

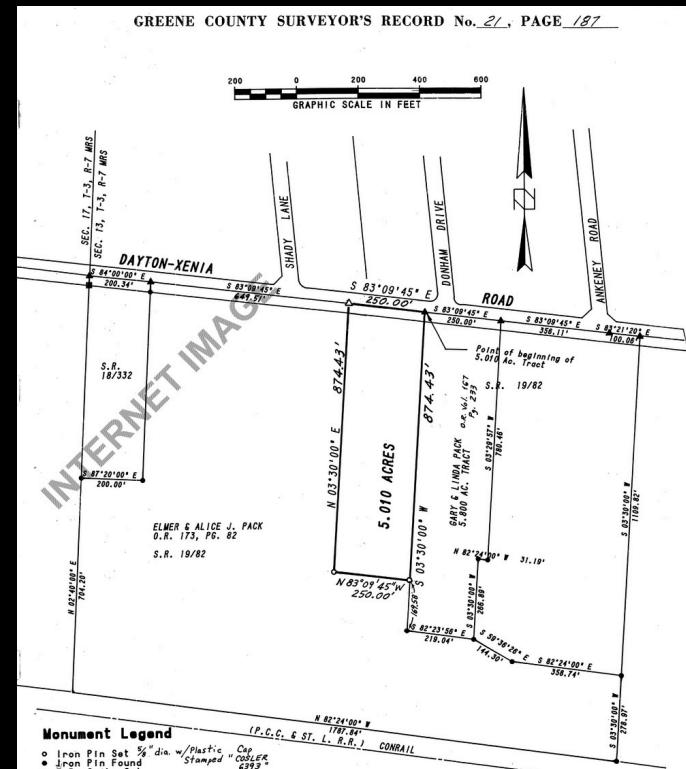


**FOR SALE | 1901 DAYTON XENIA RD
BEAVERCREEK TWP, OH 45434**

Property Highlights

- 5.01 to 22.84 Acres Light Industrial Zoned Development Land
- Zoned for Indoor & Outdoor Self Storage
- Electric, Gas, Public Water, and Sanitary Sewer Available
- Located within 3 minutes to US 35 Full Interchanges at Orchard Land and Trebein Rd, and close to Wright Patterson Air Force Base (WPAFB), I-675, US 42, and all things Beavercreek.
- Beavercreek Township - No City Income Tax!

5.01 to 22.84 ACRES OF COMMERCIAL LAND
IN BEAVERCREEK TWP, OH



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2024 DEMOGRAPHICS

1 MILE

3 MILE

5 MILE

POPULATION	1,554	19,964	80,231
HOUSEHOLDS	514	7,290	31,836
HH INCOME	\$155,343	\$130,574	\$92,494



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The terms and conditions stated in this section will relate to all of the sections of the package as if stated independently therein. If, after reviewing this package, you have no further interest in purchasing or leasing the Property at this time, please return all materials you received relating to the Property to the Broker as notice that you have no further interest in pursuing the Property.