



NEXT LEVEL
DEVELOPMENTS
FROM SITE TO SUCCESS

FOR LEASE, GROUND LEASE OR BTS | ~0.95 ACRES PRIME DEVELOPMENT SITE

605 S MAIN STREET, ENGLEWOOD, OH 43522
(DAYTON, OH MSA)



Possible
Parking with
Variance

PROPERTY OVERVIEW

Prime development opportunity available now for ground lease, lease, or build-to-suit. This parcel is ~0.95 acres with frontage on S Main Street/US 40-Route 48 in Englewood, Ohio. The site is surrounded by national retailers such as Taco Bell, Wendy's, Arby's, Precision Glass and more. The property is located just one mile from the I-70/Route 48 interchange with ~90,000 cars per day. The site allows for a drive-thru and is adjacent to AutoZone.

ZONING

C-1 (NEIGHBORHOOD
COMMERCIAL DISTRICT)

LOT SIZE

~0.95 ACRES

PROPERTY HIGHLIGHTS

- Prime Location off S Main Street/US 40 | 21,560 VPD | Site Allows a Drive-Thru | Excellent Visibility
- 1 Mile from I-70/Route 48 Interchange with Combined VPD of 88,357 | 5 Miles from Dayton International Airport
- Less than 2 Miles from Downtown Englewood | 1.7 Miles from Miami Valley Hospital North Campus | 15 Miles from Downtown Dayton
- Englewood is an Affluent Bedroom Community for Dayton | 3-Mile AHHI is \$98,652 | Ranked as the Best Overall Community in the Dayton-Springfield Metro Area by Smart Moves in 2023
- Adjacent to National Retailers: Dunkin' Donuts, Planet Fitness, Domino's Pizza, Jersey Mike's, Family Dollar, Arby's, AutoZone, Taco Bell and More



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
2025 Population	5,786	32,382	67,652
2025 Total Households	2,509	13,566	29,230
Average HH Income	\$74,957	\$98,652	\$92,463
2025 Daytime Population	5,175	30,419	63,231



NEXT LEVEL
DEVELOPMENTS

DAMIEN YODER

(812) 320-8483
Damien.Yoder@marcusmillichap.com

MADISON HARMAN

(260) 494-7213
Madison.Harman@marcusmillichap.com



NEXT LEVEL
DEVELOPMENTS
FROM SITE TO SUCCESS

FOR LEASE, GROUND LEASE OR BTS | ~0.95 ACRES PRIME DEVELOPMENT SITE

605 S MAIN STREET, ENGLEWOOD, OH 43522
(DAYTON, OH MSA)



RETAIL AERIAL MAP



NEXT LEVEL
DEVELOPMENTS

DAMIEN YODER

(812) 320-8483
Damien.Yoder@marcusmillichap.com

MADISON HARMAN

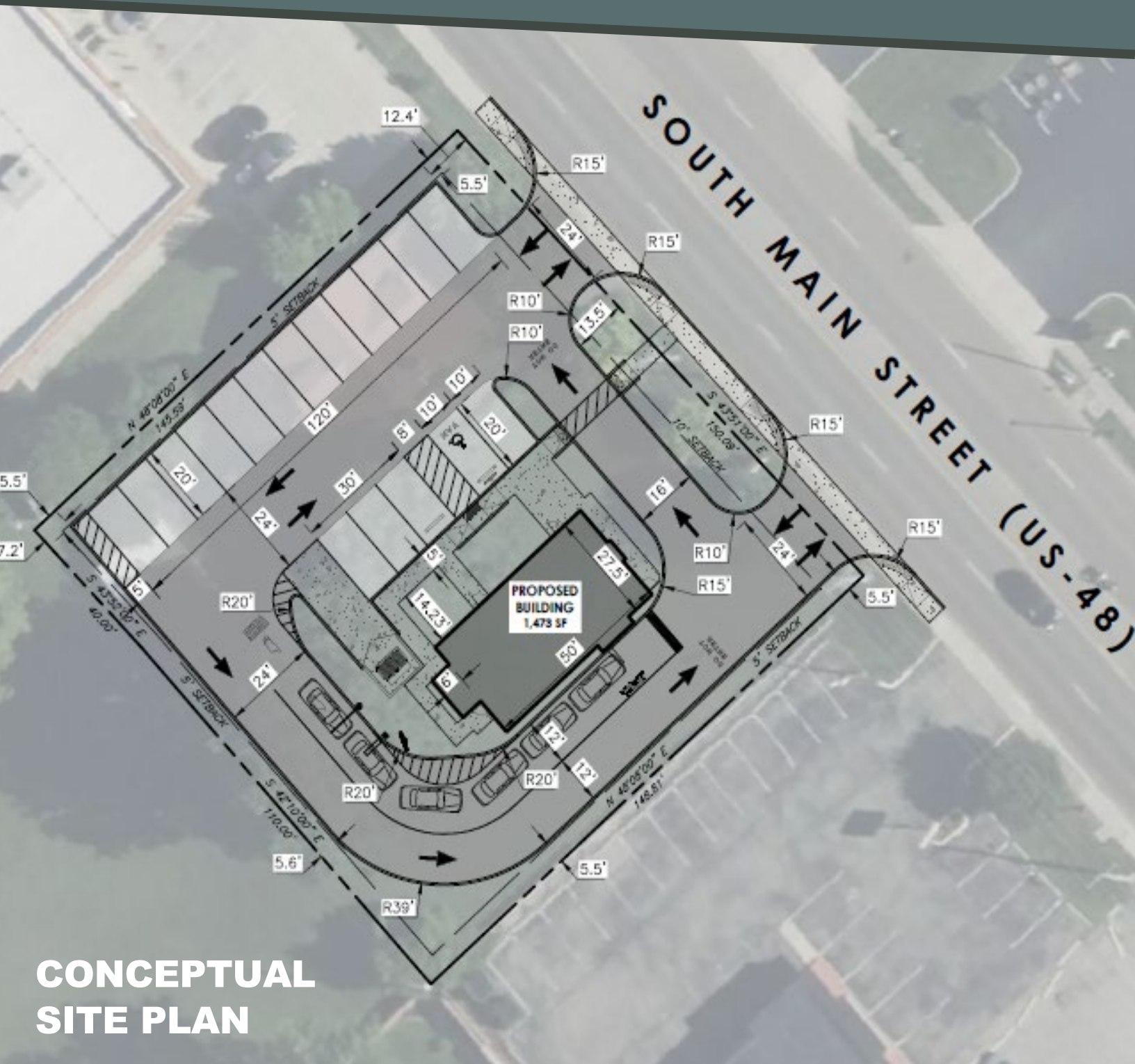
(260) 494-7213
Madison.Harman@marcusmillichap.com



NEXT LEVEL
DEVELOPMENTS
FROM SITE TO SUCCESS

FOR LEASE, GROUND LEASE OR BTS | ~0.95 ACRES PRIME DEVELOPMENT SITE

605 S MAIN STREET, ENGLEWOOD, OH 43522
(DAYTON, OH MSA)



CONCEPTUAL SITE PLAN



NEXT LEVEL
DEVELOPMENTS

DAMIEN YODER

(812) 320-8483
Damien.Yoder@marcusmillichap.com

MADISON HARMAN

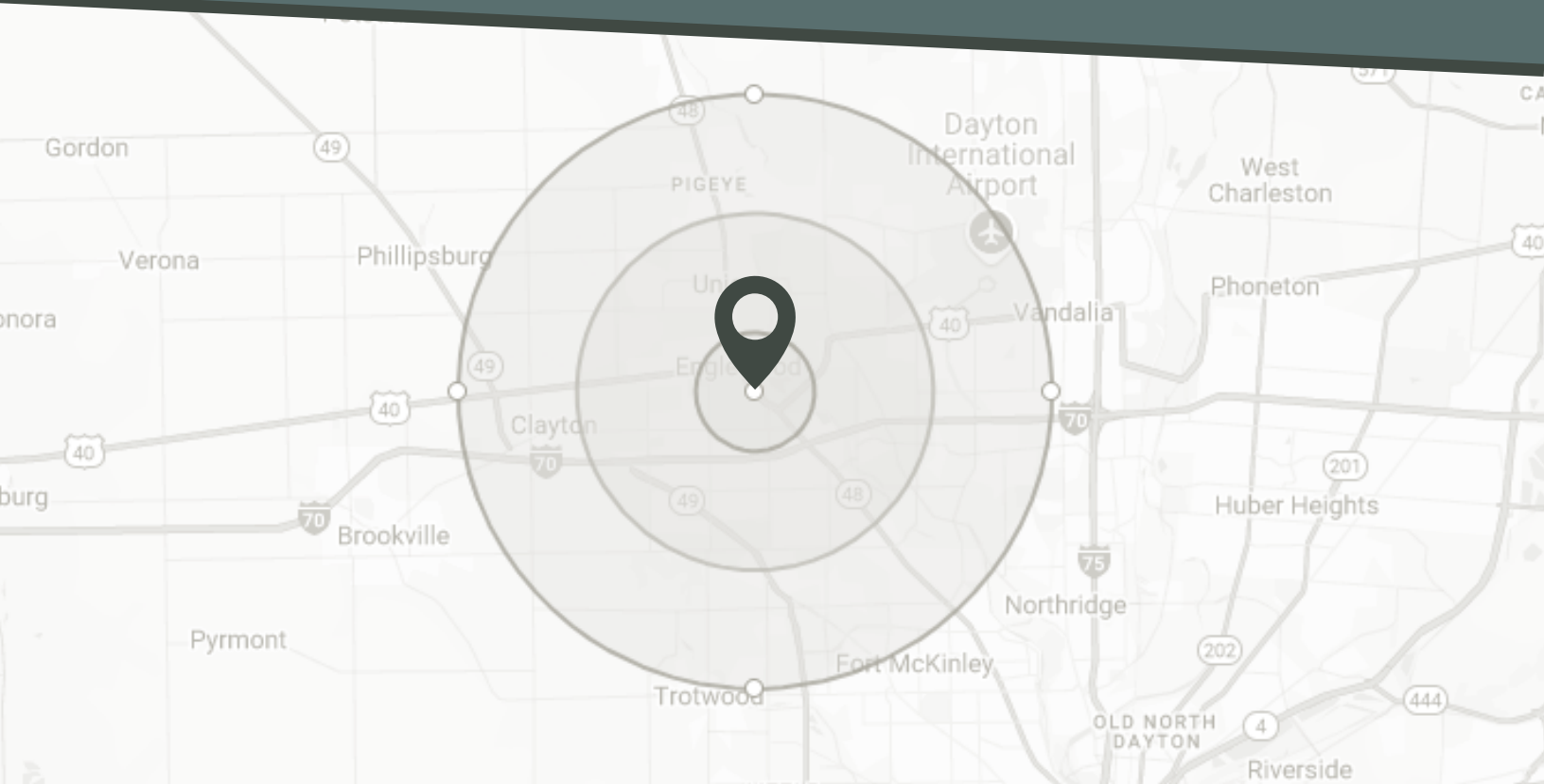
(260) 494-7213
Madison.Harman@marcusmillichap.com



**NEXT LEVEL
DEVELOPMENTS**
FROM SITE TO SUCCESS

FOR LEASE, GROUND LEASE OR BTS | ~0.95 ACRES PRIME DEVELOPMENT SITE

**605 S MAIN STREET, ENGLEWOOD, OH 43522
(DAYTON, OH MSA)**



POPULATION	1 Mile	3 Miles	5 Miles
2030 Projection	5,768	32,216	67,346
2025 Estimate	5,786	32,382	67,652
2020 Census	5,830	32,605	68,429
HOUSEHOLD INCOME			
Average	\$74,957	\$98,652	\$92,463
Median	\$67,237	\$82,845	\$76,965
Per Capita	\$32,951	\$40,800	\$38,365
HOUSEHOLDS			
2030 Projection	2,516	13,581	29,277
2025 Households	2,509	13,566	29,230
2020 Census	2,495	13,542	29,152
HOUSING			
Median Home Value	\$169,908	\$194,250	\$193,752
EMPLOYMENT			
2025 Daytime Population	5,175	30,419	63,231

KEY FACTS - 5 MILES



67,652
2025
POPULATION



29,230
2025
HOUSEHOLDS



63,231
DAYTIME
POPULATION

HOUSEHOLD INCOME - 5 MILES



\$92,463
AVERAGE
HH INCOME



\$38,365
PER CAPITA
INCOME



\$76,965
MEDIAN
HH INCOME



**NEXT LEVEL
DEVELOPMENTS**

DAMIEN YODER

(812) 320-8483
Damien.Yoder@marcusmillichap.com

MADISON HARMAN

(260) 494-7213
Madison.Harman@marcusmillichap.com