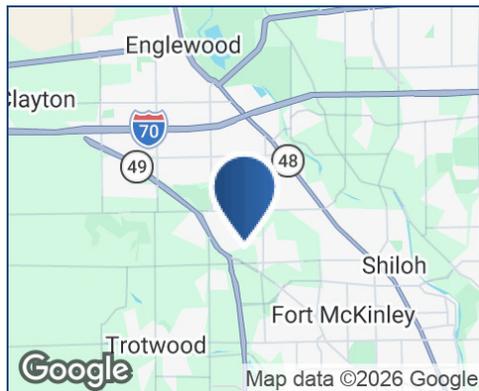
### DAILY TRAFFIC CONDITIONS

TRAFFIC COUNT	DAILY TRAFFIC
COUNT	10,873
STREET	Salem Ave. N.

\* Figures shown represent estimates

### DEMOGRAPHICS - 2025

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Estimated Population	6,862	47,758	116,055
Average HH Income	\$64,519	\$84,758	\$77,748
Estimated Households	3,318	20,896	50,293



### PROPERTY HIGHLIGHTS

- Land ±3.1 acres in the City of Trotwood on the northwest side of Dayton, Ohio
- Adjacent to The Home Depot
- Development Opportunity
- Retailers in the area include The Home Depot, Joann, Big Lots, Shoe Carnival, Dollar Tree, U-Haul, Family Dollar, Pep Boys, Dollar General, Lowe's and more



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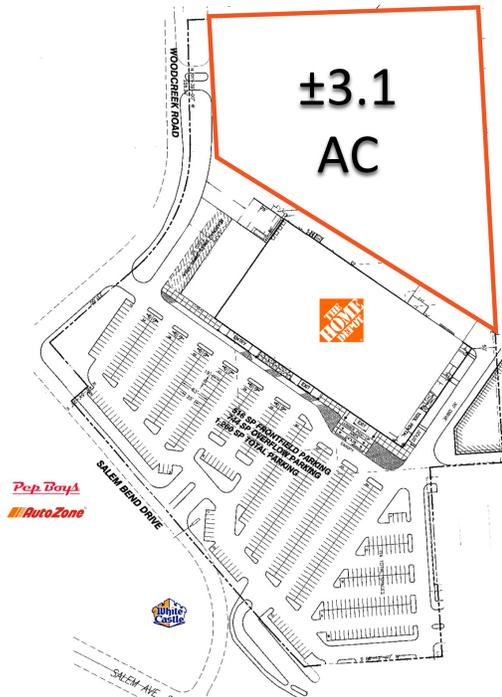
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## Location Maps



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