

# FOR SALE

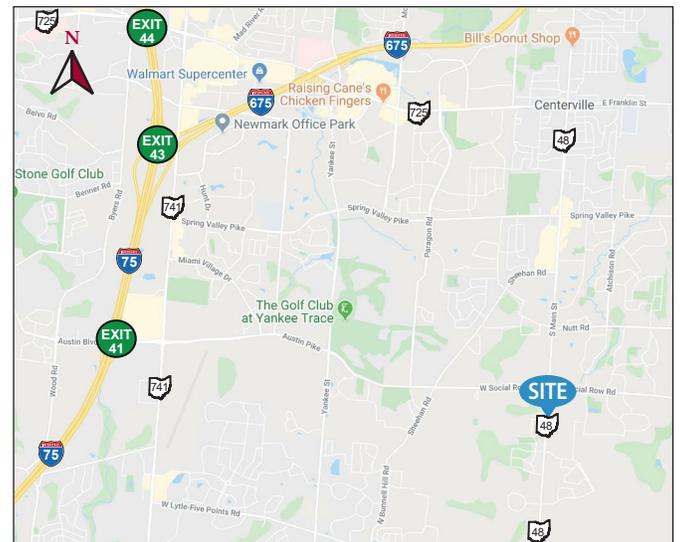


## DAYTON LEBANON PIKE (SR 48)

Washington Township, Ohio 45458



- **14.247 +/- ACRES FOR SALE** on Dayton Lebanon Pike (SR 48) in Washington Township
- **ZONED PD - B2**
- **HIGH PROFILE LOCATION ON THE SR 48 MAJOR THOROUGHFARE**, one of South Dayton's primary high growth corridors, midway between SR 73/Springboro and SR 725/downtown Centerville
- **EXCELLENT VISIBILITY** with direct frontage on SR 48
- **IDEALLY SITUATED** in densely populated area with large growth projections and directly adjacent to new subdivision with over 900 units
- **CONVENIENT ACCESS TO/FROM** SR 73, SR 725, Centerville, Washington Township, Springboro, Clearcreek Township & Waynesville
- **STRONG DEMOGRAPHICS** with high household incomes



**JOHN ORR**  
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2021 DEMOGRAPHICS	3 mile	5 mile	7 mile
POPULATION	41,854	104,981	184,272
# OF HOUSEHOLDS	15,798	42,497	76,257
HH INCOME	\$138,447	\$116,173	\$105,554

WELCOME TO THE REGION WE KNOW

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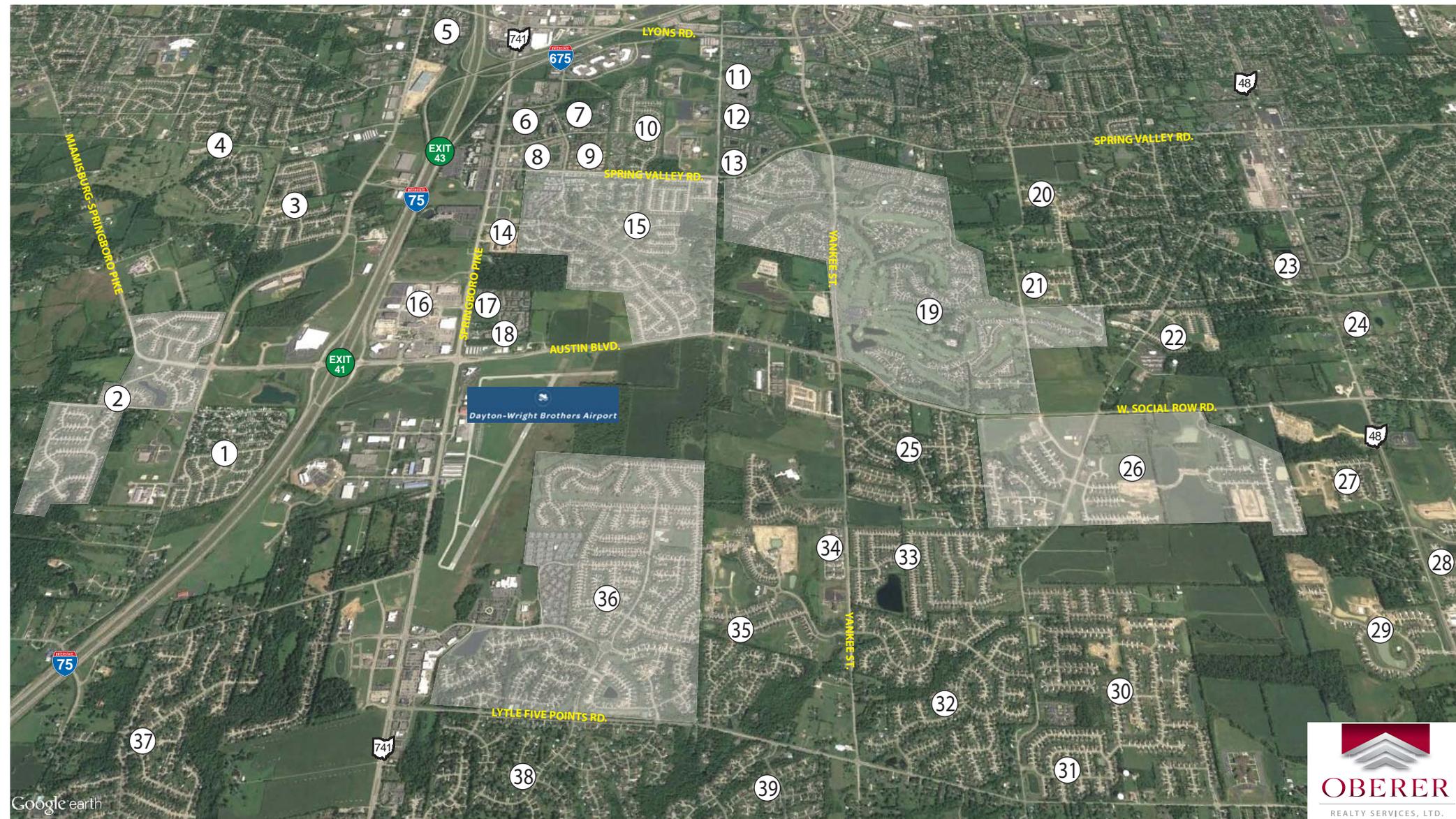
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## SOUTH DAYTON HOUSING DEVELOPMENTS



- |   |   |  |
|---|---|--|
| <ul style="list-style-type: none"> <li>1. Oakwood Village - 509</li> <li>2. Crains Run - 402</li> <li>3. Sidney's Bend</li> <li>4. Pipestone - 1,500</li> <li>5. Autumn Woods - 382</li> <li>6. Hunter's Chase - 292</li> <li>7. Hidden Lakes - 360</li> <li>8. The Club at Spring Valley - 336</li> <li>9. The Conifers - 168</li> <li>10. Heritage Glen - 247</li> </ul>      | <ul style="list-style-type: none"> <li>11. Washington Place - 336</li> <li>12. Waterstone - 288</li> <li>13. Twin Lakes/Twin Lakes West - 195</li> <li>14. Austin Park - 226</li> <li>15. Villages of Miami - 440</li> <li>16. The Flats at Austin Landing - 274</li> <li>17. Covey Run - 138</li> <li>18. Austin Springs - 204</li> <li>19. Yankee Trace - 1,100</li> <li>20. Estates of Paragon - 24</li> </ul> | <ul style="list-style-type: none"> <li>21. Paragon Place - 76</li> <li>22. Somerset - 127</li> <li>23. Edinburgh Village - 80</li> <li>24. Scarborough Village - 56</li> <li>25. Waterbury Woods/Ashbury Meadows - 200</li> <li>26. Washington Trace - 727</li> <li>27. Weatherstone Estates - 93</li> <li>28. Winding Creek - 746</li> <li>29. Soraya Farms - 379</li> <li>30. Glenridge - 241</li> </ul> |
| <ul style="list-style-type: none"> <li>31. Summit Point - 84</li> <li>32. Brookside - 373</li> <li>33. Laurel Glen - 172</li> <li>34. The Falls - 135 constructed, 305 proposed</li> <li>35. The Springs - 469</li> <li>36. Settler's Walk - 1,298</li> <li>37. Royal Springs/Tamarack - 665</li> <li>38. Woodland Greens - 252</li> <li>39. Greenleaf Village - 238</li> </ul> |   |  |