

SALE/REDEVELOPMENT OPPORTUNITY



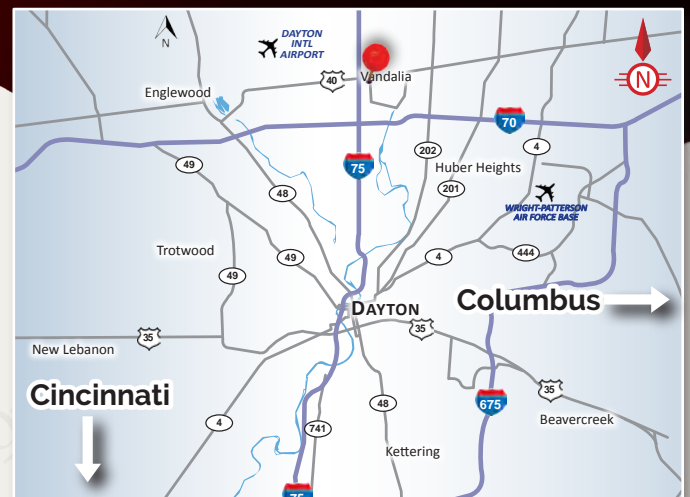
812 E National Road, Vandalia, OH 45377

PROPERTY HIGHLIGHTS

- .81 Acres Available
- Monument Signage Available
- Existing Curb Cut on E. National Road
- Close Access to I-75
- Zoning - HB (Highway Business)
- Close Proximity to GE Aviation and Dayton National Airport
- Traffic Counts: 17,554 ADT E. National Rd.

DEMOGRAPHICS

<u>Year 2025</u>	<u>One Mile</u>	<u>Three Mile</u>	<u>Five Mile</u>
Estimated Population	5,990	23,130	75,754
Median Income	\$72,843	\$85,831	\$79,907
Average HH Income	\$91,659	\$105,223	\$102,493
Daytime Population	4,336	14,363	28,000



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812 E NATIONAL ROAD
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OnSite
Retail Group

Summary Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 39.8914/-84.1837

812 E National Rd Vandalia, OH 45377	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	5,990	23,130	75,754
2030 Projected Population	5,826	22,955	75,519
2020 Census Population	6,264	23,532	76,686
2010 Census Population	6,277	22,234	71,405
Projected Annual Growth 2025 to 2030	-0.5%	-0.2%	-
Historical Annual Growth 2010 to 2025	-0.3%	0.3%	0.4%
2025 Median Age	41.5	41.7	40.0
Households			
2025 Estimated Households	2,710	9,988	31,410
2030 Projected Households	2,650	9,946	31,504
2020 Census Households	2,780	10,190	31,591
2010 Census Households	2,681	9,444	28,978
Projected Annual Growth 2025 to 2030	-0.4%	-	-
Historical Annual Growth 2010 to 2025	-	0.4%	0.6%
Race and Ethnicity			
2025 Estimated White	85.8%	82.4%	78.4%
2025 Estimated Black or African American	8.6%	10.7%	13.5%
2025 Estimated Asian or Pacific Islander	1.3%	2.2%	2.7%
2025 Estimated American Indian or Native Alaskan	0.2%	0.1%	0.2%
2025 Estimated Other Races	4.1%	4.6%	5.2%
2025 Estimated Hispanic	2.0%	2.7%	3.4%
Income			
2025 Estimated Average Household Income	\$91,659	\$105,223	\$102,493
2025 Estimated Median Household Income	\$72,843	\$85,831	\$79,907
2025 Estimated Per Capita Income	\$41,639	\$45,575	\$42,567
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	1.2%	1.8%	2.2%
2025 Estimated Some High School (Grade Level 9 to 11)	4.8%	4.7%	4.7%
2025 Estimated High School Graduate	32.4%	27.9%	28.1%
2025 Estimated Some College	25.1%	22.5%	23.9%
2025 Estimated Associates Degree Only	11.9%	12.2%	12.0%
2025 Estimated Bachelors Degree Only	16.4%	18.2%	17.4%
2025 Estimated Graduate Degree	8.2%	12.7%	11.6%
Business			
2025 Estimated Total Businesses	334	1,175	2,471
2025 Estimated Total Employees	4,366	14,363	28,000
2025 Estimated Employee Population per Business	13.1	12.2	11.3
2025 Estimated Residential Population per Business	17.9	19.7	30.7

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