

LAND FOR SALE



COMMUNITY
PARTNERS

DEVELOPMENT OPPORTUNITY - CROSSROADS OF AMERICA!

LOT 2 TOWNE CENTER RD DAYTON, OH, DAYTON, OH 45414



FOR SALE

KW COMMERCIAL PARTNERS

2835 Miami Village Dr. Suite 200
Dayton, OH 45342



PRESENTED BY:

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EXECUTIVE SUMMARY

LOT 2 TOWNE CENTER RD DAYTON, OH



OFFERING SUMMARY

PRICE:	\$250,000
LOT SIZE:	0.0568 Acres
ZONING:	LC-S2
PERMITTED USES:	Retail, Restaurant, Office
FRONTAGE:	149.60
TRAFFIC COUNT:	10,776 at Benchwood
SIGNAL INTERSECTION:	Dixie Dr or Miller Lane
UTILITIES:	Gas, Water, Sewer, Electric,
APN:	A01 00314 0326

- Butler Township - No City Income Tax
- 568 Acres
- Utilities Available - Gas, Water, Sewer, Electric available at street
- Adjacent to Home-2-Suites 164 Unit Hotel
- Adjacent to Burger King
- 10,776 Average Daily Traffic at Towne Center & Benchwood Rds. (2024 ODOT)
- Suitable for 2,000 s.f restaurant with parking and drive through.
- Restriction: NO fast food serving Hamburgers



PROPERTY DESCRIPTION

LOT 2 TOWNE CENTER RD DAYTON, OH



Property Description

Development Opportunity at the heart of Crossroads of America. Just .25 mile west of I-75 at the Rd. & Wyse Rd. interchange. Great site for restaurant (drive-thru), bank branch or other retail located adjacent to Burger King & Home2Suites Hotel. The site will accommodate approx. a 2,000 s.f building footprint and will allow for the parking requirements prescribed by zoning resolution and a drive-thru lane.

A drive-thru barista concept or other drive-thru only quick serve restaurants in the I-75, Benchwood Road, and Miller Lane Business District holds very strong feasibility, bordering on high potential, for several compelling reasons:

- **High Traffic Volume:** The strategic location at the "Crossroads of America" (I-70 and I-75 intersection), combined with significant local business park traffic, provides a constant flow of potential customers.
- **Ultimate Convenience:** Drive-thru service offers unparalleled speed and ease, appealing strongly to commuters, busy professionals, and interstate travelers who prioritize quick stops.
- **Target Audience Alignment:** The concept directly caters to the needs of the diverse groups present in the area – those commuting to work, employees in nearby offices, and travelers passing through.
- **Potential for Lower Overhead:** A drive-thru-only model can be more cost-efficient than a traditional coffee shop, potentially leading to lower rent, fewer staff, and simpler operations.
- **Demand for Quality Coffee:** There's an ongoing market for high-quality, specialized coffee experiences beyond what large chains typically offer.

The site has all utilities available at the street including gas, water, sewer, electric. Also near Walmart and Sam's Club. Property subject to cross-access-easement for driveway access.

LOCATION & HIGHLIGHTS

LOT 2 TOWNE CENTER RD DAYTON, OH

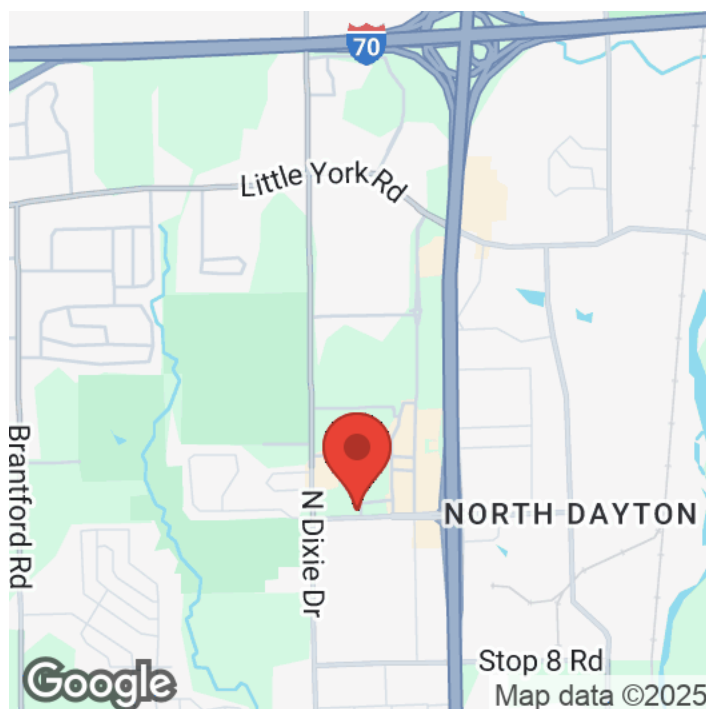


Location Overview

The I-75, Benchwood Road, and Miller Lane Business District is a prime location for quick-serve restaurants due to its high traffic volume from both interstate travelers and local businesses/employees. It's already home to some major players like Chick-fil-A, Chipotle, Culver's Red Robin, Longhorn Steak House, along with local favorite Cassano's Pizza.

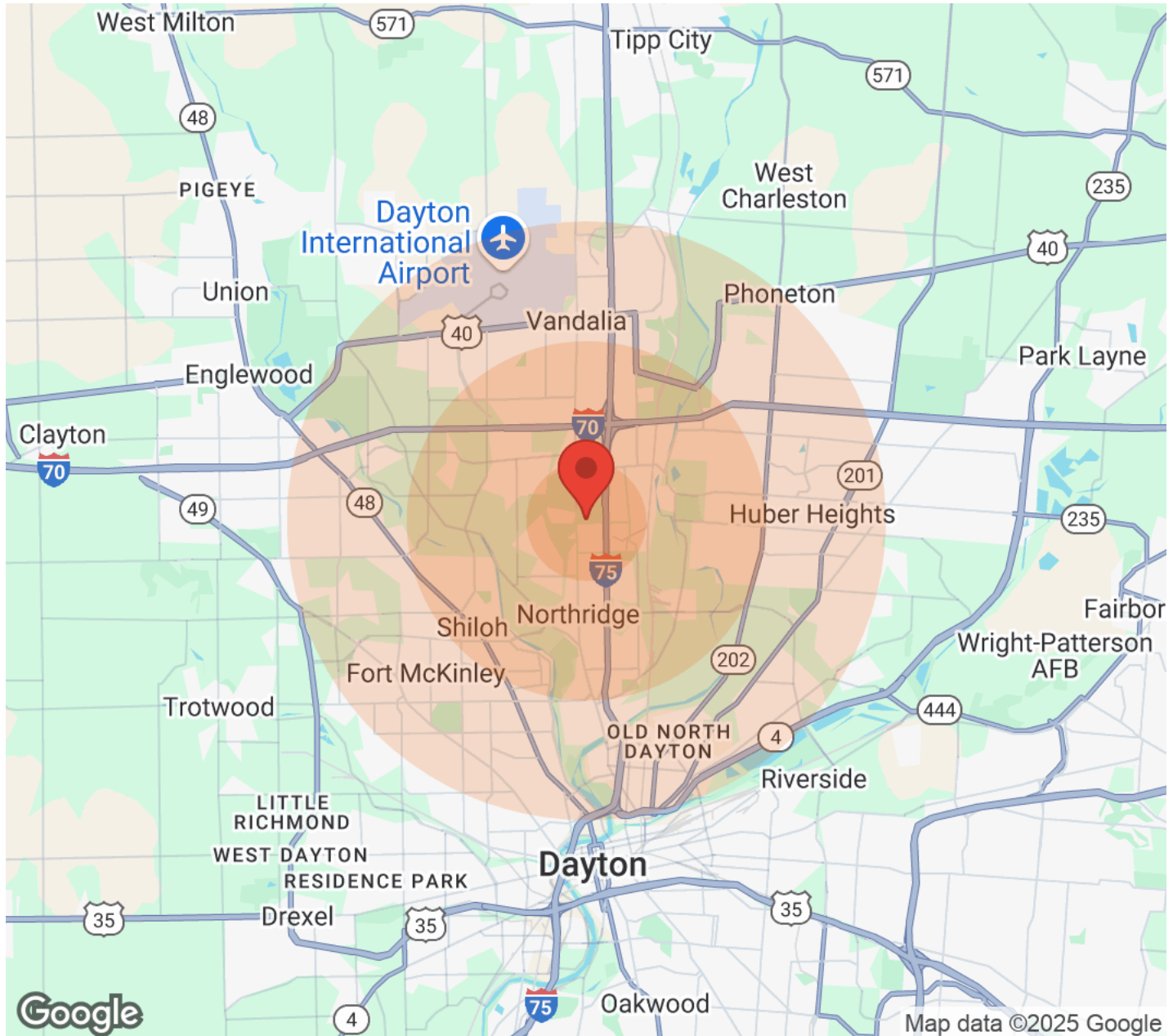
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DETAILED DEMOGRAPHICS

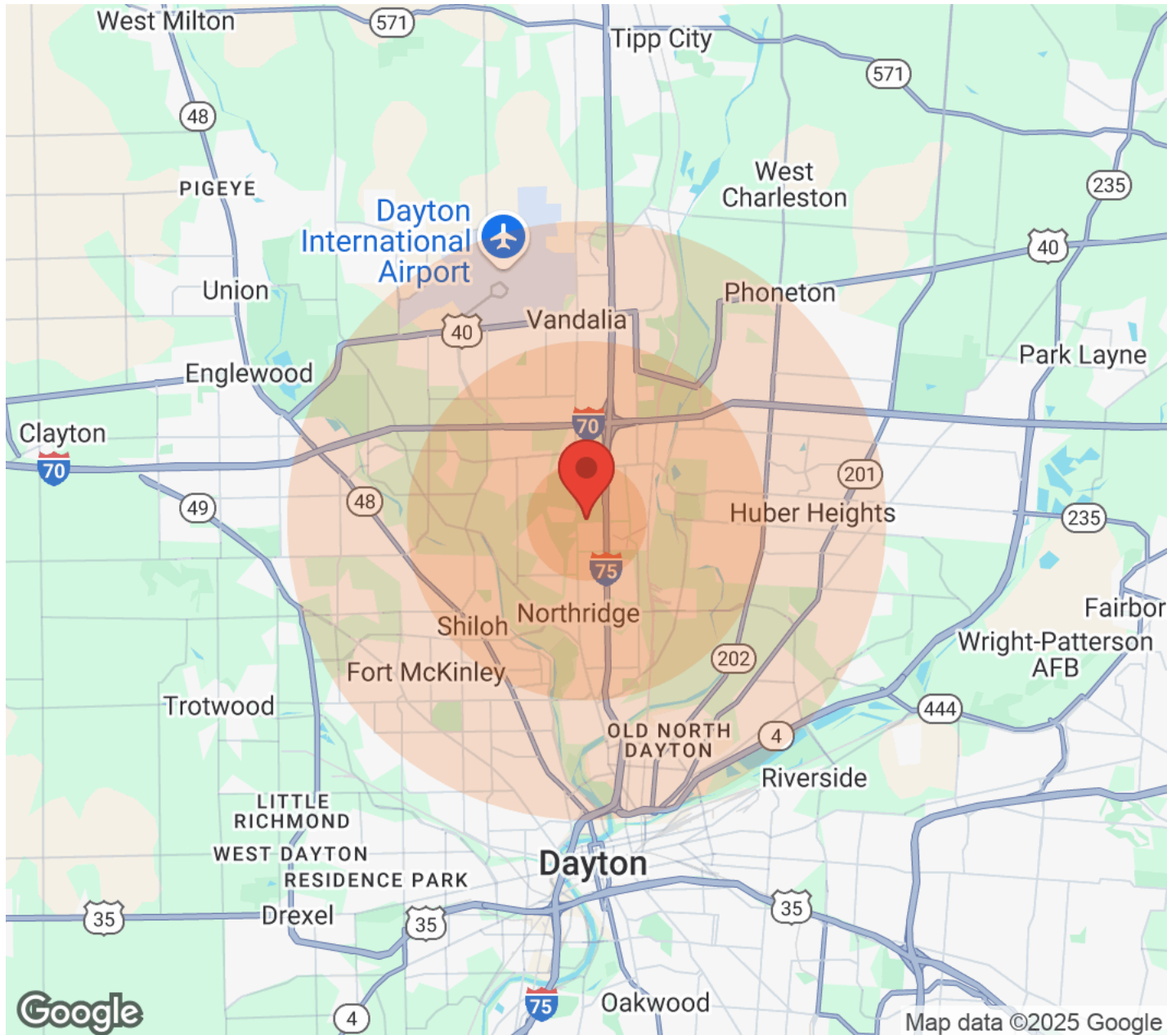
LOT 2 TOWNE CENTER RD DAYTON, OH



Population	1 Mile	3 Miles	5 Miles
Male	2,154	16,124	66,006
Female	2,230	17,608	71,994
Total Population	4,384	33,732	138,000
Housing	1 Mile	3 Miles	5 Miles
Total Units	2,153	16,220	66,954
Occupied	1,965	14,558	57,669
Owner Occupied	1,085	9,326	35,459
Renter Occupied	880	5,232	22,210
Vacant	188	1,662	9,285
Race	1 Mile	3 Miles	5 Miles
White	3,922	25,818	89,168
Black	334	6,743	44,169
Am In/AK Nat	2	5	26
Hawaiian	N/A	N/A	3
Hispanic	77	505	2,558
Multi-Racial	228	1,828	7,850
			06

DETAILED DEMOGRAPHICS

LOT 2 TOWNE CENTER RD DAYTON, OH



Age	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Ages 0-4	222	1,785	7,824	Median	\$33,155	\$35,011	\$36,849
Ages 5-9	277	2,317	10,051	< \$10,000	64	1,318	5,529
Ages 10-14	273	2,231	9,689	\$10,000-\$14,999	107	1,173	3,658
Ages 15-19	272	2,196	9,652	\$15,000-\$19,999	211	1,140	3,845
Ages 20-24	260	2,116	9,350	\$20,000-\$24,999	110	936	3,350
Ages 25-29	268	2,049	8,998	\$25,000-\$29,999	208	1,065	3,779
Ages 30-34	268	1,927	8,506	\$30,000-\$34,999	127	826	3,922
Ages 35-39	268	1,873	8,267	\$35,000-\$39,999	115	773	3,276
Ages 40-44	269	1,954	8,542	\$40,000-\$44,999	123	519	2,956
Ages 45-49	286	2,146	9,182	\$45,000-\$49,999	155	829	2,749
Ages 50-54	303	2,305	9,410	\$50,000-\$60,000	167	858	4,712
Ages 55-59	307	2,364	9,182	\$60,000-\$74,000	225	1,235	5,902
Ages 60-64	284	2,217	8,353	\$75,000-\$99,999	156	1,256	6,076
Ages 65-69	261	1,941	6,866	\$100,000-\$124,999	68	1,055	3,502
Ages 70-74	218	1,545	5,167	\$125,000-\$149,999	29	564	1,393
Ages 74-79	158	1,142	3,631	\$150,000-\$199,999	N/A	414	1,543
Ages 80-84	89	717	2,259	> \$200,000	35	376	752
Ages 85+	101	907	3,071				

DISCLAIMER

LOT 2 TOWNE CENTER RD DAYTON, OH



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Each Office Independently Owned and Operated

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