



Retail Pad Site 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.

- Perfect for fast food user with drive-thru
- Half a mile from I-75
- 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
- Freestanding building on 1 AC
- Adjacent to McDonald's



Contact

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Trade Area Overview



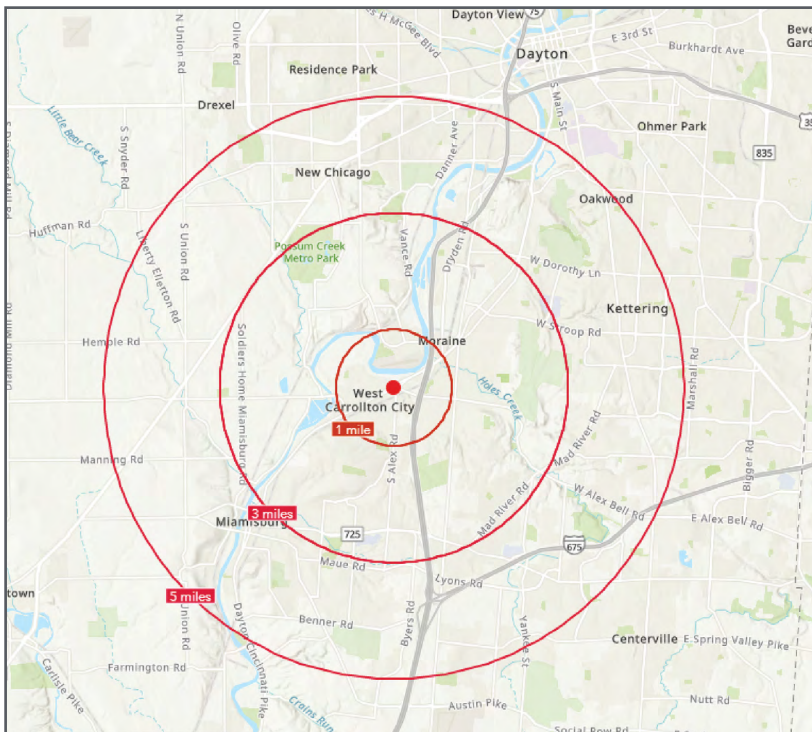
LEGEND

- | | |
|--------------------------------|-----------------------|
| 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 |

721 E Dixie Drive

4,344 SF | West Carrollton, OH

Retail Demographics



Traffic Count Cars Per Day

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



**Total
Population**



**Total
Households**



**Median
Age**



**Average HH
Income**



**Total Daytime
Employees**

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

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