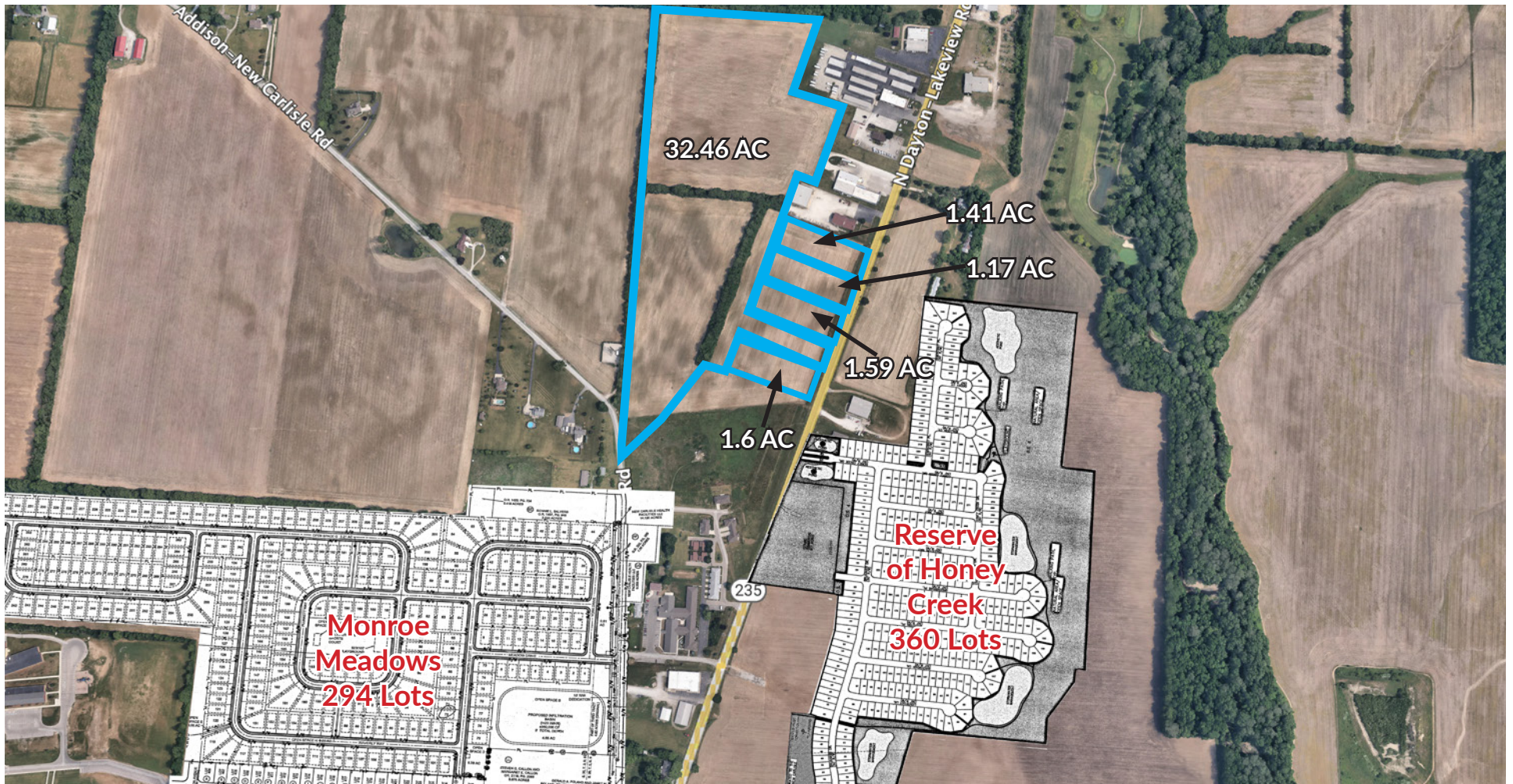


# LAND AVAILABLE FOR SALE

LAND | Addison New Carlisle Rd and OH 235, New Carlisle, OH



**CONTACT:**

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OBERER REALTY SERVICES, LTD.

937-910-0851 | 3445 Newmark Drive, Miamisburg, Ohio 45342 | obererrealty.com



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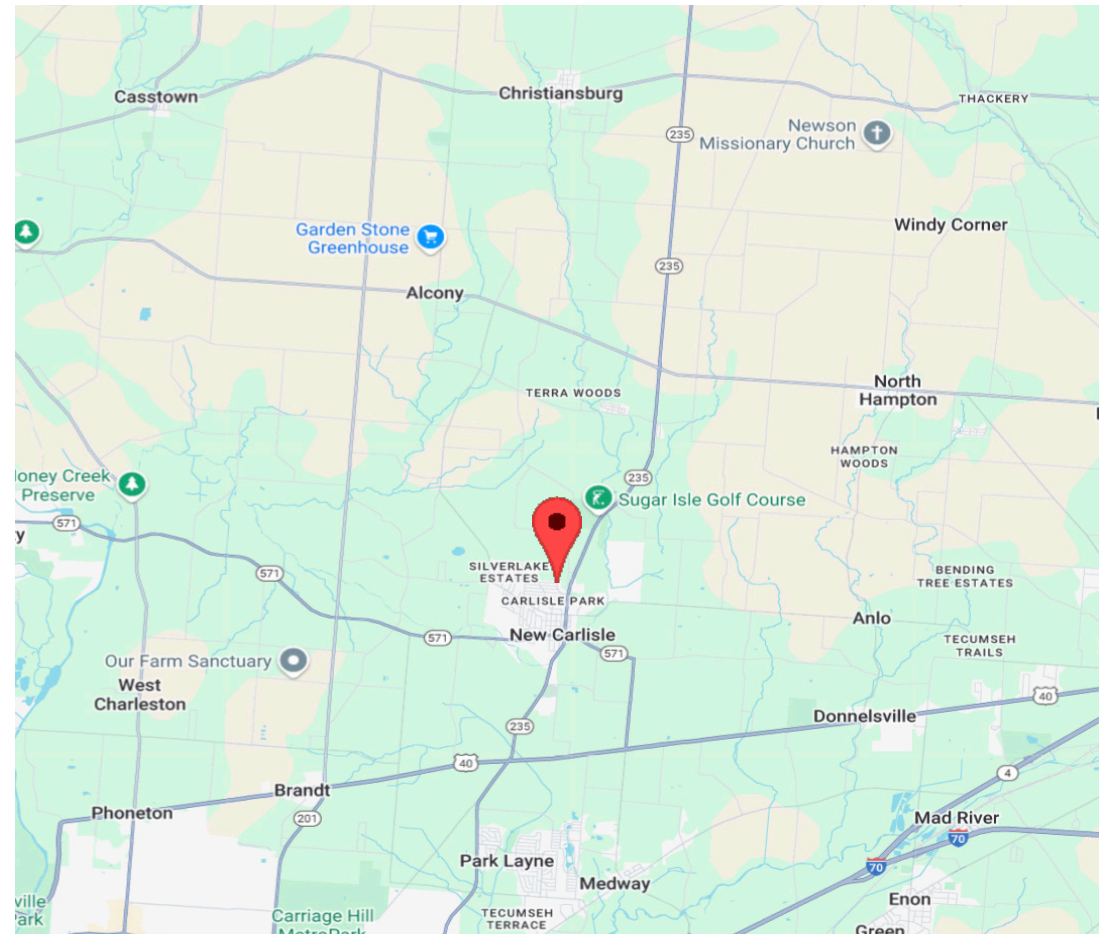
# LAND FOR SALE

## PROPERTY HIGHLIGHTS

- 1.4 - 4.17 acre outlots available
- 32.46 acre lot available for development
- Outlots ideal for medical, professional office, restaurant, retail
- Direct SR 235 frontage
- All utilities in place
- Adjacent to two new housing developments - The Reserve at Honey Creek, 360 residential lots and Monroe Meadows, 294 residential lots

## 2023 DEMOGRAPHICS

	3 MILE	5 MILES	7 MILES
Population	8,864	18,719	117,479
Total Employees	6,028	7,859	47,775
Total HH Income	\$76,169	\$82,299	\$87,775



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