



FOR SALE 3.04 AC LOT

SALEM AVENUE AT HOKE ROAD
CLAYTON, OH 45315

CHRISTOPHER MOUSSA

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Broker of Record: Deno Bistolarides
Encore Real Estate Investment Services





THE OFFERING

Voit Real Estate Services is pleased to present the opportunity to acquire this 3.04 AC parcel of commercially zoned land in Clayton, OH.



SALE PRICE: \$650,000

PROPERTY INFORMATION



3.04 Acres
LOT SIZE



Commercial Mixed Use (CMX)
ZONING



M60 03201 0062
ASSESSORS PARCEL NUMBER

KEY FEATURES

- » Flexible commercial mixed-use zoning
- » Major retailers nearby (Walmart, Tractor Supply, Wendy's)
- » Surrounded by major distribution centers (Amazon, Caterpillar)
- » Immediate access to multiple freeways
- » Close proximity to Dayton, OH



LOT LINES ARE APPROXIMATE



SITE



Mexican Bar & Grill



Miami Valley Hospital North Campus



Old Salem Rd

Taywood Rd

Meadowbrook at Clayton

Garber Rd

Westbrook Rd

Graywolf Golf Club



Shilo Springs Rd



Salem Ave



Goodwill Industries of Southwest Florida, Inc.

GAPT

Bob Evans

RAC Rent-A-Center

enervise

Spectrum

Smith Dr

Walmart Supercenter

45,879 CARS/DAY

Ohio Department of Transportation

TSI TOM SMITH INDUSTRIES INC.

70

9,100 CARS/DAY

Hoke Rd

HART COOLEY

amazon

INDUSTRIAL ZONE

170 We Gate

STORAGE Rentals of America

Northmont City Schools

Lau Pkwy

VAP Packaging Management

ANGSTR

SITE

Wendy's

TSC TRACTOR SUPPLY CO

SK TECH

10,724 CARS/DAY

Shell

49

Vantage

Cass Dr

Harco Dr

EATON COMPRESSOR INDUSTRIAL AIR TECHNOLOGY

5



POPULATION

13,116
1 MILE

97,814
3 MILE

244,675
5 MILE

HOUSEHOLDS

5,130
1 MILE

24,741
3 MILE

91,471
5 MILE

MEDIAN HOUSEHOLD INCOME

\$72,148
1 MILE

\$60,965
3 MILE

\$45,830
5 MILE

MEDIAN HOME VALUE

\$152,069
1 MILE

\$136,728
3 MILE

\$111,474
5 MILE



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