



# Available

721 E Dixie Drive, West Carrollton, OH 45449

Located in a busy trade area, this free standing building is conveniently located near several eateries and retail shopping. Plenty of parking with 35 lot spaces.

- For sale or lease
- Traffic counts:  
20,685 S Alex Rd  
23,378 Central Ave & E Dixie Dr
- 4,334 SF available retail space
- Over 600 FT of frontage
- Drive-thru included
- Freestanding building on 1 AC
- Adjacent to McDonald's



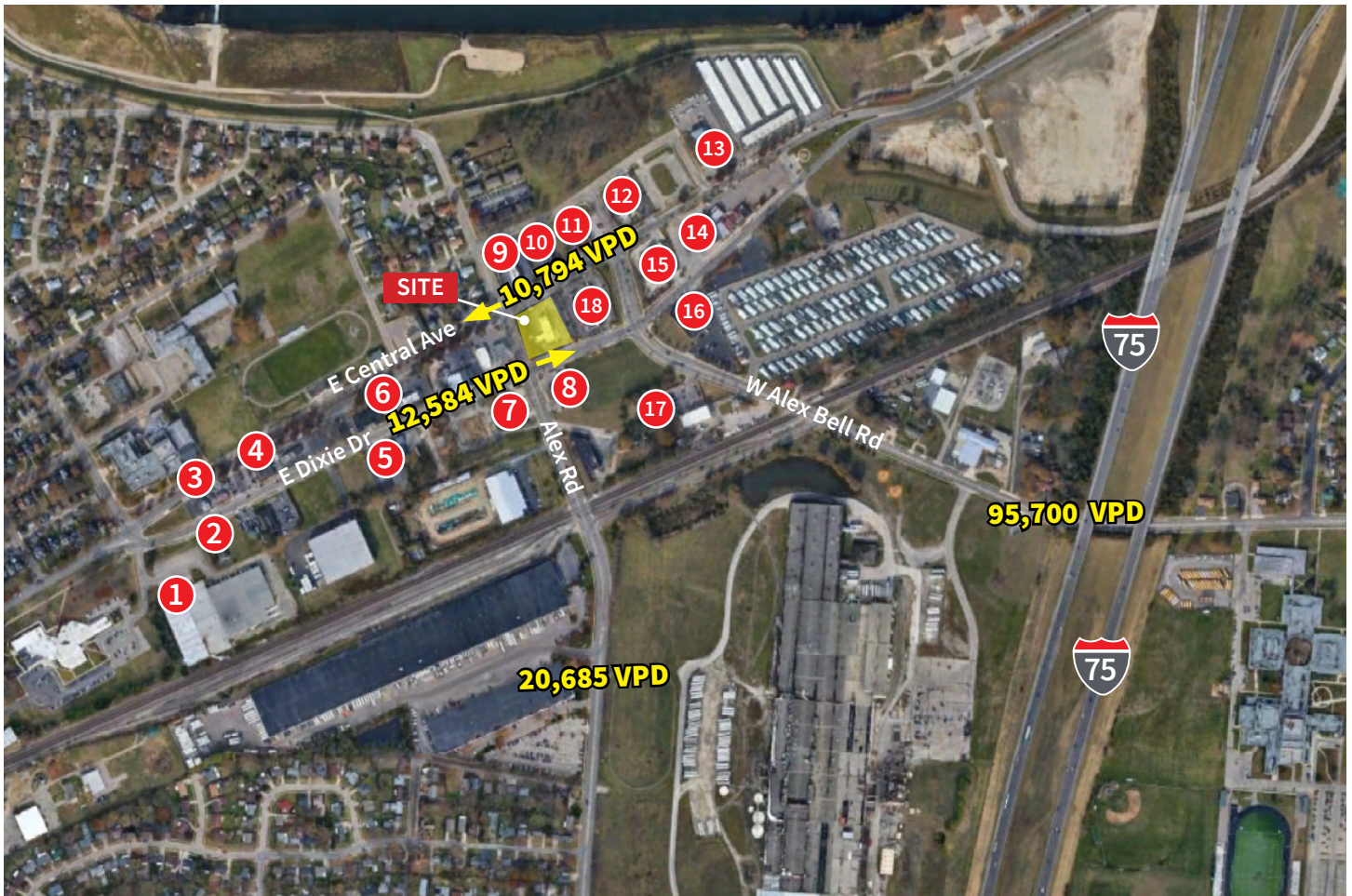
## Contact

Giorgio A. Karras  
Vice President  
+1 513 719 3720  
giorgio.karras@jll.com





## Trade Area Overview



## LEGEND

- |                                |                       |
|--------------------------------|-----------------------|
| 1 West Carrollton Public Works | 10 Speedway           |
| 2 A Muse Sings                 | 11 Taco Bell          |
| 3 Sportscar Group Inc          | 12 US Post Office     |
| 4 Holly's Home Cooking         | 13 Apex Midwest Sales |
| 5 Harley's Tavern              | 14 El Meson           |
| 6 Kentucky Fried Chicken       | 15 Sonic Drive-In     |
| 7 Wing Zone                    | 16 ele Cake Co.       |
| 8 Shell                        | 17 Dollar General     |
| 9 Wendy's                      | 18 McDonald's         |

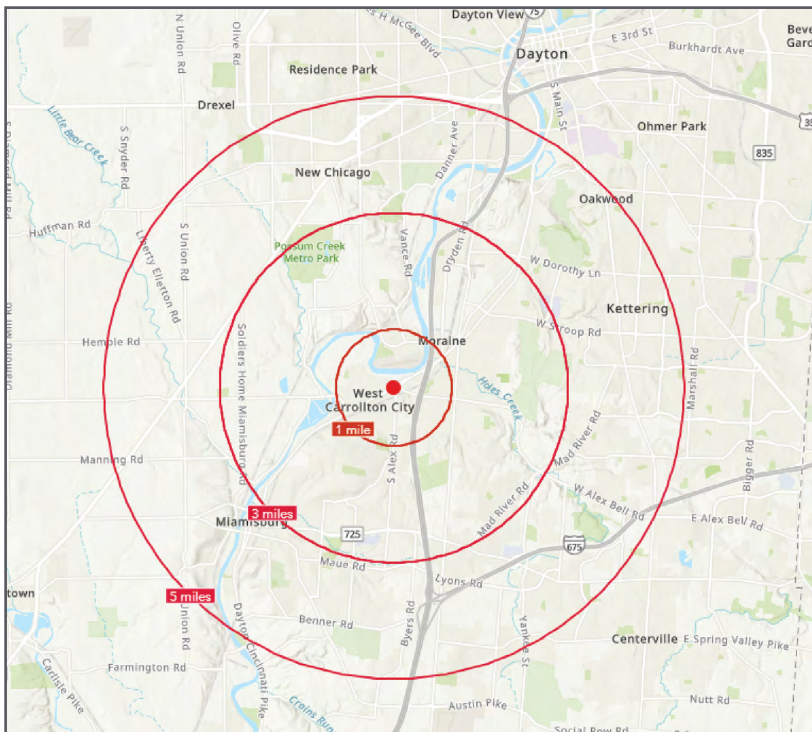
## DISCLAIMER

Although information has been obtained from sources deemed reliable, Owner, Jones Lang LaSalle, and/or their representatives, brokers or agents make no guarantees as to the accuracy of the information contained herein, and offer the Property without express or implied warranties of any kind. The Property may be withdrawn without notice. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2022. Jones Lang LaSalle. All rights reserved.

# 721 E Dixie Drive

4,344 SF | West Carrollton, OH

## Retail Demographics



### Traffic Count Cars Per Day

<b>20,685</b>	Alex Rd
<b>23,378</b>	Central Ave & E. Dixie Dr
<b>95,700</b>	I-75



**Total  
Population**



**Total  
Households**



**Median  
Age**



**Average HH  
Income**



**Total Daytime  
Employees**

<b>1 mile</b> radius	6,493	2,942	41.8	\$64,931	5,578
<b>3 mile</b> radius	40,112	17,570	39.9	\$84,592	42,584
<b>5 mile</b> radius	76,999	33,642	40.4	\$98,181	92,713

#### DISCLAIMER

Although information has been obtained from sources deemed reliable, Owner, Jones Lang LaSalle, and/or their representatives, brokers or agents make no guarantees as to the accuracy of the information contained herein, and offer the Property without express or implied warranties of any kind. The Property may be withdrawn without notice. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2022. Jones Lang LaSalle. All rights reserved.