

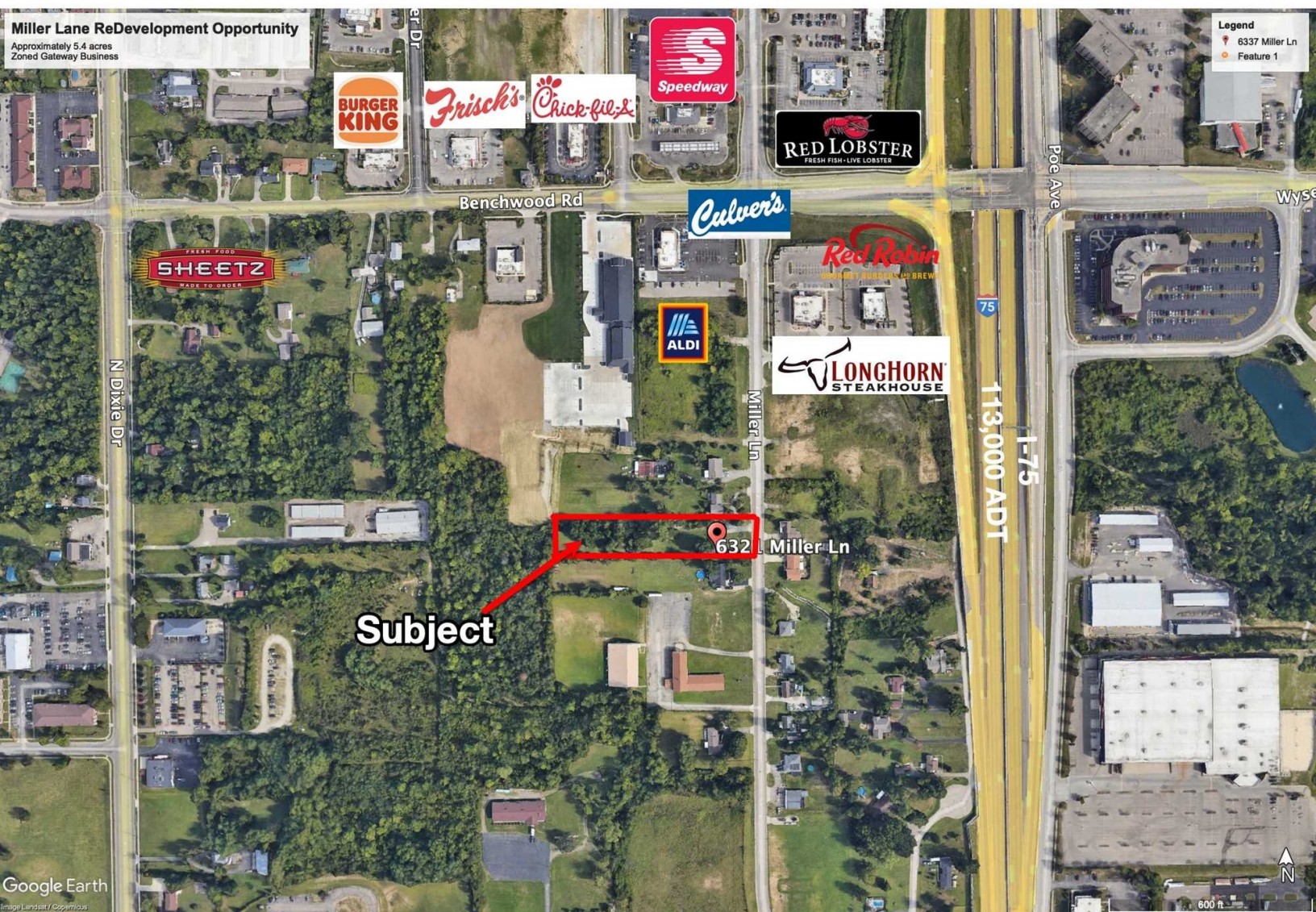
LAND FOR SALE

MILLER LANE DEVELOPMENT ASSEMBLAGE II

6321 MILLER LANE, DAYTON, OH 45414



COMMUNITY
PARTNERS



FOR SALE

KELLER WILLIAMS COMMUNITY

2835 Miami Village Dr. Suite 200
Dayton, OH 45342



COMMUNITY
PARTNERS

Each Office Independently Owned and Operated

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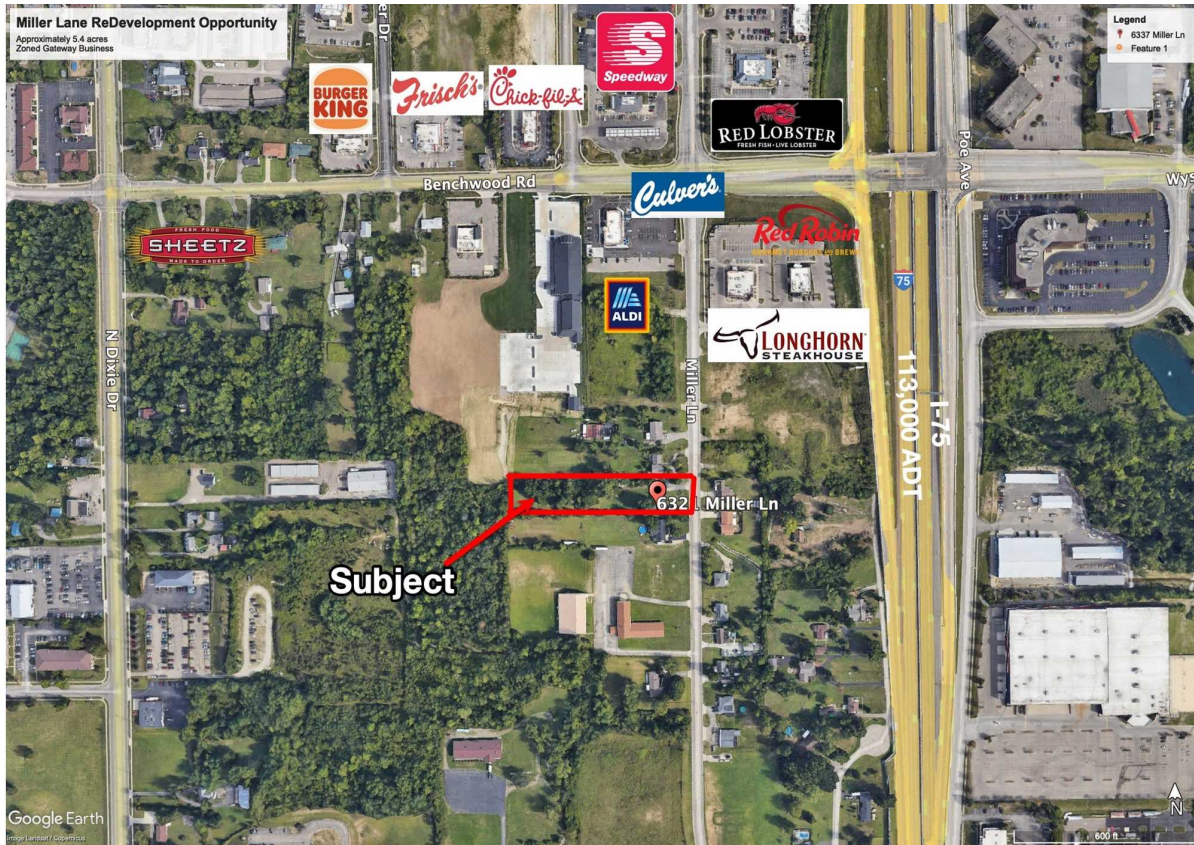
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PROPERTY SUMMARY

6321 MILLER LANE



Property Summary

Lot Size:	1.35 Acres
Price:	\$860,000
Zoning:	Highway Business District

Property Overview

Water & Sewer at the Street
 High Visibility Highway Interchange
 ADT Composite of 26,093 at benchwood an 113,790 on I-75 (2023)
 Located highly trafficked commercial Hub

Location Overview

The Miller Lane/Benchwood Road area in Dayton, Ohio, is a vibrant commercial district located just off I-75, making it a convenient stop for both locals and travelers. This area is known for its variety of restaurants, hotels, and retail stores, catering to visitors and nearby residents. It serves as a hub for dining and lodging, with popular chains and local businesses alike. The proximity to major highways and Dayton International Airport also adds to its appeal, making it a bustling area with plenty of foot traffic. Nearby, you'll find residential neighborhoods and easy access to other parts of Dayton.

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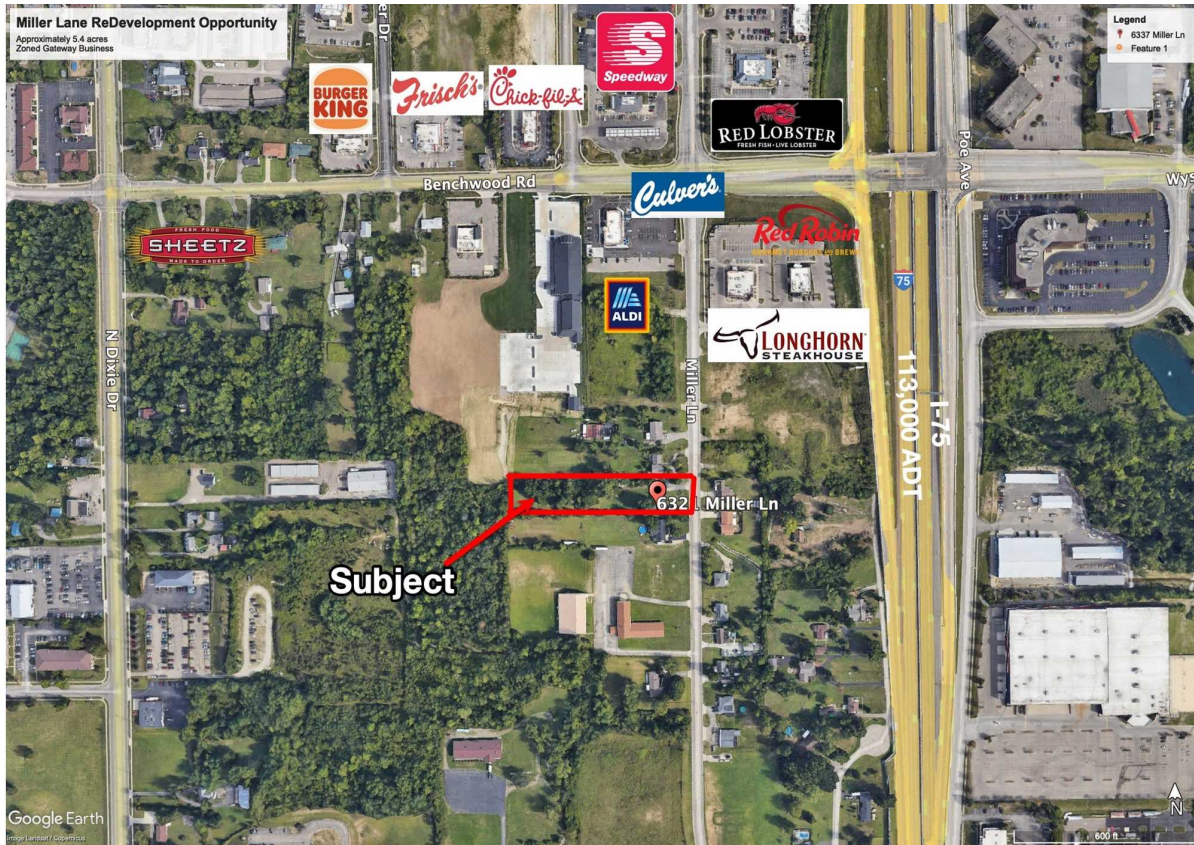
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PROPERTY DESCRIPTION

6321 MILLER LANE



Property Description

Unlock the potential of this prime acreage, currently utilized for single-family residential but perfectly poised for commercial redevelopment. Zoned for Highway Business, this property is ideal for a wide range of commercial uses, including restaurants, hotels, motels, office spaces, and retail developments. With essential utilities like water and sewer already available at the street, the land is ready for transformation.

Strategically located just 0.3 miles from the high-traffic Benchwood and I-75 interchange, this site offers incredible visibility with an average daily traffic count of 26,093 at the interchange and an additional 113,790 vehicles traveling on I-75 north and south daily. This makes it an ideal spot for businesses seeking maximum exposure.

The surrounding area is a commercial hub, home to major retailers like Walmart, Sam's Club, Drury Inns, Home2Suites, Culver's, and Aldi, along with a variety of dining options.

This assemblage offers flexibility, with four parcels available that can be purchased together or in combinations of two parcels to meet specific user needs and zoning regulations. Additionally, the Dayton International Airport is a mere 12-minute drive away, enhancing accessibility for business travelers and logistics operations.

Capitalize on this rare chance to secure a premium location in a thriving commercial district, perfect for a wide range of developments. Don't miss out on this opportunity to be a part of the area's ongoing growth and success.

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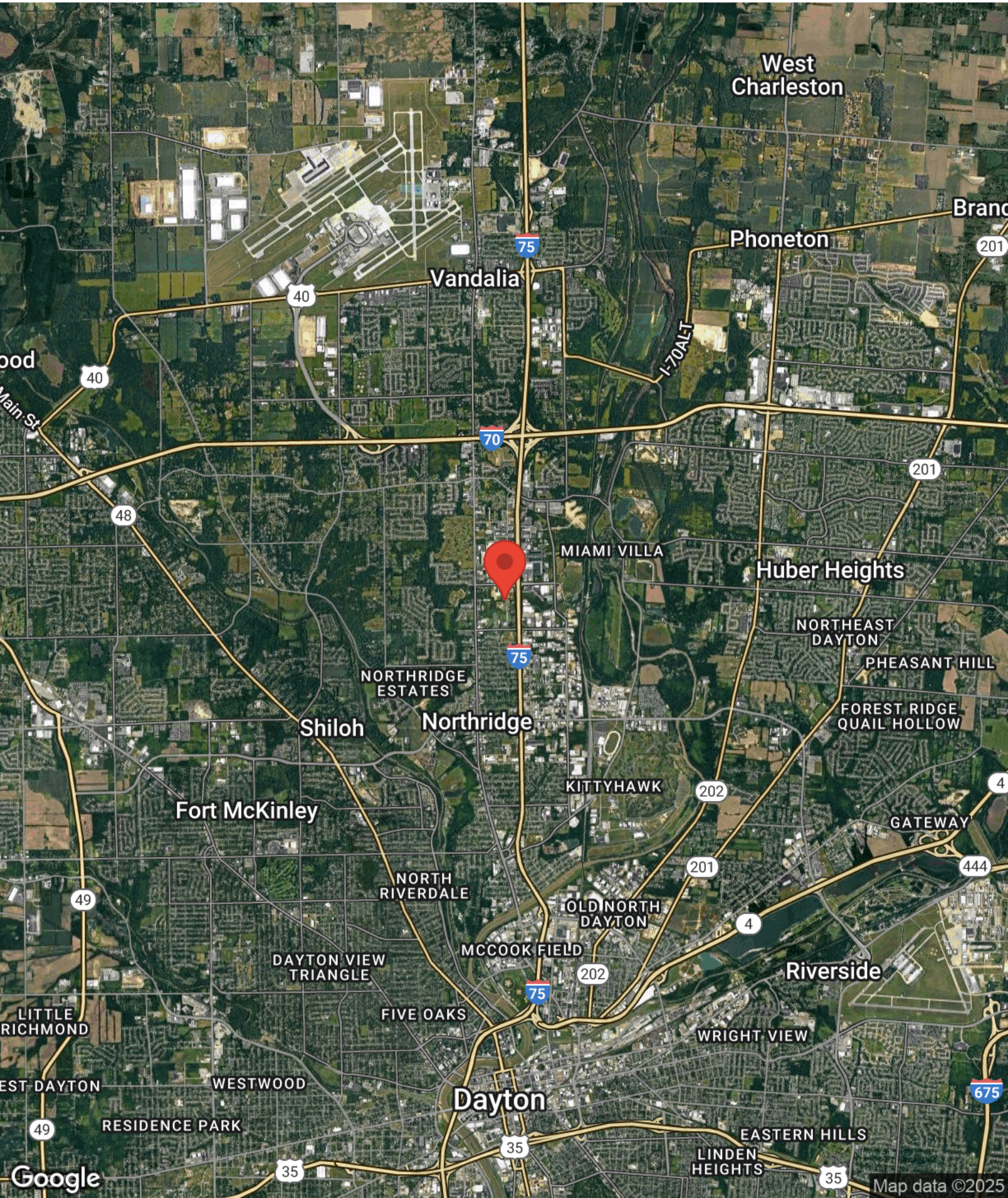
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REGIONAL MAP

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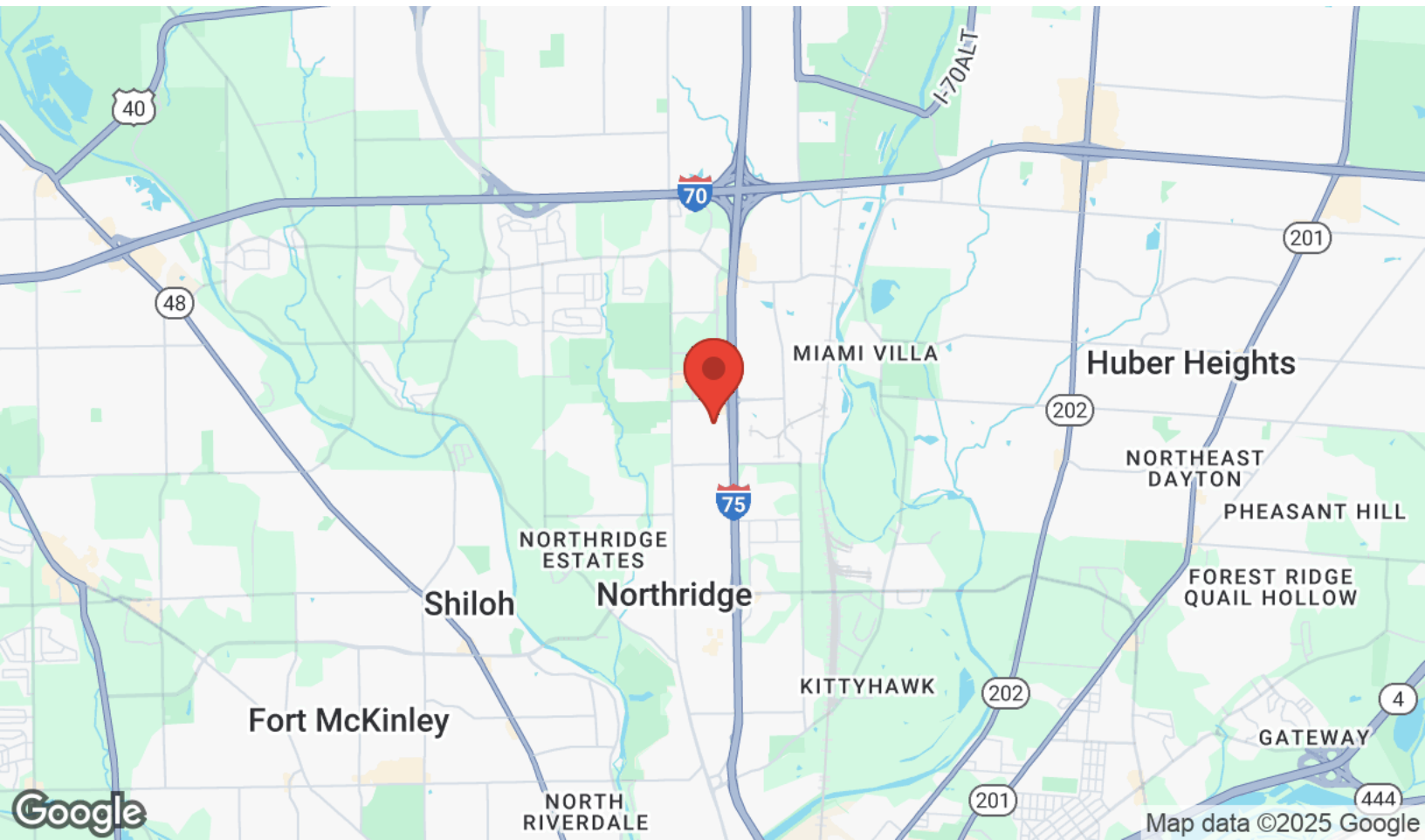
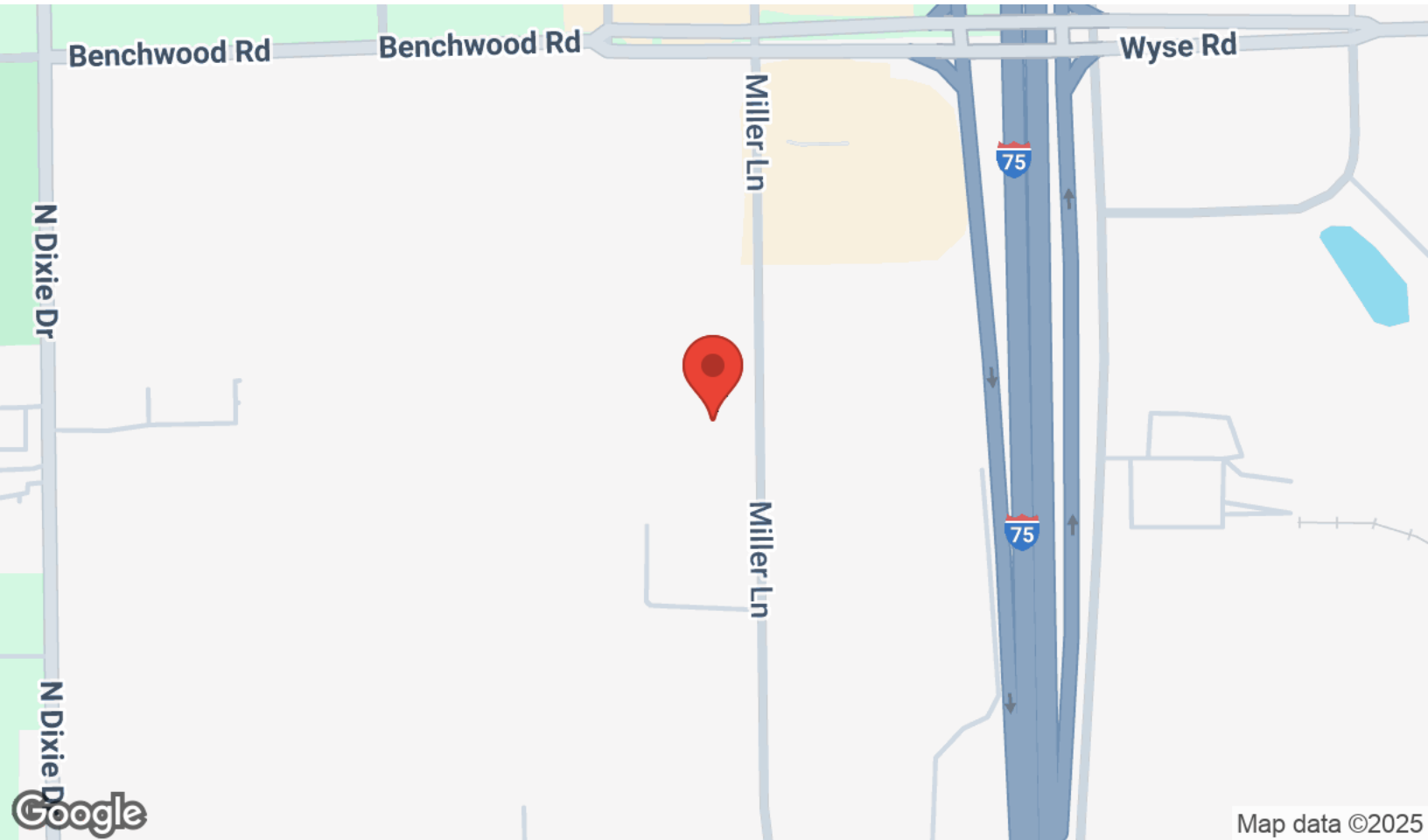


LOCATION MAPS

6321 MILLER LANE

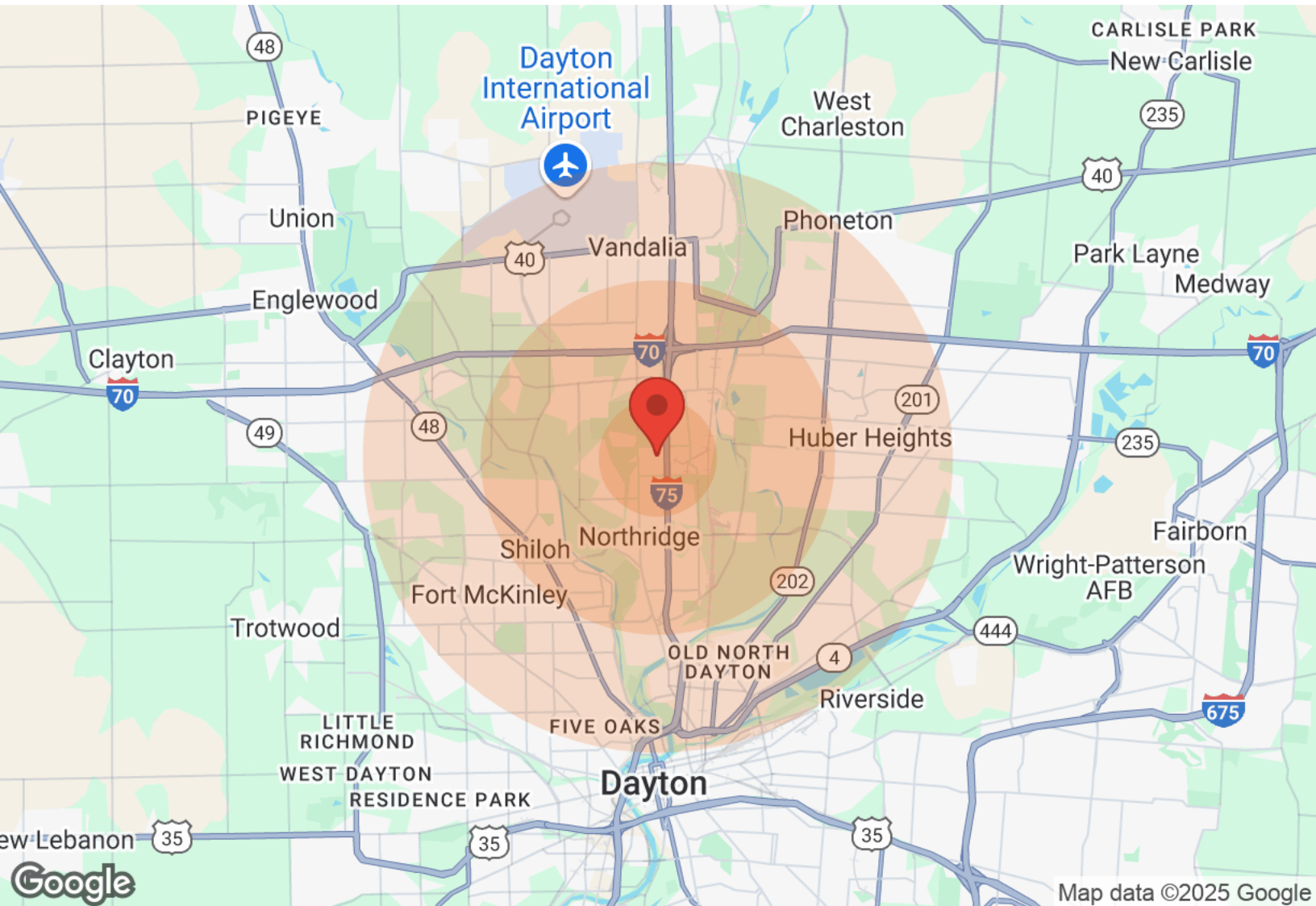


COMMUNITY
PARTNERS



DEMOGRAPHICS

6321 MILLER LANE



Map data ©2025 Google

Population	1 Mile	3 Miles	5 Miles
Male	1,628	16,601	69,487
Female	1,728	18,172	76,016
Total Population	3,356	34,773	145,503

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	613	6,585	28,933
Ages 15-24	408	4,473	20,043
Ages 25-54	1,331	12,792	55,599
Ages 55-64	424	4,665	18,711
Ages 65+	580	6,258	22,217

Race	1 Mile	3 Miles	5 Miles
White	2,958	26,550	94,348
Black	275	7,087	46,149
Am In/AK Nat	2	5	28
Hawaiian	N/A	N/A	3
Hispanic	77	508	2,756
Multi-Racial	218	1,846	8,352

Income	1 Mile	3 Miles	5 Miles
Median	\$31,299	\$35,011	\$36,849
< \$15,000	154	2,526	9,695
\$15,000-\$24,999	289	2,202	7,696
\$25,000-\$34,999	299	2,002	7,925
\$35,000-\$49,999	319	2,224	9,297
\$50,000-\$74,999	286	2,307	11,117
\$75,000-\$99,999	19	1,288	6,464
\$100,000-\$149,999	80	1,515	5,304
\$150,000-\$199,999	N/A	414	1,683
> \$200,000	21	321	790

Housing	1 Mile	3 Miles	5 Miles
Total Units	1,657	16,818	70,667
Occupied	1,509	15,009	60,815
Owner Occupied	739	9,458	37,640
Renter Occupied	770	5,551	23,175
Vacant	148	1,809	9,852

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