

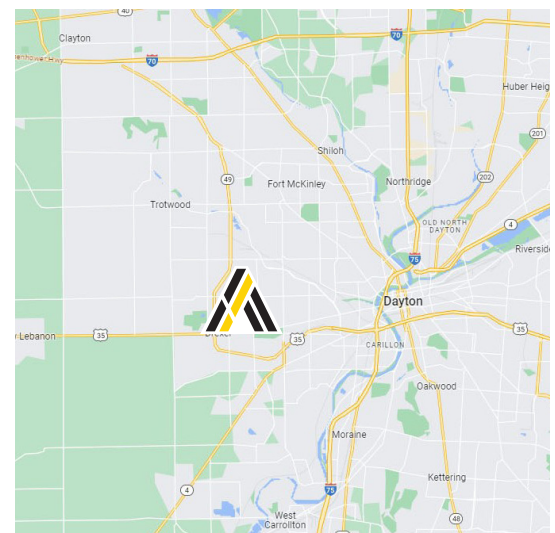


5327 West 3rd Street


Trotwood, Ohio 45417

Property Highlights


- Up to 84.61± Acres available with diverse zoning at \$15,000/acre
- **41.12± Acres Zoned I-PUD - Industrial PUD:** Ideal for industrial, manufacturing, or commercial projects
- **Easy access to US-35:** Enhancing logistics and commuter convenience
- **Close to Downtown Dayton:** Just a 10-minute drive to the heart of Dayton, offering the benefits of urban amenities while retaining suburban charm



Demographics	1 Mile	3 Mile	5 Mile
Total Population	5,067	37,723	108,425
Total Households	2,031	15,363	46,267



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