

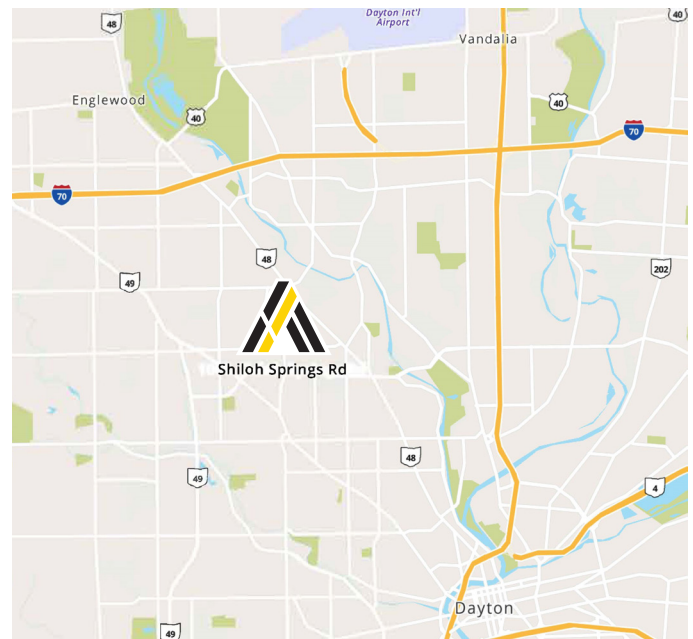
Shiloh Springs Road

Dayton, Ohio 45415

SALE PRICE:
\$25,000 PER ACRE

Property Highlights

- 133± Acres available for sale
- Former Hara Arena site
- Zoning will accommodate a variety of uses, making it suitable for a wide range of businesses.
- **Utilities Available at Site:** All utilities at site - water available on Shiloh Springs Road.
- **CRA Overlay:** Offers a 15-year tax abatement on all improvements, enhancing long-term ROI.
- **Environmentally Clean:** Much of site has been cleared and is development-ready.
- **Strategic Location:** Conveniently situated on Shiloh Springs Road, close to major arteries SR-48 and SR-49 and approximately 4.5 miles from I-75, 6 miles from the Dayton International Airport and Downtown Dayton providing easy access to all of Greater Dayton.



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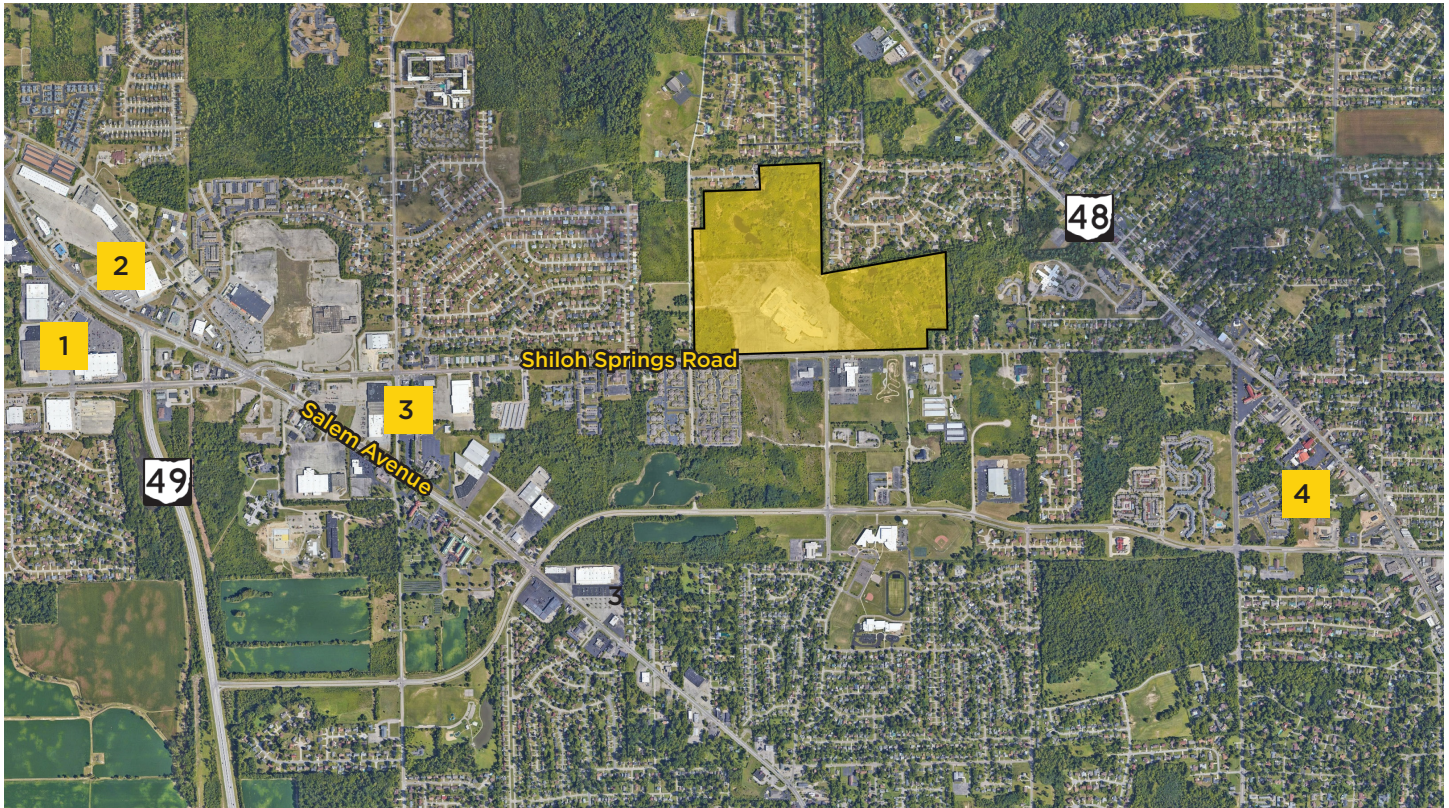
Demographics

	1 Mile	3 Mile	5 Mile
Total Population	6,225	62,110	134,893
Total Households	3,098	27,622	59,598

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Aerial



1

McDonald's
Lowe's
Donut Palace
Shell

2

Burger King
KFC
Taco Bell
Home Depot
Dollar General

3

Taquitos Uruapan
Fifth Third Bank
PNC Bank
Gordon Food Services
Dollar Tree

4

937 Bar & Grill
Penn Station
Donatos
Wendy's
CVS
Walgreens
Speedway

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