

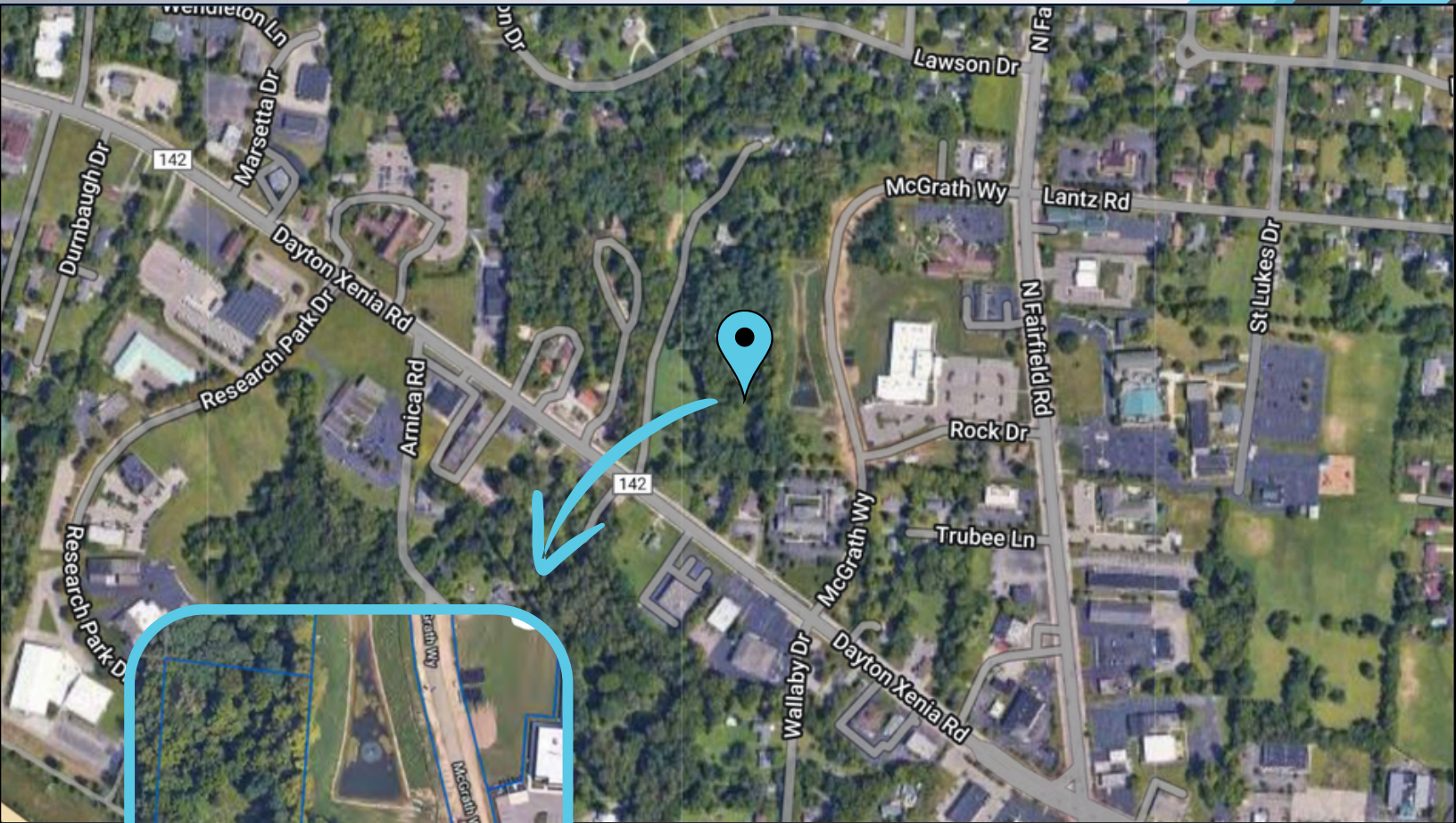


**FOR SALE** | ROCK DRIVE  
BEAVERCREEK, OH 45432

## Property Highlights

- 2.558 ACRE COMMERCIAL DEVELOPMENT SITE
- 0.7 MILES NORTH OF THE US 35 & NORTH FAIRFIELD RD INTERCHANGE
- MINUTES TO I-675, WRIGHT STATE UNIVERSITY, WRIGHT PATTERSON AFB, AND MORE
- PRIME FRONTAGE ON MCGRATH WAY AT ROCK DRIVE IN BEAVERCREEK, OH, DIRECTLY ACROSS FROM PRI MED PHYSICIANS OFFICES AND NEW DAYTON CHILDREN'S MEDICAL CENTER
- CENTRAL TO EVERYTHING BEAVERCREEK, OH!
- NO CITY INCOME TAX!
- ZONED C-PUD O-1 OFFICE DISTRICT WITH RESTRICTIONS PER ORD 4-29 WITH CERTAIN RESTRICTED USES
- STRONG RETAIL, COMMERCIAL AND RESIDENTIAL BACKUP





**ROCK DRIVE | FOR**  
**BEAVERCREEK, OH | SALE**

2023 DEMOGRAPHICS	2 MILE	5 MILE	10 MILE
POPULATION	20,192	137,168	456,556
HOUSEHOLDS	7,787	56,998	188,658
HH INCOME	\$114,774	\$85,909	\$78,589



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