



# 185 Byers Road

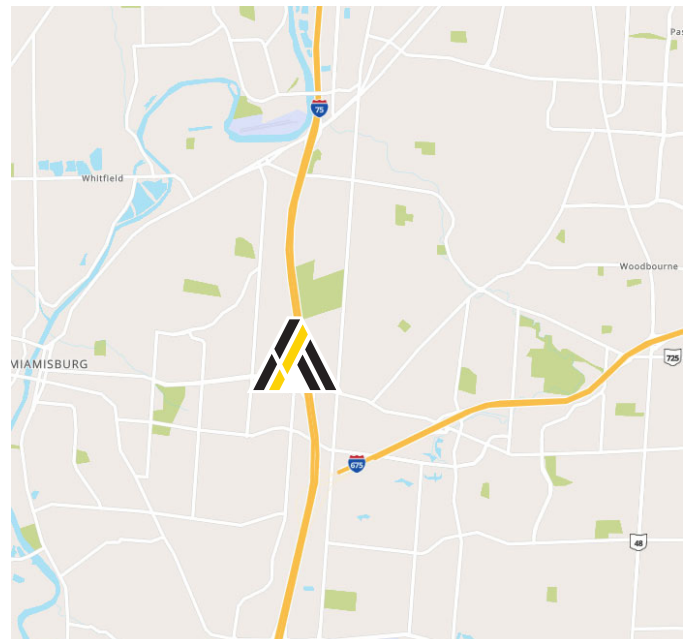
Miamisburg, Ohio 45342

**SALE PRICE:**

**\$2,200,000**

## Property Highlights

- 4.4± Acres available for sale
- Great location with easy access to I-75
- High visibility to over 104,000 cars per day on I-75
- Close in proximity to multiple amenities such as restaurants, banks, grocery stores, shopping centers, and more
- Possible redevelopment for investors looking to renovate the current motel or build new



Demographics	1 Mile	3 Mile	5 Mile
Total Population	5,205	63,532	127,963
Total Households	2,839	29,355	56,177



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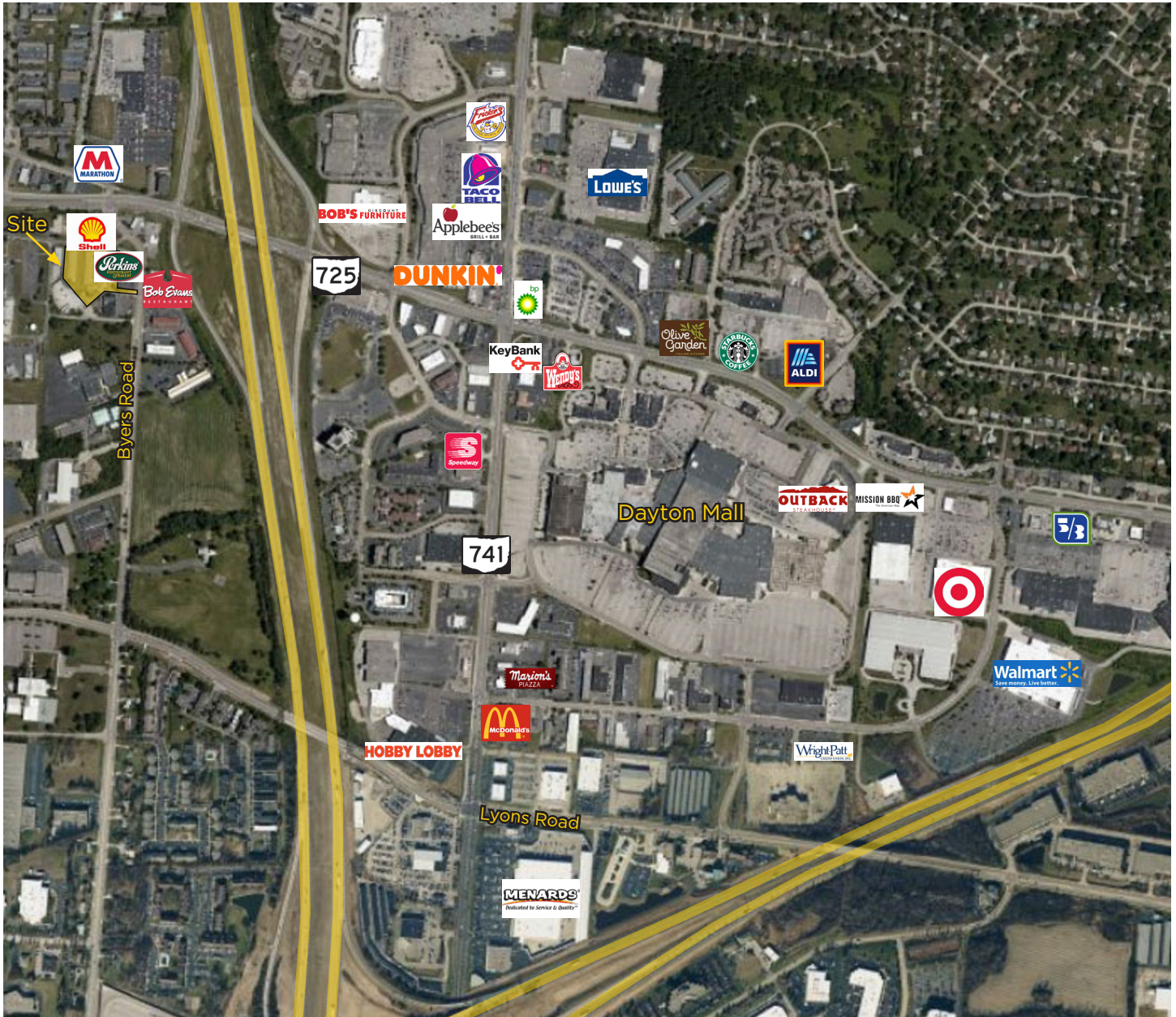
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## Aerial



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