

FOR SALE

Outlot on I-75 & Miller Lane



6300 Block of Miller Lane, Dayton, Ohio 45414

PROPERTY HIGHLIGHTS

- Rare Opportunity to Purchase land with Miller Lane and I-75 Exposure
- Approx. 1.44 Acres
- Traffic Counts on I-75 are 108,498 ADT
- Closest Interchange to Junction of I-75 and I-70
- Regional Retail and Restaurant Trade Area
- High Daytime Population

DEMOGRAPHICS

Year 2023	Three Mile	Five Mile	Ten Mile
Estimated Population	38,734	145,402	420,272
Median Income	\$64,356	\$60,711	\$62,503
Average HH Income	\$85,065	\$80,431	\$83,337
Daytime Population	21,282	55,817	173,435

Avg Daily Traffic Count: 27,800 (2016)



Andrew R. Feinblatt

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Summary Profile

2010-2020 Census, 2023 Estimates with 2028 Projections Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 39.84/-84.1927

Dayton, OH 454141 radius radius radius Population 38.734 145.402 420.272 2028 Erismated Population 38.874 145.502 420.272 2020 Census Population 38.802 145.309 420.251 2010 Census Population 38.802 145.309 420.768 Projected Annual Growth 2019 to 2023 -0.16 0.2% -0.2% Hotoloidal Annual Growth 2019 to 2023 41 38.8 37.8 Households 17.047 61.871 178.132 2023 Estimated Households 17.047 61.871 178.132 2020 Consus Households 15.944 60.058 175.980 2010 Census Households 15.944 60.059 175.890 2010 Census Households 16.664 100.09 175.260 2010 Census Households 16.664 100.09 10.75 2010 Census Households 16.664 100.09 10.75 2010 Census Households 16.664 10.09 10.25 2010 Census Households 16.064		_	<u>.</u>	
Page	6379 Miller Ln			
2023 Estimated Population 38,734 16,6094 202,202 2028 Projected Population 38,907 16,5094 420,255 2020 Consus Population 38,803 145,308 420,255 Projected Annual Growth 2023 to 2028 -0.1% 0.2% 0.2% Historical Annual Growth 2010 to 2023 -1 3.8 37,8 2023 Median Age 41 3.8 37,8 Boulder Age 11 61,871 175,113 2023 Estimated Households 17,477 61,871 175,113 2026 Projected Households 16,924 61,808 175,598 2020 Census Households 16,664 60,039 175,598 2020 Census Households 16,664 60,039 175,598 2020 Census Households 16,664 60,039 175,598 2021 Estimated Mouseholds 16,664 60,039 175,598 2022 Estimated Scientific More 2,000 1,000 1,000 2023 Estimated More Africa American 2,000 3,000 1,000 2023 Estimated Asean or Pacific	Dayton, OH 45414	radius	radius	radius
2028 Projected Population 38.497 146,594 425,305 2020 Census Population 38.802 145,208 420,651 2010 Census Population 38.803 145,308 420,68 Projected Annual Growth 2013 to 2028 -0.1% 0.2% -0.2% Projected Annual Growth 2010 to 2023 -0.1% 0.2% -0.2% Mouseholds 17,047 61,871 178,113 2028 Projected Households 16,441 60,454 175,529 2020 Census Households 16,944 61,086 175,980 2010 Census Households 0.07% 0.03% 1,025 Projected Annual Growth 2023 to 2028 0.07% 0.03% 1,025 Projected Annual Growth 2023 to 2028 0.08 0.0% 2,02 Rocard Ethnicity 0.0 0.0 0.0 2,0 2023 Estima	Population			
2020 Census Population 38,902 145,208 420,758 2010 Census Population 38,223 145,308 420,768 Projected Annual Growth 2023 to 2028	2023 Estimated Population	38,734	145,402	420,272
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Projected Annual Growth 2023 to 2028 -0.1% 0.2% 0.2% Historical Annual Growth 2010 to 2023 -0.2 -0	2020 Census Population	38,902	145,208	420,251
Historical Annual Growth 2010 to 2023 38	2010 Census Population	38,823	145,389	420,768
2023 Median Age 41.3 38.8 78.8 Households 17.047 61.871 178.131 2023 Estimated Households 17.047 61.871 178.131 2028 Projected Households 16.441 61.045 175.529 2020 Census Households 16.644 60.039 17.525 Projected Annual Growth 2023 to 2028 0.78 0.08 0.03 Pilotocid Annual Growth 2010 to 2023 8 60.5% 0.03 Rose and Ethnicty 86.99 60.5% 66.0% 2023 Estimated White 86.99 60.5% 66.0% 2023 Estimated Asian or Pactific Islander 18.9 18.9 20.2 2023 Estimated American Indian or Native Alaskan 10.9 0.2 20.2 2023 Estimated Hispanic 28.9 3.4 4.0 2023 Estimated Merican Household Income \$85.05 \$80.41 \$83.33 2023 Estimated Per Capital Lousehold Income \$95.05 \$80.41 \$83.33 2023 Estimated Per Capital Lousehold Income \$1.0 \$1.0 \$1.0	Projected Annual Growth 2023 to 2028	-0.1%	0.2%	0.2%
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2023 Estimated Households 17,047 61,871 178,131 2028 Projected Households 16,441 60,454 175,529 2020 Census Households 16,664 60,036 175,980 2010 Census Households 16,664 60,039 172,526 Projected Annual Growth 2010 to 2023 0,0% 0,0% 0,336 Historical Annual Growth 2010 to 2023 0,0% 0,0% 0,0% Rece and Ethnicity 24,2% 31,9% 26,1% 2023 Estimated Black or African American 24,2% 31,9% 26,1% 2023 Estimated Place or African American 1,8% 1,8% 3,8% 2023 Estimated Place or African American 1,8% 1,8% 3,8% 2023 Estimated Place or African American 1,8% 1,8% 3,8% 2023 Estimated Place Profice Indian or Native Alaskan 1,8% 1,8% 3,8% 2023 Estimated Other Races 5,0% 5,7% 5,8% 4,1% 2023 Estimated Median Household Income 85,05 80,31 83,33 2023 Estimated Procapital Income 56,35 <td>2023 Median Age</td> <td>41.3</td> <td>38.8</td> <td>37.8</td>	2023 Median Age	41.3	38.8	37.8
2028 Projected Households 16.441 60.454 175.292 2020 Census Households 16.924 61.086 175.980 2010 Census Households 16.664 60.039 172.526 Projected Annual Growth 2021 to 2028 -0.7% -0.5% -0.3% Historical Annual Growth 2010 to 2023 -0.2% -0.2% -0.2% Race and Ethnicity	Households			
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2010 Census Households 16.664 60.039 172.526 Projected Annual Growth 2023 to 2028 -0.7% -0.5% -0.3% Historical Annual Growth 2010 to 2023 20.2% 20.2% 20.2% Race and Ethnicity 2023 Estimated Black or African American 68.9% 60.5% 50.5% 2023 Estimated Black or African American 1.8% 1.8% 2.8% 2023 Estimated American Indian or Native Alaskan 1.0% 2.0% 2.0% 2023 Estimated Differ Races 5.0% 5.0% 5.0% 2023 Estimated Average Household Income 88.50 \$0.43 \$8.337 2023 Estimated Per Capita Income \$64.36 \$0.71 \$6.20 2023 Estimated Per Capita Income \$85.06 \$0.01 \$8.337 2023 Estimated Per Capita Income \$64.36 \$0.71 \$6.20 2023 Estimated Per Capita Income \$85.06 \$0.71 \$6.20 2023 Estimated Per Capita Income \$64.36 \$6.71 \$6.20 2023 Estimated Some High School (Grade Level 9 to 11) \$6.9 \$2.8% 2023 Estimated Some College \$2.5 \$2.6 \$4.9	2028 Projected Households	16,441	60,454	175,529
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Pilsorical Annual Growth 2010 to 2023 2024 2024 2024 2025 20	2010 Census Households	16,664	60,039	172,526
Race and Ethnicity Control of the Search of Se	Projected Annual Growth 2023 to 2028	-0.7%	-0.5%	-0.3%
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2023 Estimated American Indian or Native Alaskan 0.1% 0.2% 0.28 2023 Estimated Other Races 5.0% 5.7% 5.9% 2023 Estimated Hispanic 2.8% 3.4% 4.1% Income 2023 Estimated Average Household Income \$85,065 \$80,431 \$83,337 2023 Estimated Median Household Income \$64,356 \$60,711 \$62,503 2023 Estimated Per Capita Income \$37,55 \$34,30 \$35,579 Education (Age 25+) 2023 Estimated Elementary (Grade Level 0 to 8) 2.5% 2.7% 2.8% 2023 Estimated Some High School (Grade Level 9 to 11) 6.5% 5.8% 6.5% 2023 Estimated Some College 25.3% 25.8% 24.7% 2023 Estimated Associates Degree Only 9.9% 10.0% 10.0% 2023 Estimated Graduate Degree 9.6% 9.1% 15.9% 2023 Estimated Graduate Degree 9.6% 9.1% 10.0% 2023 Estimated Total Businesses 1.64 4.94 13.00 2023 Estimated Employee Population per Business 13.	2023 Estimated Black or African American	24.2%	31.9%	25.1%
2023 Estimated Other Races 5.0% 5.7% 5.9% 2023 Estimated Hispanic 2.8% 3.4% 4.1% Income 2023 Estimated Average Household Income \$85,065 \$80,431 \$83,337 2023 Estimated Median Household Income \$64,356 \$60,711 \$62,503 2023 Estimated Pc Capita Income \$37,554 \$34,30 \$35,575 Education (Age 25+) 2023 Estimated Elementary (Grade Level 0 to 8) 2.5% 2.7% 2.8% 2023 Estimated Some High School (Grade Level 9 to 11) 6.5% 5.8% 6.5% 2023 Estimated Some College 25.3% 25.8% 24.7% 2023 Estimated Associates Degree Only 9.9% 10.0% 10.0% 2023 Estimated Graduate Degree 9.6% 9.1% 15.9% 2023 Estimated Graduate Degree 9.6% 9.1% 10.0% 2023 Estimated Total Businesses 1,642 4,94 13,90 2023 Estimated Employee 21,28 55,817 173,435 2023 Estimated Employee Population per Business 13.0 11.3 12.5%	2023 Estimated Asian or Pacific Islander	1.8%	1.8%	3.8%
2023 Estimated Hispanic 2.8% 3.4% 4.1% Income 2023 Estimated Average Household Income \$85,065 \$80,431 \$83,337 2023 Estimated Median Household Income \$64,356 \$60,711 \$62,503 2023 Estimated Per Capita Income \$37,554 \$34,300 \$35,579 Education (Age 25+) 2.5% 2.7% 2.8% 2023 Estimated Elementary (Grade Level 9 to 11) 6.5% 5.8% 6.5% 2023 Estimated Some High School (Grade Level 9 to 11) 6.5% 5.8% 6.5% 2023 Estimated Some College 30.0% 31.5% 29.3% 2023 Estimated Associates Degree Only 9.9% 10.0% 10.0% 2023 Estimated Bachelors Degree Only 16.1% 15.1% 15.9% 2023 Estimated Graduate Degree 9.6% 9.1% 10.0% Business 16.1% 4.94 13.90 2023 Estimated Total Businesses 1,642 4,94 13.90 2023 Estimated Employee 21,282 55.817 173.435 2023 Estimated Employee Population per Business 13	2023 Estimated American Indian or Native Alaskan	0.1%	0.2%	0.2%
Income \$85,065 \$80,431 \$83,337 2023 Estimated Average Household Income \$64,356 \$60,711 \$62,503 2023 Estimated Per Capita Income \$37,554 \$34,300 \$35,579 Education (Age 25+) \$25% 2.7% 2.8% 2023 Estimated Elementary (Grade Level 0 to 8) 2.5% 2.7% 2.8% 2023 Estimated Some High School (Grade Level 9 to 11) 6.5% 5.8% 6.5% 2023 Estimated High School Graduate 30.0% 31.5% 29.3% 2023 Estimated Some College 25.3% 25.8% 24.7% 2023 Estimated Associates Degree Only 9.9% 10.0% 10.0% 2023 Estimated Graduate Degree 9.6% 9.1% 15.9% 2023 Estimated Graduate Degree 9.6% 9.1% 10.8% 8usiness 16.14 4,949 13.90 2023 Estimated Total Businesses 1,642 4,949 13,435 2023 Estimated Total Employee 12,28 55,817 173,435 2023 Estimated Employee Population per Business 13.0 11.3	2023 Estimated Other Races	5.0%	5.7%	5.9%
2023 Estimated Average Household Income \$85,065 \$80,431 \$83,337 2023 Estimated Median Household Income \$64,356 \$60,711 \$62,503 2023 Estimated Per Capita Income \$37,554 \$34,300 \$35,579 Education (Age 25+) \$250 \$2,7% \$2,8% 2023 Estimated Elementary (Grade Level 0 to 8) \$2,5% \$2,7% \$2,8% 2023 Estimated Some High School (Graduate 30,0% 31,5% \$29,3% 2023 Estimated Some College \$25,3% \$25,8% \$24,7% 2023 Estimated Associates Degree Only 9,9% 10,0% 10,0% 2023 Estimated Graduate Degree Only 16,1% 15,1% 15,9% 2023 Estimated Total Businesses 1,642 4,949 13,900 2023 Estimated Total Employees 21,282 55,817 173,435 2023 Estimated Employee Population per Business 13,0 11,3 12,5	2023 Estimated Hispanic	2.8%	3.4%	4.1%
2023 Estimated Median Household Income \$64,356 \$60,711 \$62,503 2023 Estimated Per Capita Income \$37,554 \$34,300 \$35,579 Education (Age 25+) \$250 \$2,7% \$2,8% 2023 Estimated Elementary (Grade Level 0 to 8) \$2,5% \$2,7% \$2,8% 2023 Estimated Some High School (Grade Level 9 to 11) \$6,5% \$5,8% \$6,5% 2023 Estimated High School (Graduate 30,0% \$1,5% \$29,3% 2023 Estimated Some College \$25,3% \$25,8% \$24,7% 2023 Estimated Associates Degree Only 9,9% 10,0% 10,0% 2023 Estimated Bachelors Degree Only 16,1% 15,1% 15,9% 2023 Estimated Graduate Degree 9,6% 9,1% 10,8% Business 3,64 4,949 13,900 2023 Estimated Total Businesses 1,642 4,949 13,900 2023 Estimated Total Employees 21,282 55,817 173,435 2023 Estimated Employee Population per Business 13,0 11,3 12,5	Income			
2023 Estimated Per Capita Income \$37,554 \$34,300 \$35,579 Education (Age 25+) 32.5% 2.7% 2.8% 2023 Estimated Elementary (Grade Level 0 to 8) 2.5% 2.7% 2.8% 2023 Estimated Some High School (Grade Level 9 to 11) 6.5% 5.8% 6.5% 2023 Estimated High School Graduate 30.0% 31.5% 29.3% 2023 Estimated Some College 25.3% 25.8% 24.7% 2023 Estimated Associates Degree Only 9.9% 10.0% 10.0% 2023 Estimated Bachelors Degree Only 16.1% 15.1% 15.9% 2023 Estimated Graduate Degree 9.6% 9.1% 10.8% Business 1,642 4,949 13,900 2023 Estimated Total Businesses 21,282 55,817 173,435 2023 Estimated Employee Population per Business 13.0 11.3 12.5	2023 Estimated Average Household Income	\$85,065	\$80,431	\$83,337
Education (Age 25+) 2023 Estimated Elementary (Grade Level 0 to 8) 2.5% 2.7% 2.8% 2023 Estimated Some High School (Grade Level 9 to 11) 6.5% 5.8% 6.5% 2023 Estimated High School Graduate 30.0% 31.5% 29.3% 2023 Estimated Some College 25.3% 25.8% 24.7% 2023 Estimated Associates Degree Only 9.9% 10.0% 10.0% 2023 Estimated Bachelors Degree Only 16.1% 15.1% 15.9% 2023 Estimated Graduate Degree 9.6% 9.1% 10.8% Business 2023 Estimated Total Businesses 1,642 4,949 13,900 2023 Estimated Total Employees 21,282 55,817 173,435 2023 Estimated Employee Population per Business 13.0 11.3 12.5	2023 Estimated Median Household Income	\$64,356	\$60,711	\$62,503
2023 Estimated Elementary (Grade Level 0 to 8) 2.5% 2.7% 2.8% 2023 Estimated Some High School (Grade Level 9 to 11) 6.5% 5.8% 6.5% 2023 Estimated High School Graduate 30.0% 31.5% 29.3% 2023 Estimated Some College 25.3% 25.8% 24.7% 2023 Estimated Associates Degree Only 9.9% 10.0% 10.0% 2023 Estimated Bachelors Degree Only 16.1% 15.1% 15.9% 2023 Estimated Graduate Degree 9.6% 9.1% 10.8% Business 2023 Estimated Total Businesses 1,642 4,949 13,900 2023 Estimated Total Employees 21,282 55,817 173,435 2023 Estimated Employee Population per Business 13.0 11.3 12.5	2023 Estimated Per Capita Income	\$37,554	\$34,300	\$35,579
2023 Estimated Some High School (Grade Level 9 to 11) 6.5% 5.8% 6.5% 2023 Estimated High School Graduate 30.0% 31.5% 29.3% 2023 Estimated Some College 25.3% 25.8% 24.7% 2023 Estimated Associates Degree Only 9.9% 10.0% 10.0% 2023 Estimated Bachelors Degree Only 16.1% 15.1% 15.9% 2023 Estimated Graduate Degree 9.6% 9.1% 10.8% Business 2023 Estimated Total Businesses 1,642 4,949 13,900 2023 Estimated Total Employees 21,282 55,817 173,435 2023 Estimated Employee Population per Business 13.0 11.3 12.5	Education (Age 25+)			
2023 Estimated High School Graduate 30.0% 31.5% 29.3% 2023 Estimated Some College 25.3% 25.8% 24.7% 2023 Estimated Associates Degree Only 9.9% 10.0% 10.0% 2023 Estimated Bachelors Degree Only 16.1% 15.1% 15.9% 2023 Estimated Graduate Degree 9.6% 9.1% 10.8% Business 2023 Estimated Total Businesses 1,642 4,949 13,900 2023 Estimated Total Employees 21,282 55,817 173,435 2023 Estimated Employee Population per Business 13.0 11.3 12.5	2023 Estimated Elementary (Grade Level 0 to 8)	2.5%	2.7%	2.8%
2023 Estimated Some College 25.3% 25.8% 24.7% 2023 Estimated Associates Degree Only 9.9% 10.0% 10.0% 2023 Estimated Bachelors Degree Only 16.1% 15.1% 15.9% 2023 Estimated Graduate Degree 9.6% 9.1% 10.8% Business 2023 Estimated Total Businesses 1,642 4,949 13,900 2023 Estimated Total Employees 21,282 55,817 173,435 2023 Estimated Employee Population per Business 13.0 11.3 12.5	2023 Estimated Some High School (Grade Level 9 to 11)	6.5%	5.8%	6.5%
2023 Estimated Associates Degree Only 9.9% 10.0% 10.0% 2023 Estimated Bachelors Degree Only 16.1% 15.1% 15.9% 2023 Estimated Graduate Degree 9.6% 9.1% 10.8% Business 2023 Estimated Total Businesses 1,642 4,949 13,900 2023 Estimated Total Employees 21,282 55,817 173,435 2023 Estimated Employee Population per Business 13.0 11.3 12.5	2023 Estimated High School Graduate	30.0%	31.5%	29.3%
2023 Estimated Bachelors Degree Only 16.1% 15.1% 15.9% 2023 Estimated Graduate Degree 9.6% 9.1% 10.8% Business 2023 Estimated Total Businesses 1,642 4,949 13,900 2023 Estimated Total Employees 21,282 55,817 173,435 2023 Estimated Employee Population per Business 13.0 11.3 12.5	2023 Estimated Some College	25.3%	25.8%	24.7%
2023 Estimated Graduate Degree 9.6% 9.1% 10.8% Business 2023 Estimated Total Businesses 1,642 4,949 13,900 2023 Estimated Total Employees 21,282 55,817 173,435 2023 Estimated Employee Population per Business 13.0 11.3 12.5	2023 Estimated Associates Degree Only	9.9%	10.0%	10.0%
Business 2023 Estimated Total Businesses 1,642 4,949 13,900 2023 Estimated Total Employees 21,282 55,817 173,435 2023 Estimated Employee Population per Business 13.0 11.3 12.5	2023 Estimated Bachelors Degree Only	16.1%	15.1%	15.9%
2023 Estimated Total Businesses 1,642 4,949 13,900 2023 Estimated Total Employees 21,282 55,817 173,435 2023 Estimated Employee Population per Business 13.0 11.3 12.5	2023 Estimated Graduate Degree	9.6%	9.1%	10.8%
2023 Estimated Total Employees 21,282 55,817 173,435 2023 Estimated Employee Population per Business 13.0 11.3 12.5	Business			
2023 Estimated Employee Population per Business 13.0 11.3 12.5	2023 Estimated Total Businesses	1,642	4,949	13,900
	2023 Estimated Total Employees	21,282	55,817	173,435
2023 Estimated Residential Population per Business 23.6 29.4 30.2	2023 Estimated Employee Population per Business	13.0	11.3	12.5
	2023 Estimated Residential Population per Business	23.6	29.4	30.2