



Dayton Eaton Pike

FOR SALE

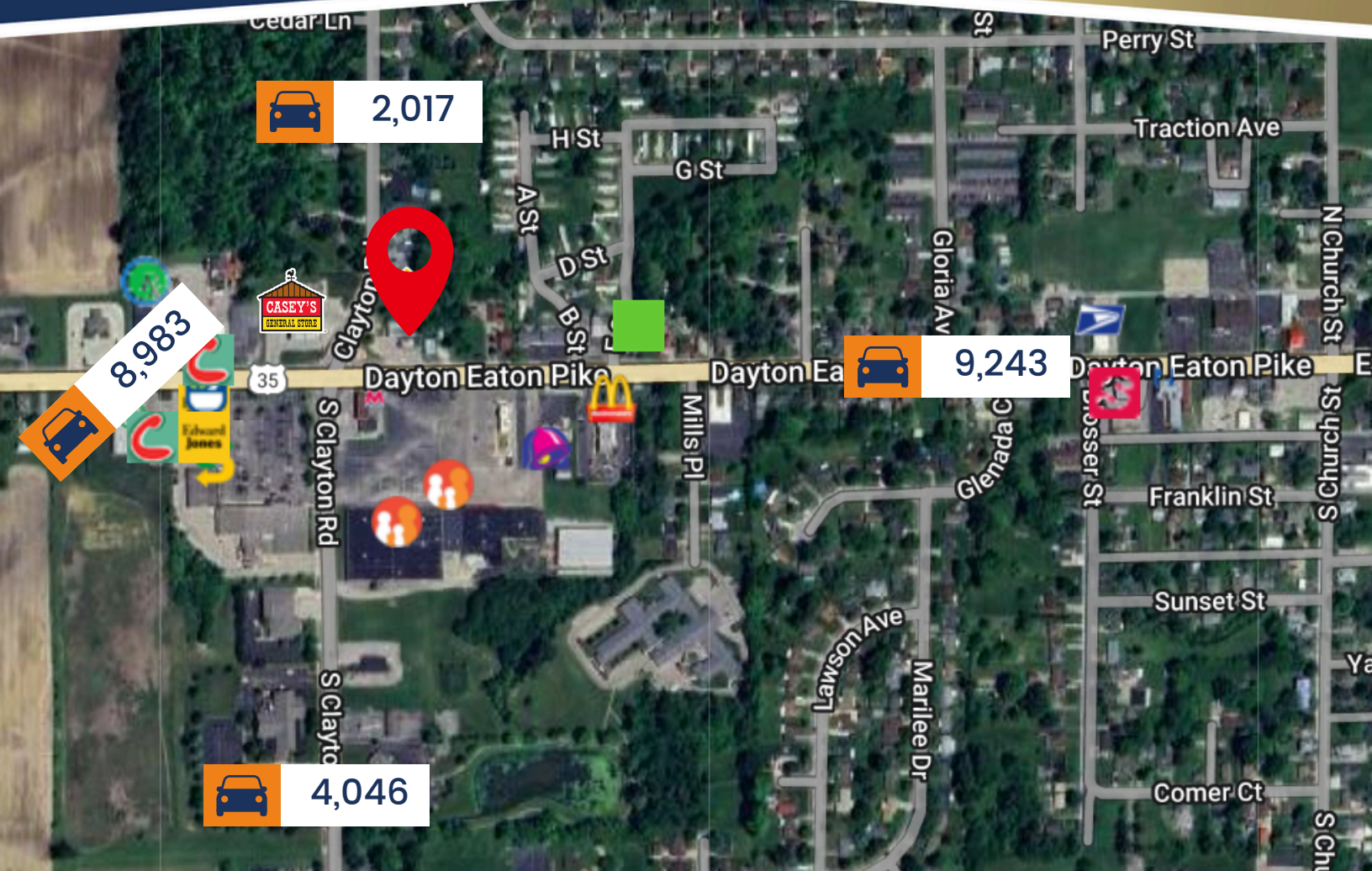
481 & 461 W MAIN STREET
NEW LEBANON, OH 45345

Property Highlights

- SALE INCLUDES TWO PARCELS
- ONE MOST RECENTLY USED AS A RETAIL FARM STORE
- SECOND W/ SMALL RESIDENTIAL HOME, BUT IS ZONED B-2 COMMUNITY BUSINESS DISTRICT
- PLUS – LARGE POLE BARN ON PROPERTY FOR EXTRA STORAGE OR RETAIL SPACE
- BOTH PARCELS ZONED FOR COMMERCIAL USE – TOGETHER HAVE APPX 200' OF ROAD FRONTAGE
- ENTRY FROM W MAIN ST. (DAYTON EATON PIKE) AND CLAYTON RD
- CONVENIENT LOCATION CLOSE TO RESIDENCES, RESTAURANTS, QSR/FAST FOOD, RETAIL, MEDICAL SERVICES, AND MORE
- GOOD TRAFFIC COUNTS & STRONG DEMOGRAPHICS
- LOCATED ON US-35 MINUTES WITH EASY ACCESS TO I-75, I-70, AND DAYTON
- IDEAL USES INCLUDE SPORTING GOODS, FARM SUPPLY STORE, MEDICAL OR DENTAL OFFICE, WELLNESS CENTER OR MANY OTHER USES!

OFFERED AT: \$375,000





**481 & 461 W MAIN STREET | FOR
NEW LEBANON, OH 45345 | SALE**

| 2023 DEMOGRAPHICS | 2 MILE | 5 MILE | 10 MILE |
|-------------------|----------|----------|----------|
| POPULATION | 4,949 | 10,937 | 166,835 |
| HOUSEHOLDS | 1,903 | 4,291 | 67,875 |
| HH INCOME | \$61,644 | \$68,791 | \$60,841 |

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