



MILLER LANE, DAYTON, OH 45414

0.64 ACRES | MILLER LANE RETAIL CORRIDOR

Land Available | Subject to Offer

The Offering

3CRE is excited to offer the .642-acre parcel on Miller Lane. This plot of land is just off of I-75, with easy access to I-70. Located in the top retail market in N. Dayton, anchored by Walmart and Sam's Club, the property is located at the crossroads of I-75 and I-70, which collectively has over 190,000 cars/day traffic count. This site is surrounded by national retailers and restaurants that support an ecosystem that offers a wide range of retail and restaurant options for millions of visitors annually.

Overall, the combination of location, visibility, and consumer diversity makes Miller Lane a prime location for retailers to thrive.

Property Highlights

- 0.64 Acres (27,181 SF)
- Subject to Offer
- Zoning- RC/S-1 Regional Commercial Service District
- Pylon Signage Opportunities
- Butler Township
- Miller Lane is the top retail market in North Dayton that offers a wide range of demographics and visitors that create a robust ecosystem in which retailers experience a high level of activity and sales volume. Miller Lane has an extensive set of reputable and national retail tenants who have long-term success.

Market Overview

- **Miller Lane:** 21,367 cars/day
- **I-75:** 109,756 cars/day
- **I-70:** 82,682 cars/day
- **Sams Club Annual Visits:** 1.7 million
- **Walmart Annual Visits:** 1.8 million
- **20 Hotels:** +/- 1800 Rooms

[CLICK HERE FOR OFFERING VIDEO](#)



MILLER LANE
RETAIL CORRIDOR



TENANT
NAME

Pylon Signage
Opportunity
Facing I-75

📍 SUBJECT SITE



MILLER LANE | LAND AVAILABLE

RESIDENTIAL 

3- Mile	\$74,474 (Household Avg. Income)
5- Mile	\$68,048 (Household Avg. Income)
10-Mile	\$69,613 (Household Avg. Income)

HOSPITALITY 

1-Mile Radius	20 Hotels
Number of Rooms	+1,800 Rooms
Visitors	1.25 million Visitors (Annual)

TRAVEL 

I-75	109,756 (Cars/Day)
I-70	82,682 (Cars/Day)
Miller Lane	21,367 (Cars/Day)

RETAIL 

Walmart	1.8 million Visitors (Annual)
Sam's Club	1.7 million Visitors (Annual)
Miller Lane Retail Corridor	7.8 million Visitors (Annual)

BENCHWOOD STATION

Miller Lane will be rebranded to 'Benchwood Station' beginning in the first quarter of 2024. Phase 1 of this multi-phased rebranding effort will encompass a \$6.0 million project focused on infrastructure enhancement and beautification. The Benchwood Station project will improve safety, create connectivity, and enhance the visual aesthetics in the area.

ENHANCEMENTS

- Lighting plans and lighting district implementation for the entire Miller Lane corridor.
- Consistent landscaping and streetscape enhancements along the entire corridor, including street trees, landscaping and hardscape.
- Entryway/gateway signage at major intersections.
- The addition of two mid-block crosswalks.
- Decorative signal at the Intersection of Miller Lane and Benchwood Road.
- Extension of sidewalk and lighting north of Maxton Road.
- A round-a-bout at Maxton and Miller for traffic calming and beautification.





OLIVIA PAGE

COMMERCIAL INVESTMENT ADVISOR

OLIVIA@3CRE.COM

(937) 414-5779



MIKE COSTANTINI

MANAGING PARTNER & BROKER

MIKE@3CRE.COM

(513) 383-8413



3CRE Advisors is a multi-state brokerage specializing in Commercial Real Estate Investment, Leasing, Property Management, and Business Brokering. Contact our team for any of your retail assignments. Visit us at any of our offices or online at 3CRE.com.