



FOR SALE

2350 WAGNER FORD RD
DAYTON, OH 45414

Property Highlights

- 7 CONTIGUOUS VACANT COMMERCIAL LOTS -ALMOST ONE (1) FULL ACRE
- ZONED B4 - COMMERCIAL RETAIL USE
- PRIME LOCATION JUST .1 MILE TO I-75 OFF/ON RAMP
- HARD CORNER LOCATION SURROUNDED BY RESIDENTIAL AND RETAIL
- ACROSS FROM NEW SHEETZ CONVENIENCE STORE/GAS STATION & MARATHON GAS/CONVENIENCE STORE
- EASY ACCESS AND HIGH VISIBILITY

Offered at: \$500,000



| 2024 DEMOGRAPHICS | 2 MILE | 5 MILE | 10 MILE |
|-------------------|----------|----------|----------|
| POPULATION | 32,970 | 206,372 | 499,253 |
| HOUSEHOLDS | 13,986 | 86,332 | 211,381 |
| HH INCOME | \$43,578 | \$58,753 | \$74,628 |

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