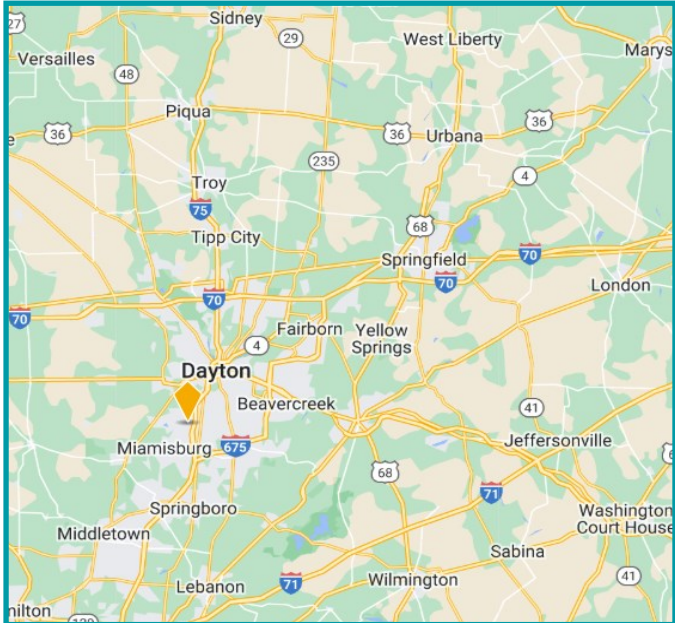




## PROPERTY HIGHLIGHTS:

- 1.415 acres available!
- Parcel # K48 00110 0035
- Located near I-75 in the proposed Miami Bend Community entertainment District
- 12,584 cars per day at corner with 20,665 on Alex Road
- Surrounded by national and regional tenants located on East Dixie Drive at Alex Road
- Proposed uses: QSR, Sit down restaurant, Retail, Storefront and other commercial structures
- Cable, Curb/Sidewalk, Electricity, Gas, Irrigation, Sewer, Streets, Telephone, Water all available
- For Sale \$450,000



**For More Information, Please Contact:**

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 Tracey Herron  
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Commercial Real Estate Solutions®

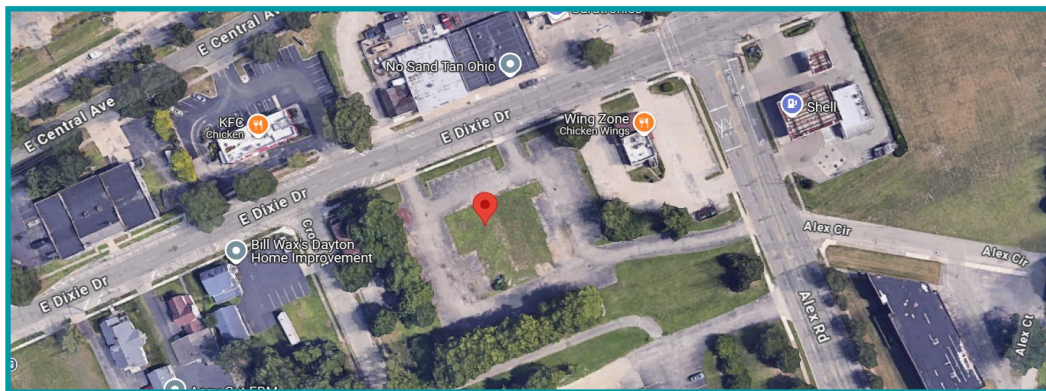
# Vacant Land For Sale

630 East Dixie Drive West Carrollton, OH 45449

## TRADE AREA MAP / AERIAL MAP



[www.equity.net](http://www.equity.net) | 937.291.1179 | 11 West Monument Avenue, Suite 506, Dayton, Ohio 45402



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	6,396	46,558	121,089
Average HH Income	\$84,653	\$103,929	\$117,342
Daytime Population	2,749	25,897	84,845

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