



Maxton Rd

Maxton Rd

Miller Ln

York Center Dr

3CRE

MAXTON ROAD, DAYTON, OH 45414

1.11 ACRES | OFFICE/RETAIL LAND

For Sale | \$200,000

The Offering

3CRE is excited to offer the 1.11-acre parcel on Maxton Road. This plot of land is just off of I-75, with easy access to I-70. The property is located in the top 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 Maxton Road a prime location for businesses to thrive.

Property Highlights

- 1.11 Acres
- Price - \$200,000
- Zoning- RC/S-1 Regional Commercial Service District
- Butler Township
- The Benchwood Corridor 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. The market area has an extensive set of reputable and national retail tenants who have long-term success.

Market Overview

- **Miller Lane:** 21,367 cars/day
- **North Dixie Drive:** 16,396 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 MARKET AREA VIDEO**](#)

INTERSTATE-70

82,682 Cars/Day



CROSSROADS OF AMERICA

SUBJECT SITE

MAXTON RD

NORTH DIXIE DRIVE
16,396 Cars/Day



YORK PLAZA LN

YORK COMMONS BLVD

INTERSTATE-75

109,756 Cars/Day



BENCHWOOD/ WYSE INTERCHANGE

BENCHWOOD ROAD

30,208 Cars/Day

TOWN CENTER DR

COMMERCE CENTER DR

MILLER LANE
21,367 Cars/Day





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 Corridor, The street adjacent to the subject property, will be rebranded to 'Benchwood Station' In the first quarter of 2024. Phase 1 of this multi-phased rebranding effort will encompass a \$5.5 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

- Extension of sidewalk and lighting north of Maxton Road
- A round-a-bout at Maxton and Miller for traffic calming and beautification.
- 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





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