



For Sale: 38 Acres in South Dayton

490 Byers Rd, Miamisburg, OH 45342

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Property Highlights

- 17–38 acres for sale in prime South Dayton location
- Asking price: \$4,500,000 (~\$118,421/acre)
- Zoning:
 - › Northern 17.6 acres is zoned City of Miamisburg HS-1 (Highway Service)
 - › Southern 20.5 acres is zoned City of Miamisburg OS-1 (Office Service)
- Easy access along I-75 interchange at exit 44
- I-75 visibility with frontage on Byers Rd and Lyons Rd
- Drive-by traffic count of approximately 101,445 cars per day on I-75, 17,554 cars per day on Lyons Rd, and 10,869 cars per day on Byers Rd

Demographics



Distance	Population	Businesses	Employees
5 miles	143,417	5,260	79,655
10 miles	425,946	13,933	231,334
15 miles	708,990	22,903	356,376

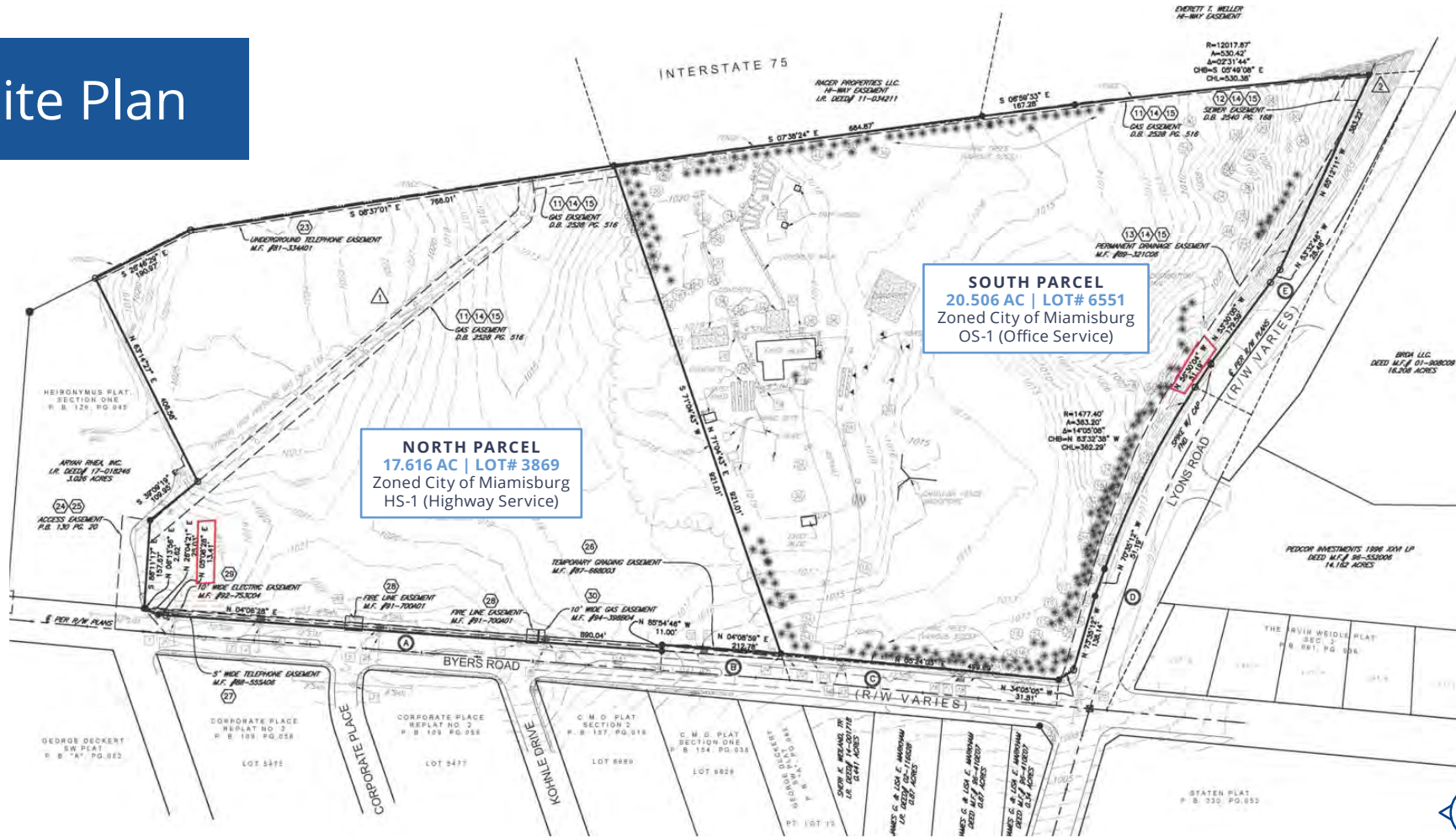




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Site Plan



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