



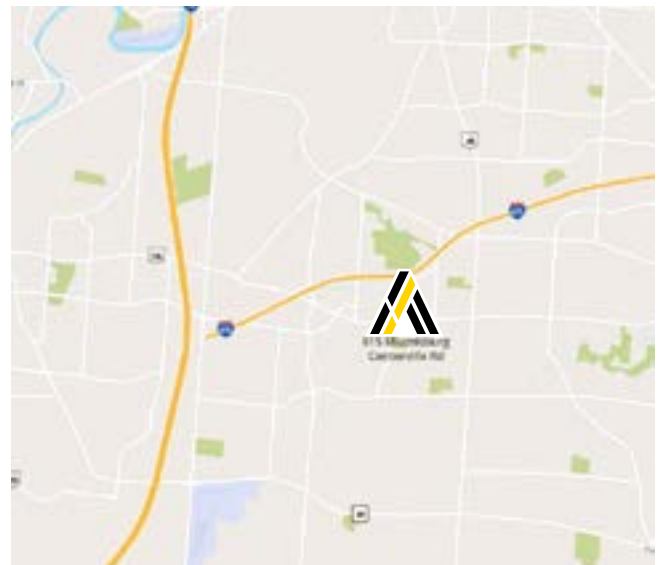
Normandy Square

615-665 Miamisburg Centerville Road
Washington Township, Ohio 45459

SALE PRICE:
\$5,195,000

Property Highlights

- 4.84± Acres ready for development
- Rare tract of land in Washington Township
- Zoned PD-B4 - Planned Development Business District
- Excellent development opportunity - includes building with current income tax through 7/31/2026
- No City income tax
- Located in close proximity to multiple amenities include shopping centers, restaurants, grocery stores, and banks
- Conveniently located less than 2 miles from I-675 and 4 miles from I-75
- High traffic volume - between 18,000 and 24,000 daily vehicles



Demographics	1 Mile	3 Mile	5 Mile
Total Population	8,985	67,255	165,847
Total Households	4,211	29,730	71,806



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