



SITE

S. Edwin C. Moses Blvd

W Washington St

35

35

Prime Development Land For Sale

354 Edwin C. Moses Blvd.
Dayton, Oh 45402

4.755 +/- Acres

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PRIME DEVELOPMENT LAND

4.755 +/- ACRES

354 EDWIN C. MOSES BLVD DAYTON, OH

AVAILABLE: 4.755 +/- ACRES

PRICING: \$210,305 PER ACRE

- ZONED CI - CAMPUS INSTITUTIONAL
- 659 FEET OF FRONTAGE ALONG EDWIN C. MOSES BLVD.
- NEIGHBORS INCLUDE SINCLAIR COMMUNITY COLLEGE, PONITZ CAREER CENTER, GERSTNER INTERNATIONAL, MIAMI VALLEY MEALS, KINDRED HOSPITAL, CENTRAL STATE UNIVERSITY DAYTON CAMPUS, KETTERING HEALTH

TRAFFIC COUNTS:

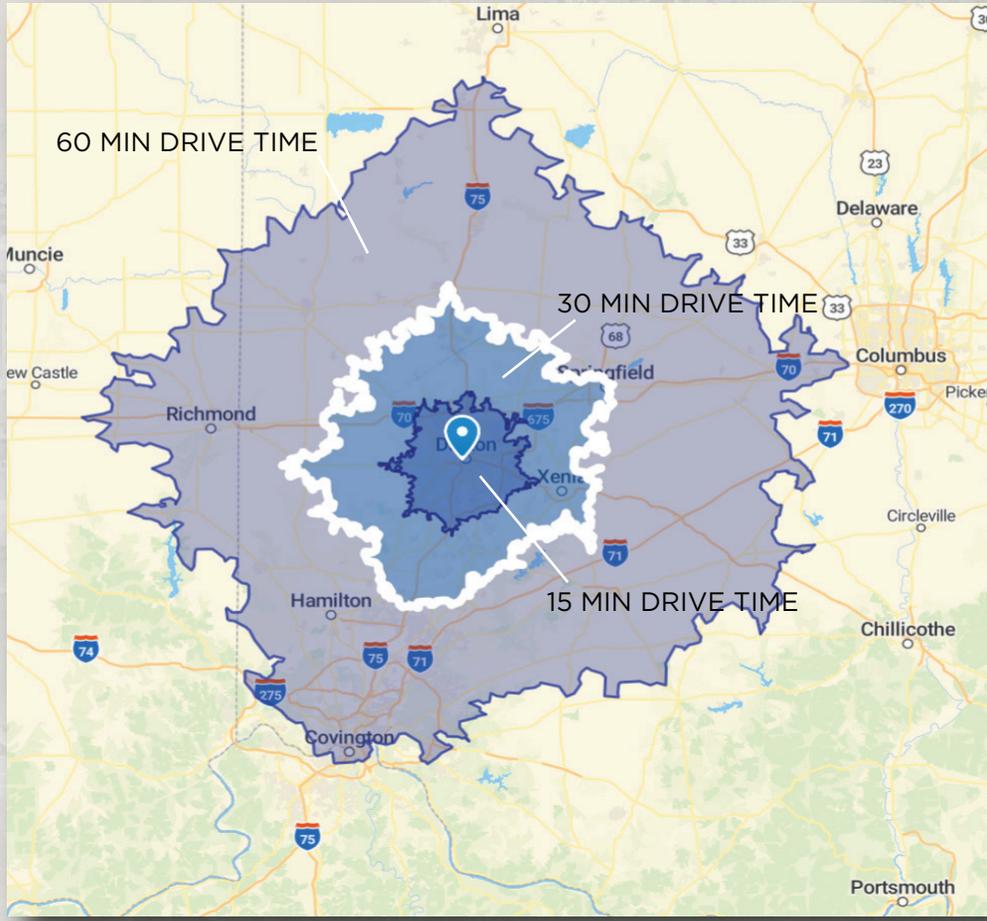
- EDWIN C. MOSES BLVD. - 13,664 VPD
- I-75 - 139,036 VPD
- US 35 E OF I-75 - 73,573 VPD



ASCENT
REAL ESTATE ADVISORS



DEMOGRAPHICS		1 mi radius	3 mi radius	5 mi radius
POP.	2025 Estimated Population	6,999	97,376	221,089
	2030 Projected Population	7,486	97,755	219,734
	2020 Census Population	5,976	89,469	212,774
	Projected Annual Growth 2025 to 2030	1.4%	0.0%	-0.1%
HOUSEHOLDS & INCOME	2025 Estimated Households	3,600	39,935	95,124
	2030 Projected Households	3,947	40,431	94,998
	2020 Census Households	3,144	36,075	91,111
	2025 Est. Avg. Household Income	\$62,692	\$71,993	\$74,373
	2030 Projected Avg. Household Income	\$63,368	\$72,252	\$74,337
2010 Census Avg. Household Income	\$31,014	\$39,883	\$43,801	
TOTAL ANNUAL CONSUMER EXPENDITURE	Total Annual Consumer Expenditure			
	Total Household Expenditure	\$250.93M	\$3.12B	\$7.5B
	Total Non-Retail Expenditure	\$127.23M	\$1.53B	\$3.62B
	Total Retail Expenditure	\$123.7M	\$1.59B	\$3.88M
	Alcoholic Beverages	\$1.53M	\$18.88M	\$45.4M
	Apparel	\$4.71M	\$58.77M	\$140.84M
	Contributions	\$7.69M	\$92.25M	\$223.17M
	Education	\$5.56M	\$67.52M	\$162.91M
	Entertainment	\$14.67M	\$183.2M	\$438.75M
	Food away from home	\$11.14M	\$138.6M	\$332.53M
	Grocery	\$17.94M	\$235.09M	\$557.64M
	Health Care	\$21.23M	\$245.76M	\$597.34M
	Household Furnishings & Equip.	\$6.7M	\$82.94M	\$199.21M
	Household Operations	\$4.82M	\$60.63M	\$144.53M
	Miscellaneous Expenses	\$4.35M	\$53.67M	\$129.14M
	Personal Care	\$3.45M	\$44.75M	\$106.41M
	Shelter	\$47.43M	\$565.89M	\$1.33B
	Tax and Retirement	\$54.34M	\$626.33M	\$1.5B
Tobacco and Related	\$1.58M	\$21.51M	\$49.95M	
Transportation	\$30.93M	\$453.71M	\$1.15B	
Utilities	\$12.88M	\$169.5M	\$401.69M	
INCOME DISTRIBUTION	2025 Est. HH Income \$200,000 or More	5.5%	6.0%	4.7%
	2025 Est. HH Income \$150,000 to \$199,999	5.3%	4.3%	4.7%
	2025 Est. HH Income \$125,000 to \$149,999	3.0%	2.8%	3.6%
	2025 Est. HH Income \$100,000 to \$124,999	7.0%	6.7%	8.0%
	2025 Est. HH Income \$74,999 to \$99,999	7.0%	9.9%	11.6%
	2025 Est. HH Income \$50,000 to \$74,999	14.1%	17.5%	18.0%
	2025 Est. HH Income \$35,000 to \$49,999	10.4%	13.5%	14.2%
	2025 Est. HH Income \$25,000 to \$34,999	9.1%	9.5%	9.6%
	2025 Est. HH Income \$15,000 to \$24,999	12.7%	11.3%	10.3%
	2025 Est. HH Income \$10,000 to \$14,999	12.5%	8.0%	6.2%
	2025 Est. HH Income Under \$10,000	13.6%	10.5%	6.2%
	2025 Est. Per Capita Income	\$32,483	\$30,036	\$32,294
BUSINESS	2025 Est. Total Businesses	1,137	3,948	7,799
	2025 Est. Total Employees	18,970	52,755	96,291



@2025, Demographic Source: Applied Geographic Solutions 11/2025, TIGER Geography -RFULL9
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