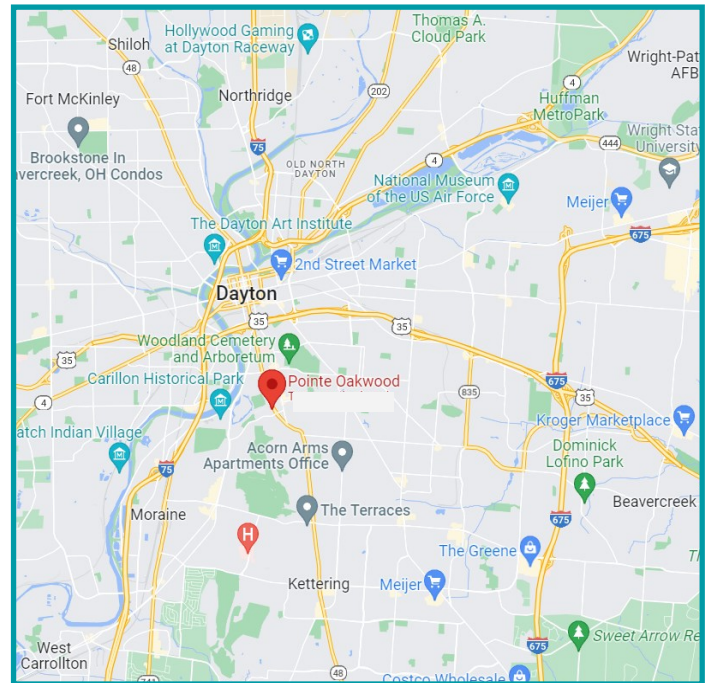


## PROPERTY HIGHLIGHTS

- 1.5 +/- acre site available located in the Heart of Oakwood for redevelopment
- Parcel # Q71-01613-0053
- Located next to Pointe Oakwood Way at Sugar Camp
- Pointe Oakwood Way at Sugar Camp is a high-end 84 condo development across from Old River Sports Complex
- Located right off Far Hills Avenue (SR 48) and 2.6 miles from Interstate-75
- Just South of Miami Valley Hospital close to the University of Dayton and Carillon Park
- Strong Restaurant / Housing corridor with excellent visibility
- Over 16,600 cars per day on Far Hills and 106,674 on I-75!
- For Sale ~~\$2,100,000~~ Reduced to: **\$1,750,000**



**For More Information  
Please Contact:**

**Tracey Herron**

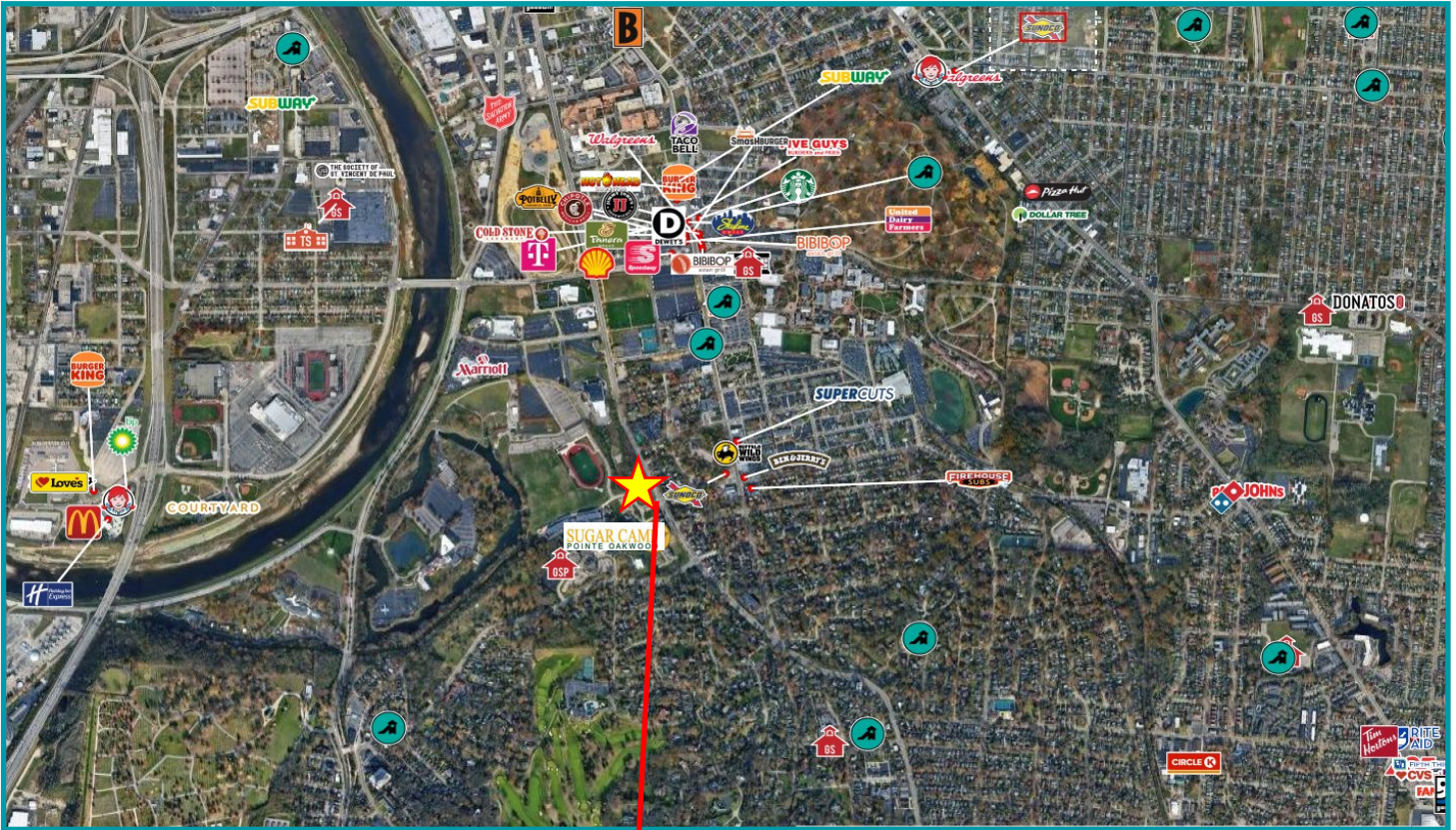
*Sr. V.P of Leasing & Sales*

**937.216.4636 MOBILE**

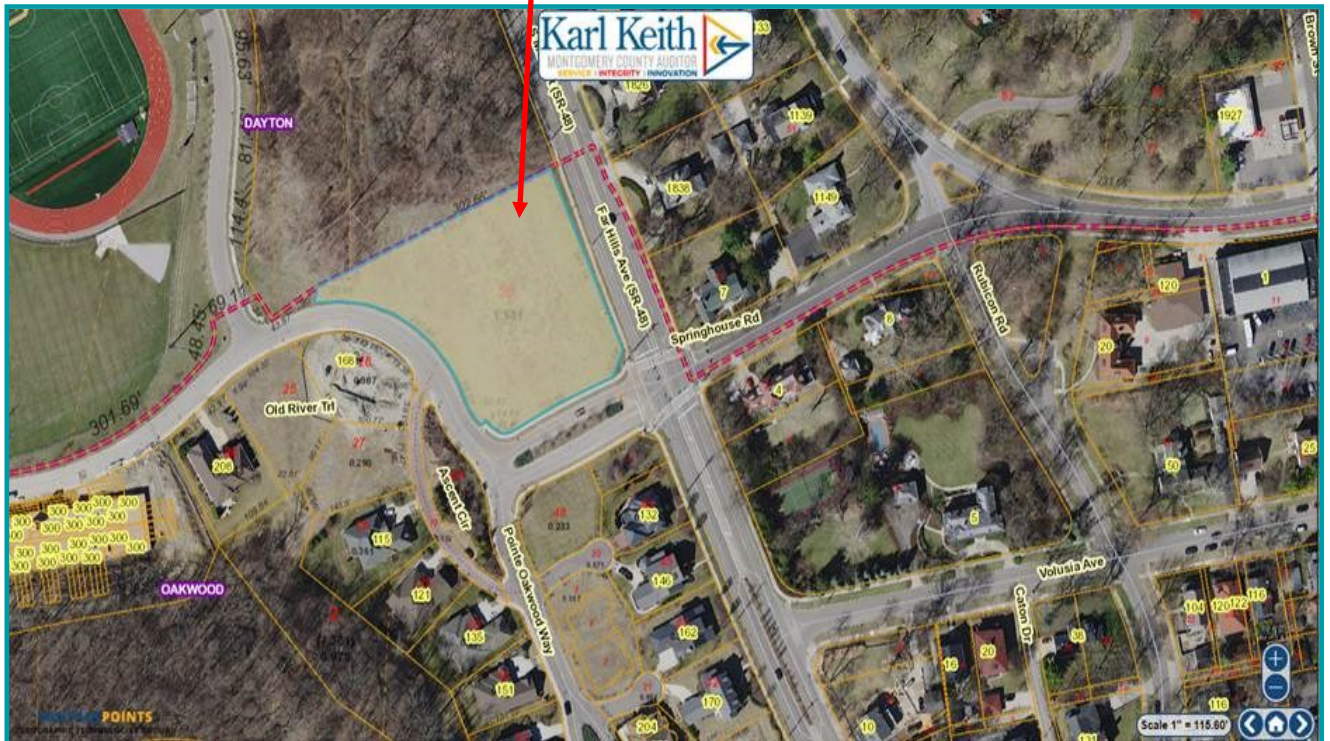
**therron@equity.net**

# Development Site For Sale in Oakwood

4018 Pointe Oakwood Way, Oakwood OH 45409

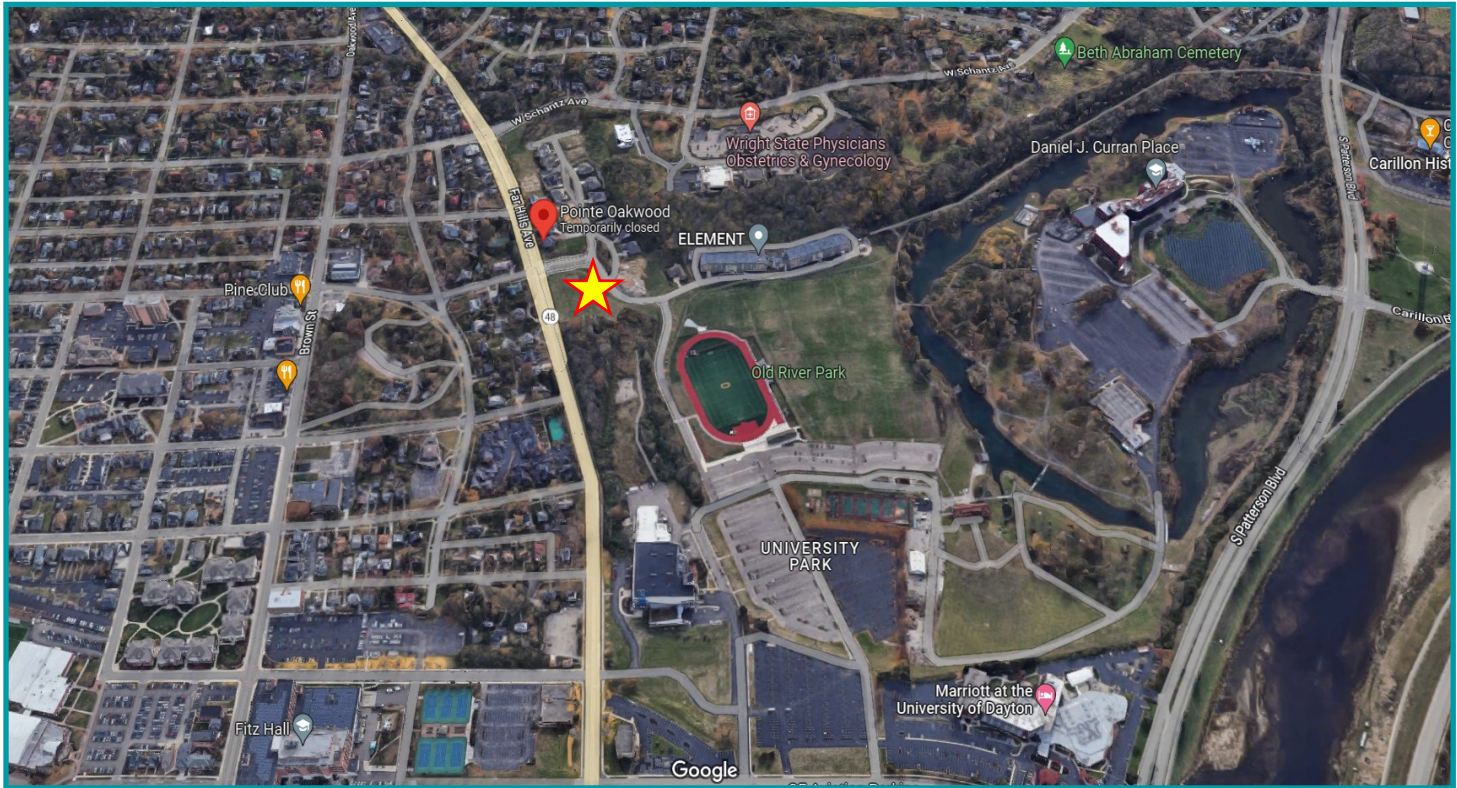


1.5 acres available for development in Oakwood

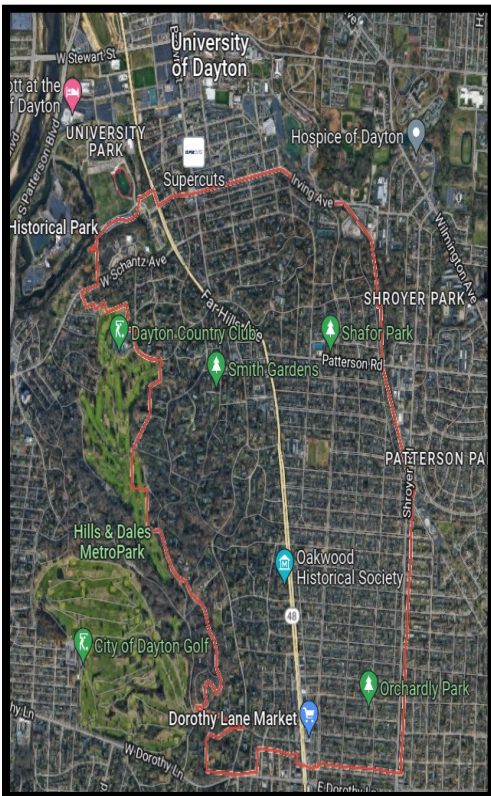


# Development Site For Sale in Oakwood

4018 Pointe Oakwood Way, Oakwood OH 45409



## Outline of the City of Oakwood



## Already developed Pointe at Sugar Camp high-end condo's



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	10,748	94,106	221,365
Average HH Income	\$154,406	\$83,062	\$79,575
Daytime Population	13,569	92,932	149,728