



# Crest

Commercial Realty

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**

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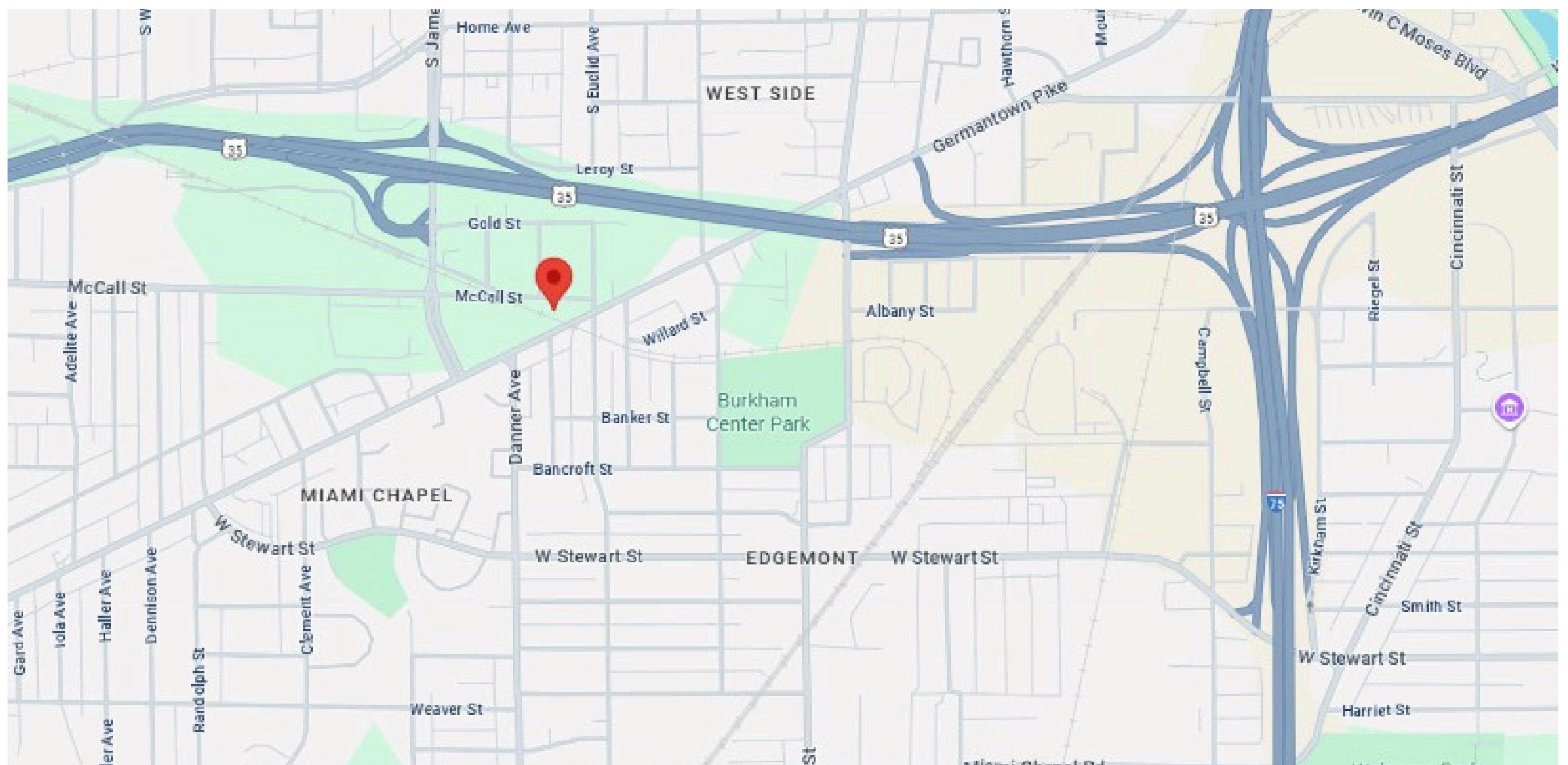
6601 Centerville Business Parkway, Suite 150, Centerville, OH 45459 937-222-1600

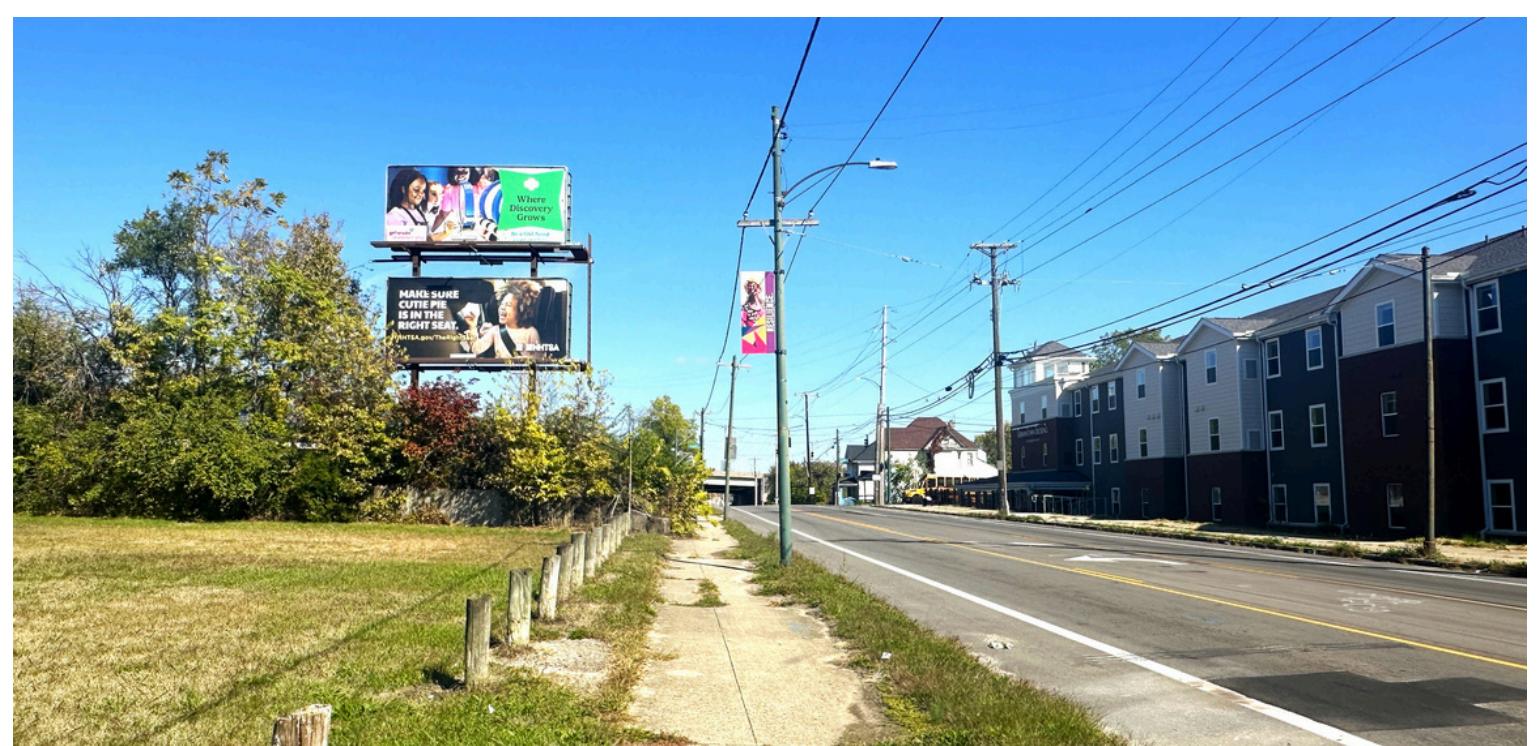




## Property Highlights

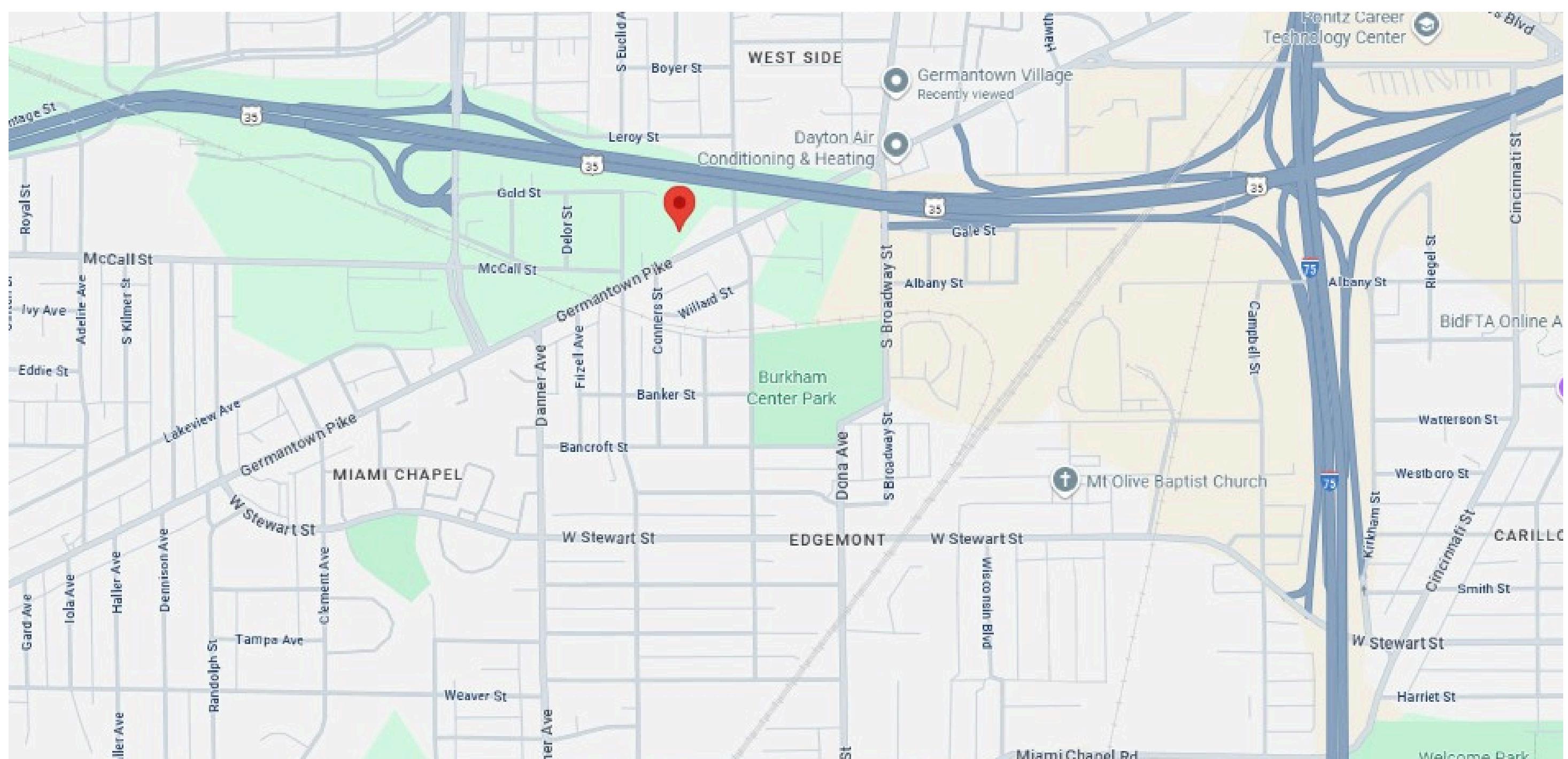
- 1611 Germantown Pike is .55 AC.
- Raw land ready for development!
- **Corner lot is adjacent to new dayton children's pediatric urgent care.**
- Proximity to US-35.
- Zoned I-1, Light Industrial.
- Sale Price: \$80,000





## 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

2029 Projection  
2024

**2 miles**

36,082  
34,744

**5 miles**

216,167  
213,655

**10 miles**

524,815  
525,262

## Household Income

2024 Avg Household Income  
2024 Med Household Income

\$45,331  
\$31,928

\$59,695  
\$42,106

\$77,398  
\$57,561

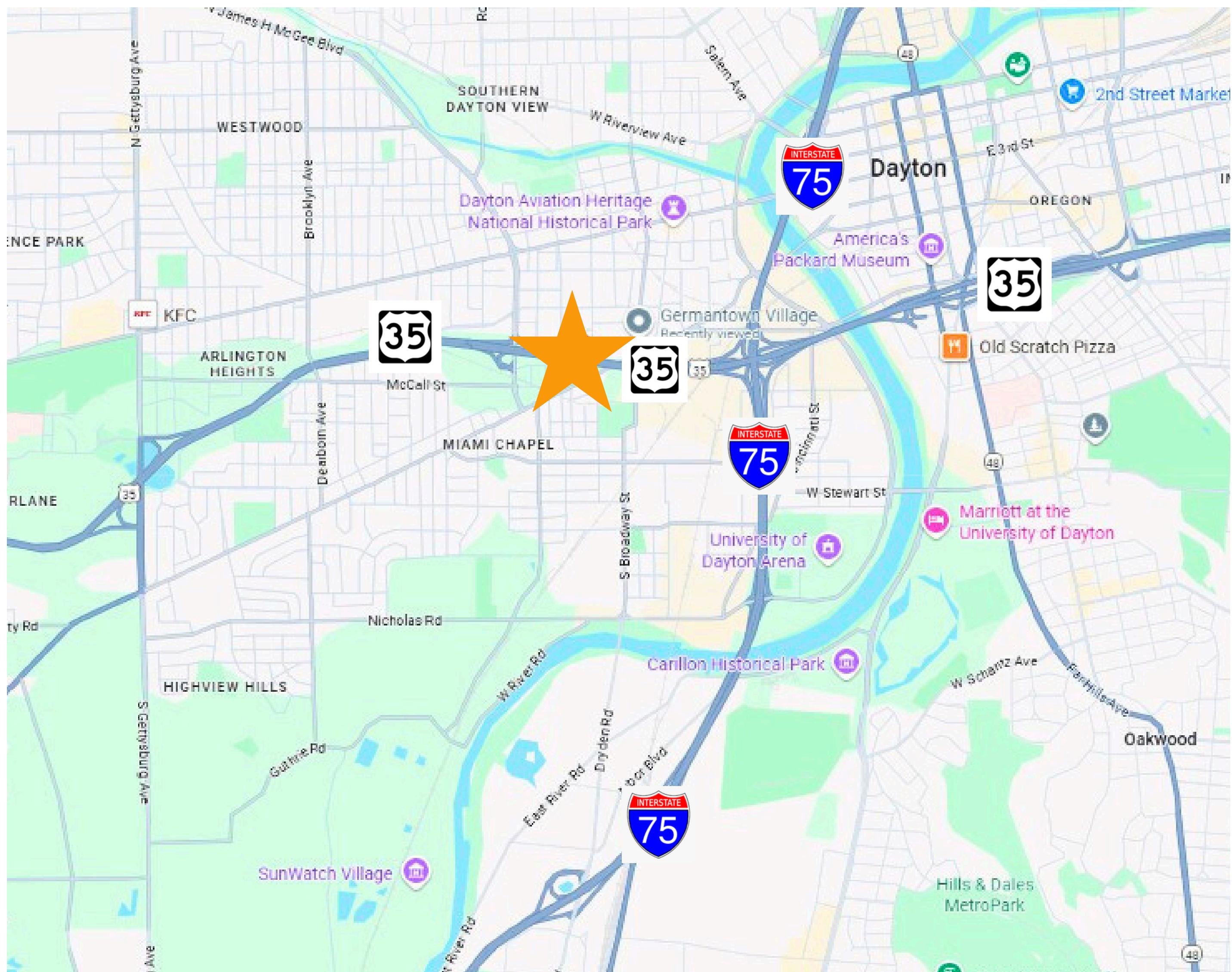
## Housing Value

Medium Home Value

\$69,674

\$94,784

\$158,691



\*\* Demographic information obtained from Costar.

