



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

<u>Year 2023</u>	<u>Three Mile</u>	<u>Five Mile</u>	<u>Ten Mile</u>
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)



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MILLER LANE/BENCHWOOD ROAD MARKET
 Dayton, OH 45414



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5.4K ADT '19

29,700 ADT '16

Benchwood Rd

Benchwood Rd



112,400 ADT '19



Miller Ln



Coming Soon

1.44 AC +/-

300' +/-

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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

6379 Miller Ln Dayton, OH 45414	3 mi radius	5 mi radius	10 mi radius
Population			
2023 Estimated Population	38,734	145,402	420,272
2028 Projected Population	38,497	146,594	425,305
2020 Census Population	38,902	145,208	420,251
2010 Census Population	38,823	145,389	420,768
Projected Annual Growth 2023 to 2028	-0.1%	0.2%	0.2%
Historical Annual Growth 2010 to 2023	-	-	-
2023 Median Age	41.3	38.8	37.8
Households			
2023 Estimated Households	17,047	61,871	178,113
2028 Projected Households	16,441	60,454	175,529
2020 Census Households	16,924	61,086	175,980
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	0.2%	0.2%	0.2%
Race and Ethnicity			
2023 Estimated White	68.9%	60.5%	65.0%
2023 Estimated Black or African American	24.2%	31.9%	25.1%
2023 Estimated Asian or Pacific Islander	1.8%	1.8%	3.8%
2023 Estimated American Indian or Native Alaskan	0.1%	0.2%	0.2%
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	\$37,554	\$34,300	\$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 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 Residential Population per Business	23.6	29.4	30.2