



LAND

FOR SALE

Ready For Development!

1611 & 1537 Germantown Pike
Dayton, OH 45417



New pediatric urgent care facility to open summer of 2026.



Germantown Crossing, a \$16 million housing development offering 50 affordable modern rental apartments.

**Nick
Miller-Jacobson**

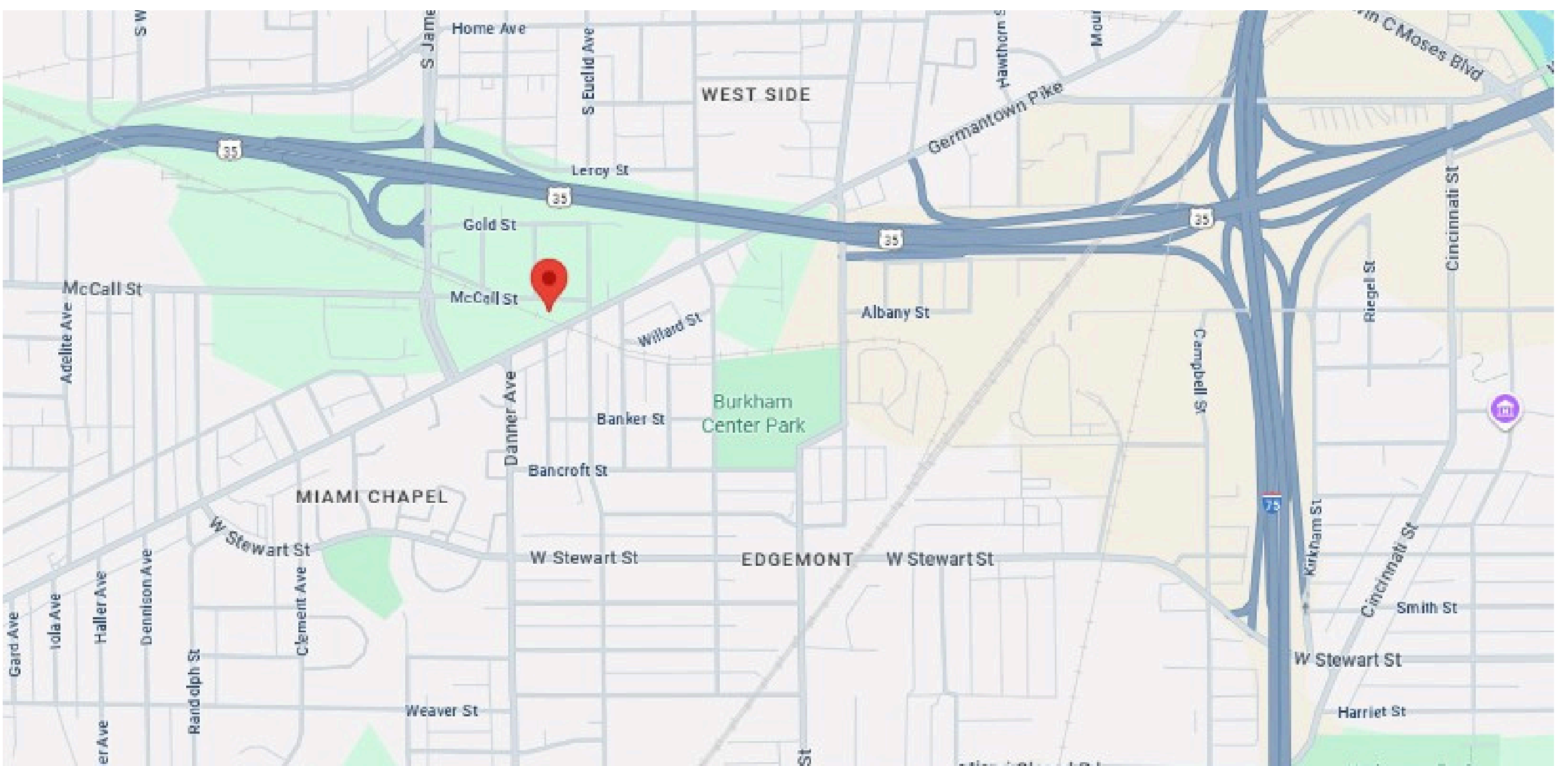
937-222-1600, ext 105
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Property Highlights

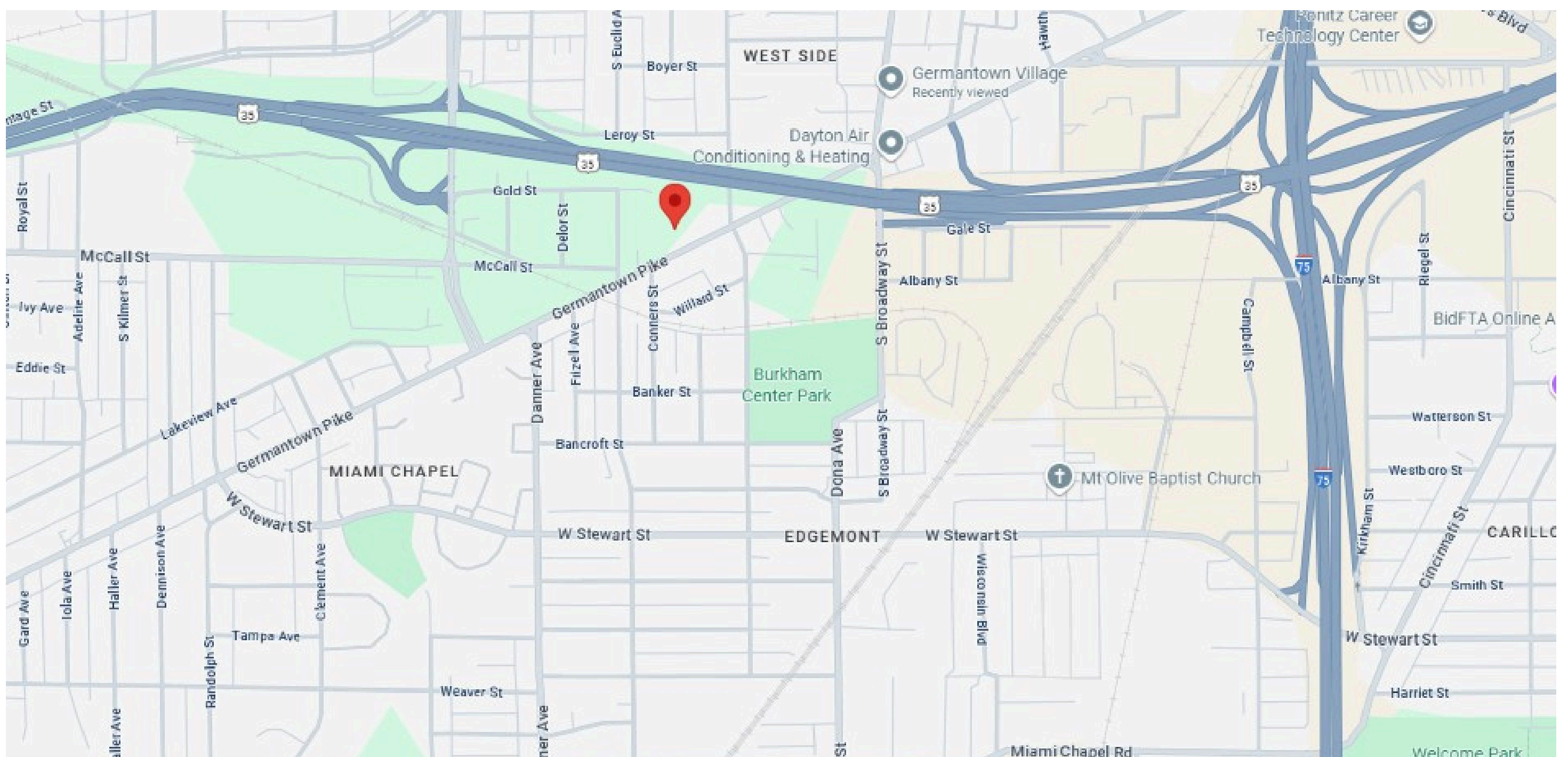
- 1611 Germantown Pike is .55 AC.
- Raw land ready for development!
- **Corner lot is adjacent to new dayton children's pediatric urgent care.**
- Proximity to US-35.
- Zoned I-1, Light Industrial.
- Sale Price: \$80,000





Property Highlights

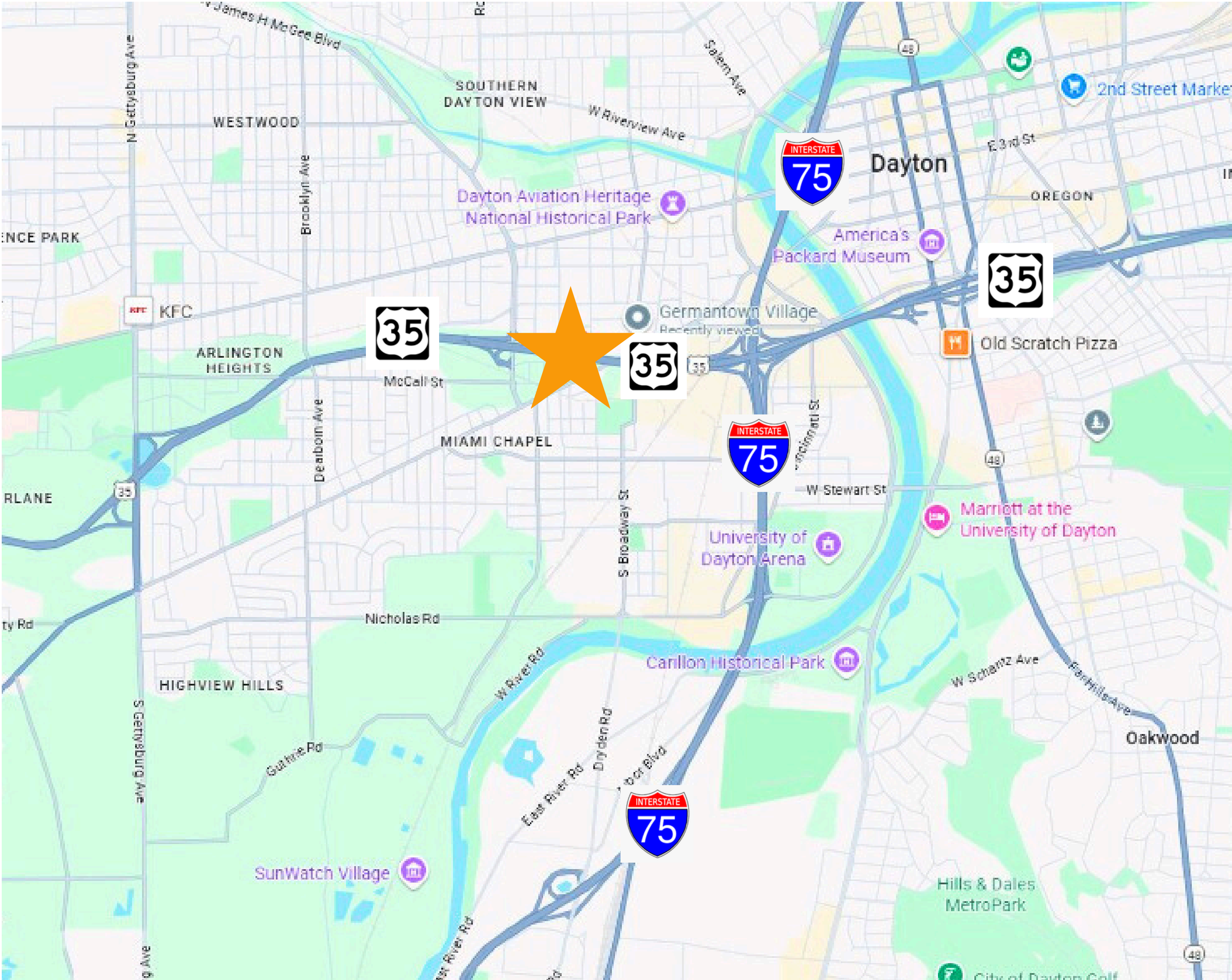
- 1537 Germantown Pike is 1.36 AC.
- Raw land ready for development!
- **Lot is across from the new \$16 million Germantown Crossing housing development.**
- Proximity to US-35.
- Zoned MR-5, Mature Residential.
- Sale Price: \$80,000



Demographics

1537 & 1611 Germantown Pike

Population	2 miles	5 miles	10 miles
2029 Projection	36,082	216,167	524,815
2024	34,744	213,655	525,262
Household Income			
2024 Avg Household Income	\$45,331	\$59,695	\$77,398
2024 Med Household Income	\$31,928	\$42,106	\$57,561
Housing Value			
Medium Home Value	\$69,674	\$94,784	\$158,691



** Demographic information obtained from Costar.