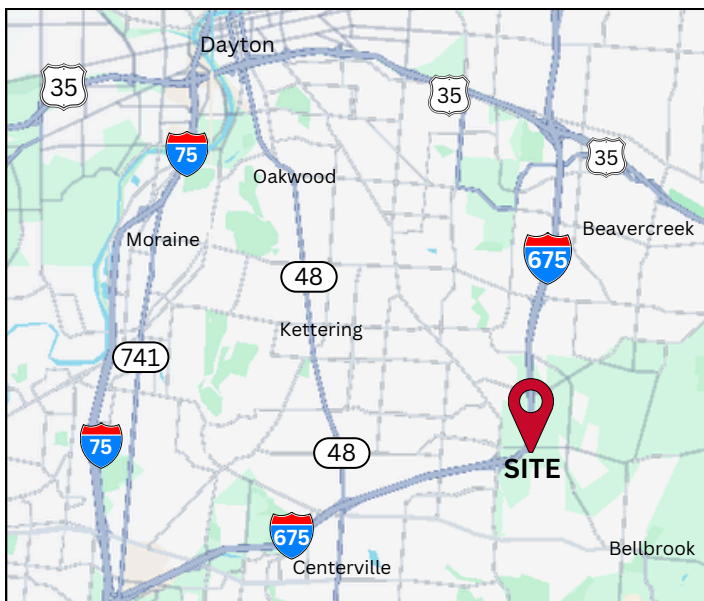


SOUTHEAST CORNER OF CLYO ROAD & FEEDWIRE ROAD
SUGARCREEK TOWNSHIP, OHIO 45440



PRIME MIXED-USE DEVELOPMENT



FOR SALE:

LOT SIZE: 16 +/- Acres total, divisible
MUNICIPALITY: Sugarcreek Township
COUNTY: Greene

- Approximately **16 +/- acres available for development** located at the Southeast corner of Clyo Rd and Feedwire Rd in **Sugarcreek Township**
- **Mixed-use development to include lot sizes of 2+ acres** or more
- Accommodating restaurant, entertainment, office and retail use, and more
- **Minutes from I-675** and Cornerstone of Centerville Development: Kroger, Costco, Cabela's, Target, Marshall's, restaurants and more
- Over **4,100 people within a one-mile radius** with accessible walking pathways from neighboring communities
- **Future planned traffic improvement** projects include:
 - Widening of Feedwire Rd and bridge to five lanes
 - I-675 and Wilmington Pike Interchange project to add diverging diamond interchange, to include new access ramp to I-675 from Feedwire Rd

SKIP SCHAFFER
Direct: 937/477-4300
Email: Skipschafer@me.com

ASHLEY SCHNEIDER
Direct: 312/343-1316
Email: Ashley@cra-dayton.com

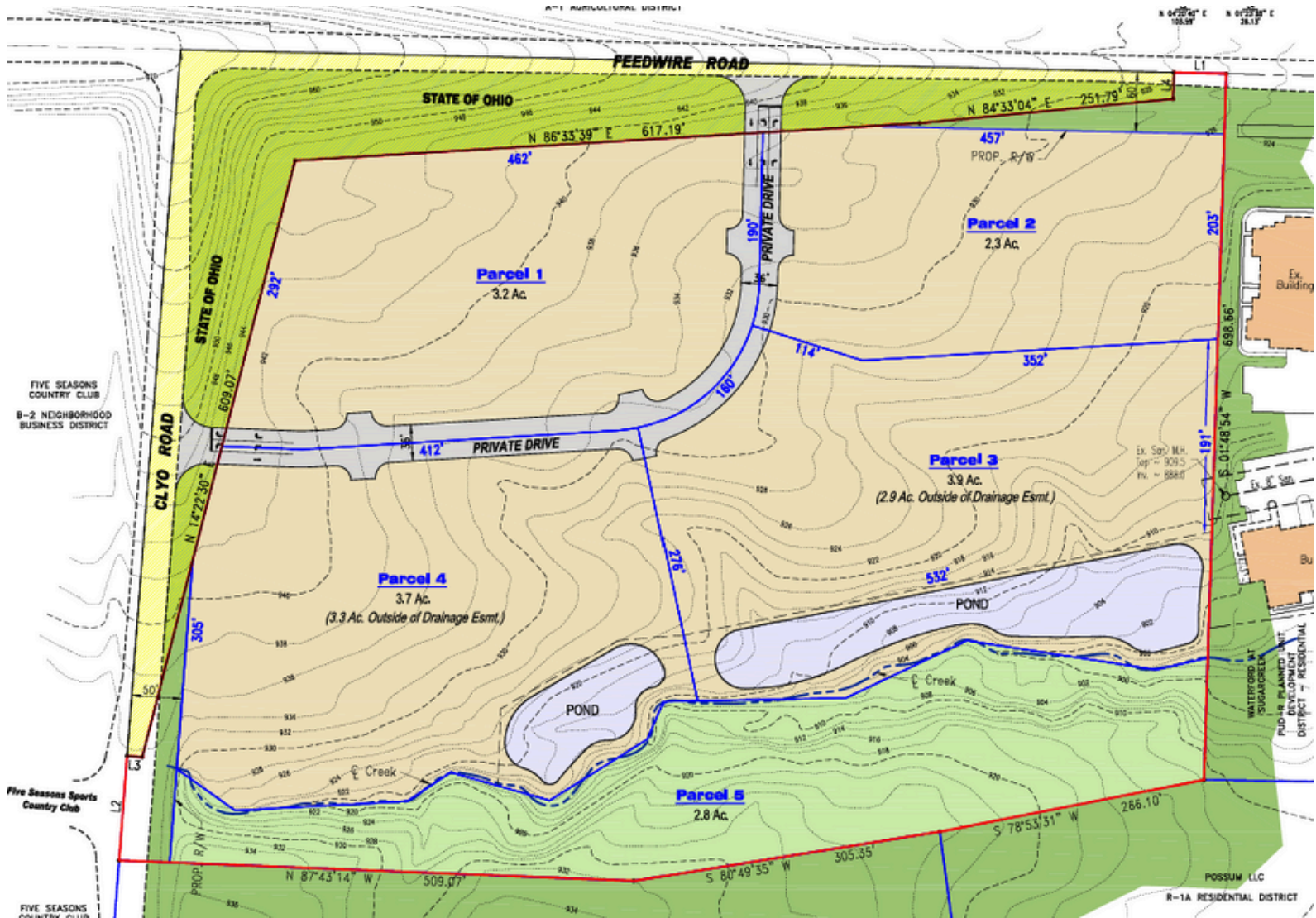
CRA-DAYTON.COM

7071 Corporate Way, Suite 200 | Centerville, OH 45459
Office: 937/433-9000

SOUTHEAST CORNER OF CLYO ROAD & FEEDWIRE ROAD
SUGARCREEK TOWNSHIP, OHIO 45440

CONCEPT PLAN FOR MIXED-USE DEVELOPMENT

16 +/- Acres



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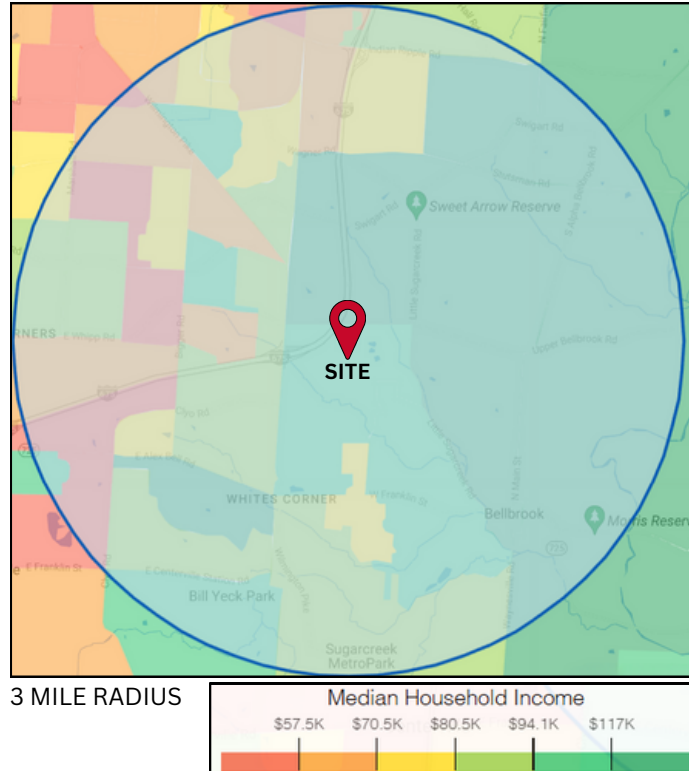
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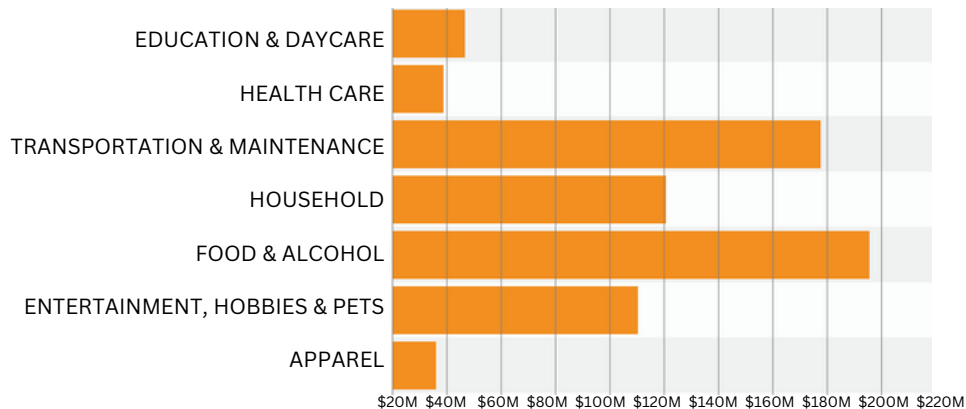
DEMOGRAPHICS



2024 DEMOGRAPHICS

	<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
POPULATION	3,868	50,184	120,190
HOUSEHOLDS	1,600	21,462	51,316
AVERAGE HOUSEHOLD INCOME	\$140,565	\$108,184	\$105,996
DAYTIME EMPLOYEES	3,056	20,424	58,185

CONSUMER SPENDING



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