



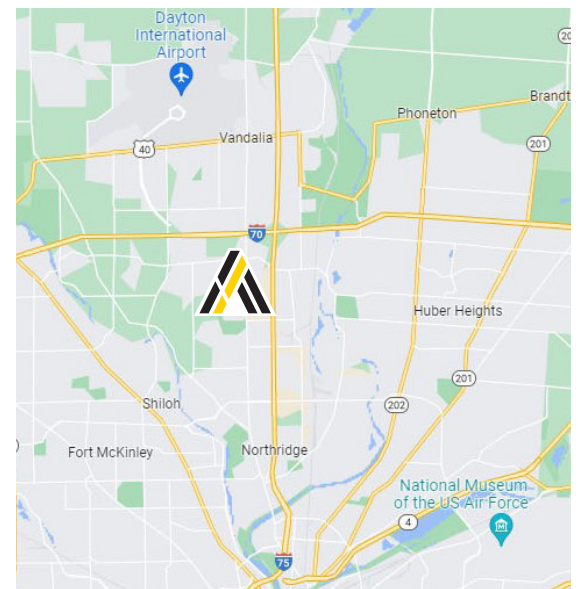
7919 N. Dixie Drive

Dayton, Ohio 45414

SALE PRICE:
\$450,000 PER ACRE

Property Highlights

- From 1 to 3.68± Acres of prime land available
- Ideal for retail or office user looking to gain visibility with exposure immediately off N. Dixie, with over 18,000 vehicles passing daily.
- Located less than 1 mile from the I-75 interchange and popular Miller Lane "Restaurant Row".
- Day Air Credit Union to build their north bank branch on the adjacent land parcel. A new signalized intersection and cul-de-sac will be constructed allowing the parcel to be divided as needed.
- Notable nearby neighbors include: Taco Bell, McDonalds, Fifth Third Bank, Tire Discounters, and Walmart Supercenter



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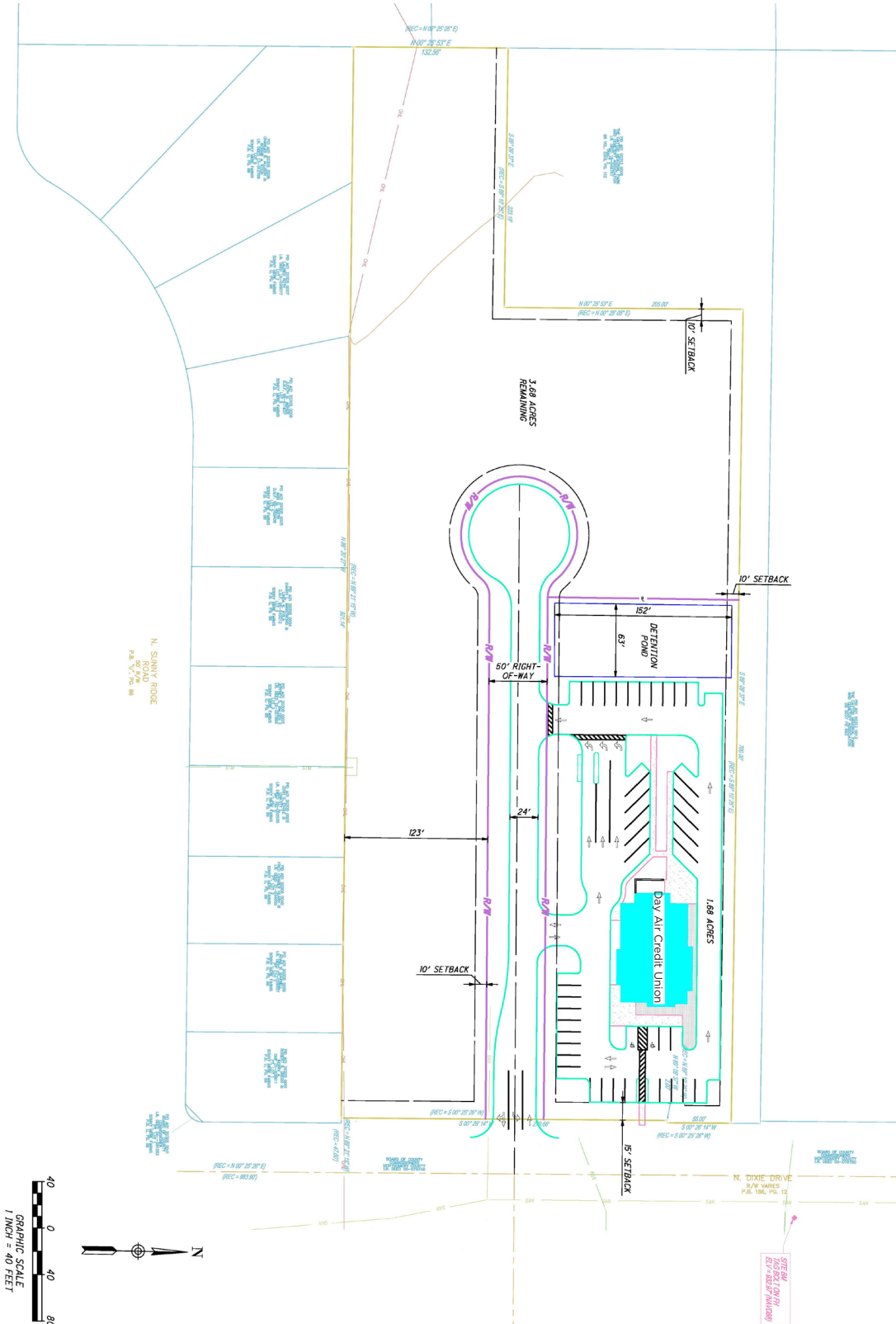
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Site Plan



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