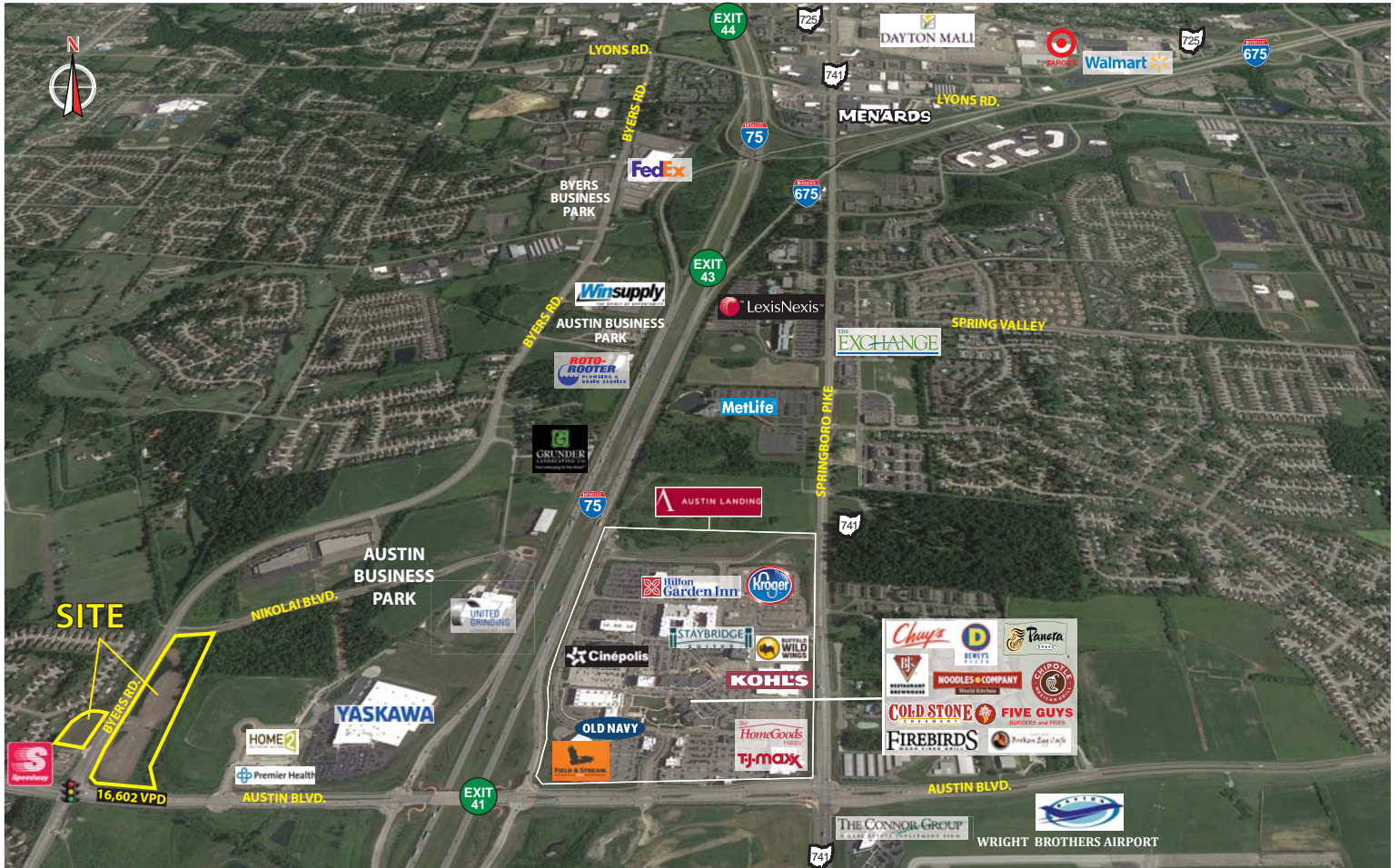


AUSTIN CENTER WEST

Austin Blvd. & Byers Rd.
Miami/Ohio Township, OH 45342



The information submitted herein is not guaranteed. Although obtained from reliable sources, it is subject to errors, omissions, prior sale and withdrawal from the market without notice.

- 1 - 9.4 +/- ACRES available for development
- WELL SUITED FOR office, retail, restaurant and pharmacy uses
- ZONED PD-5 (PLANNED MIXED USE)
- STRATEGICALLY LOCATED just west of the I-75/Austin Blvd. interchange (Exit 41), southwest Ohio's newest I-75 commercial corridor between Dayton and Cincinnati
- IMMEDIATE HIGHWAY ACCESS TO I-75 & I-675
- UTILITIES AVAILABLE
- SITUATED NEXT TO NEWLY DEVELOPED Miami Valley Hospital/Premier Health 12-bed, 24-hour Emergency Center and a 106-suite Home 2 Suites by Hilton

- ADJACENT TO AUSTIN BUSINESS PARK currently occupied by over 20 companies including distribution centers for FedEx and WinSupply, and the US headquarters of Yaskawa Motoman Robotics. Park developers have expansion plans for an additional 50 acres and 10 buildings that will add another 500,000 SF
- STRONG DEMOGRAPHICS & HIGH GROWTH AREA

2020 DEMOGRAPHICS	3 mile	5 mile	7 mile
POPULATION	45,688	123,895	186,944
TOTAL EMPLOYEES	29,370	61,152	88,205
HH INCOME	\$101,885	\$93,712	\$95,340

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WELCOME TO THE REGION WE KNOW



AUSTIN CENTER
MIAMISBURG-SPRINGBORO ROAD & BYERS ROAD
 CITY OF MIAMISBURG, COUNTY OF MONTGOMERY, STATE OF OHIO

****THIS CONCEPT PLAN WAS COMPLETED WITHOUT AN ALTA SURVEY.****
 THE INFORMATION SHOWN ON THIS CONCEPT PLAN IS TO ILLUSTRATE GENERAL INTENT AND SHALL NOT BE CONSTRUED AS FINAL WITH REGARD TO ANY AND ALL IMPROVEMENTS SHOWN HEREON.

MARCH 9, 2021

SITE PLAN EXHIBIT
 SCALE: 1" = 50'-0" (@ 24 x 36)
 The information shown on this concept plan is to illustrate general intent and shall not be construed as final as final with regard to any and all improvements shown hereon.





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