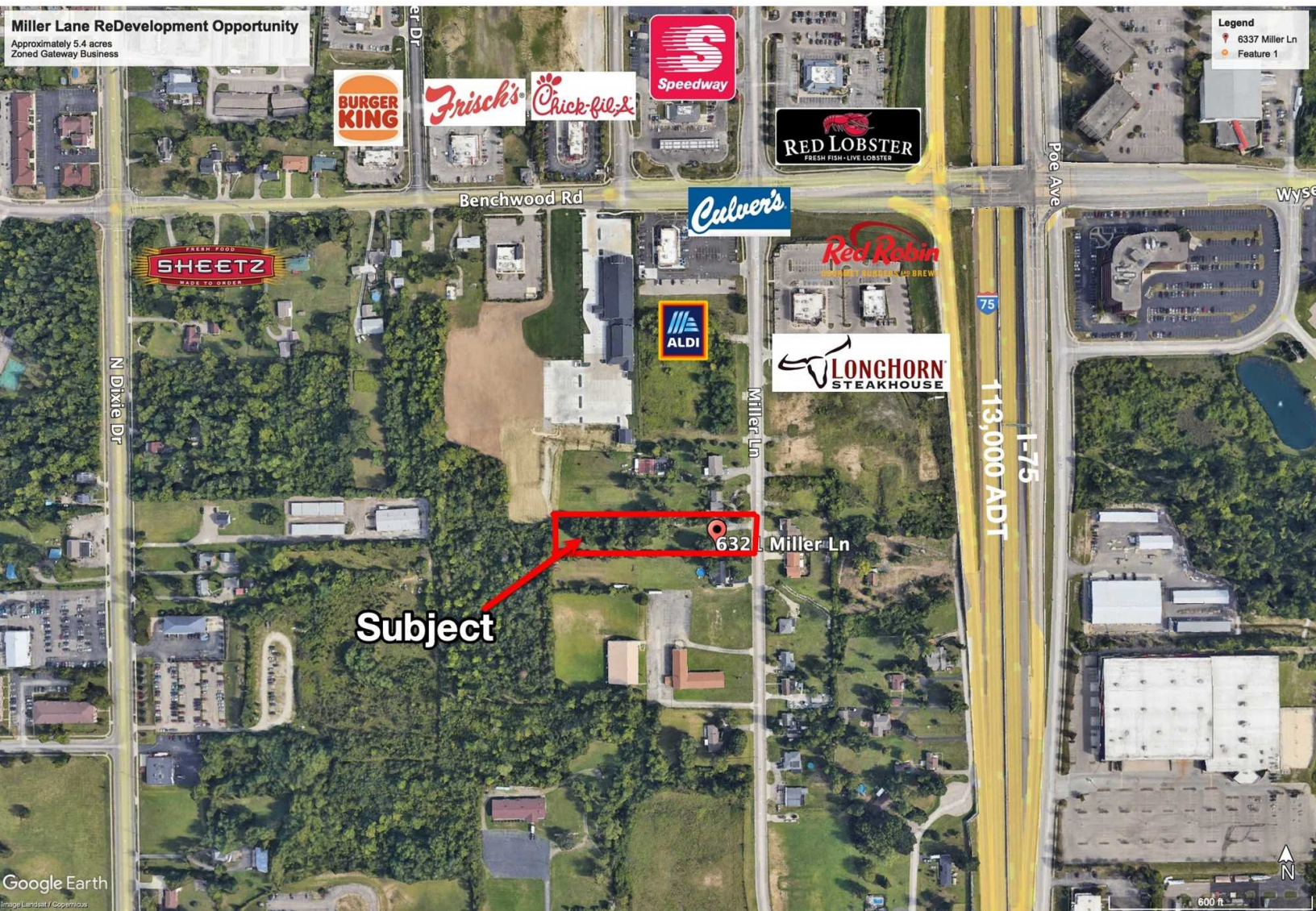


LAND FOR SALE



# MILLER LANE DEVELOPMENT ASSEMBLAGE II

6321 MILLER LANE, DAYTON, OH 45414



## FOR SALE

**KELLER WILLIAMS ADVISORS**

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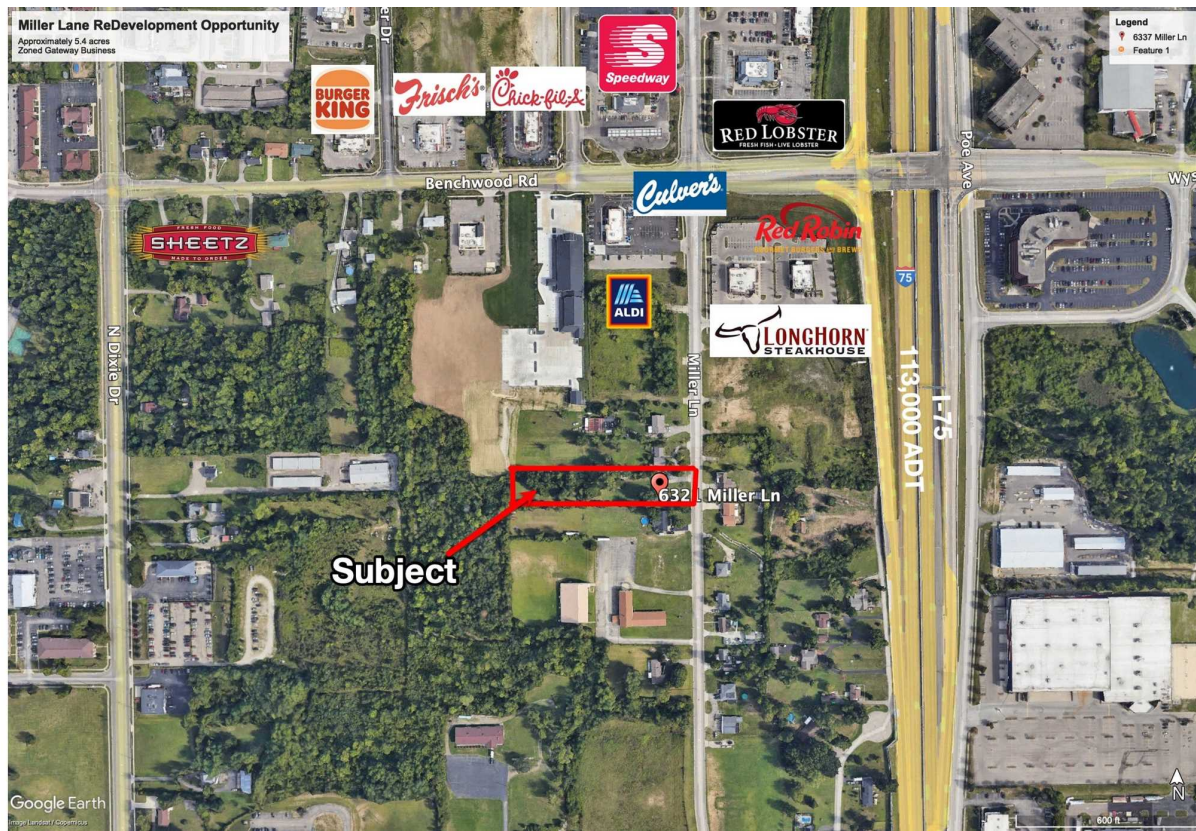
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# PROPERTY SUMMARY

6321 MILLER LANE



## Property Summary

Lot Size: 1.35 Acres  
 Price: \$860,000  
 Zoning: Highway Business District

## Property Overview

Water & Sewer at the Street  
 High Visibility Highway Interchange  
 ADT Composite of 26,093 at benchwood an 113,790 on I-75 (2023)  
 Located highly trafficked commercial Hub

## Location Overview

The Miller Lane/Benchwood Road area in Dayton, Ohio, is a vibrant commercial district located just off I-75, making it a convenient stop for both locals and travelers. This area is known for its variety of restaurants, hotels, and retail stores, catering to visitors and nearby residents. It serves as a hub for dining and lodging, with popular chains and local businesses alike. The proximity to major highways and Dayton International Airport also adds to its appeal, making it a bustling area with plenty of foot traffic. Nearby, you'll find residential neighborhoods and easy access to other parts of Dayton.

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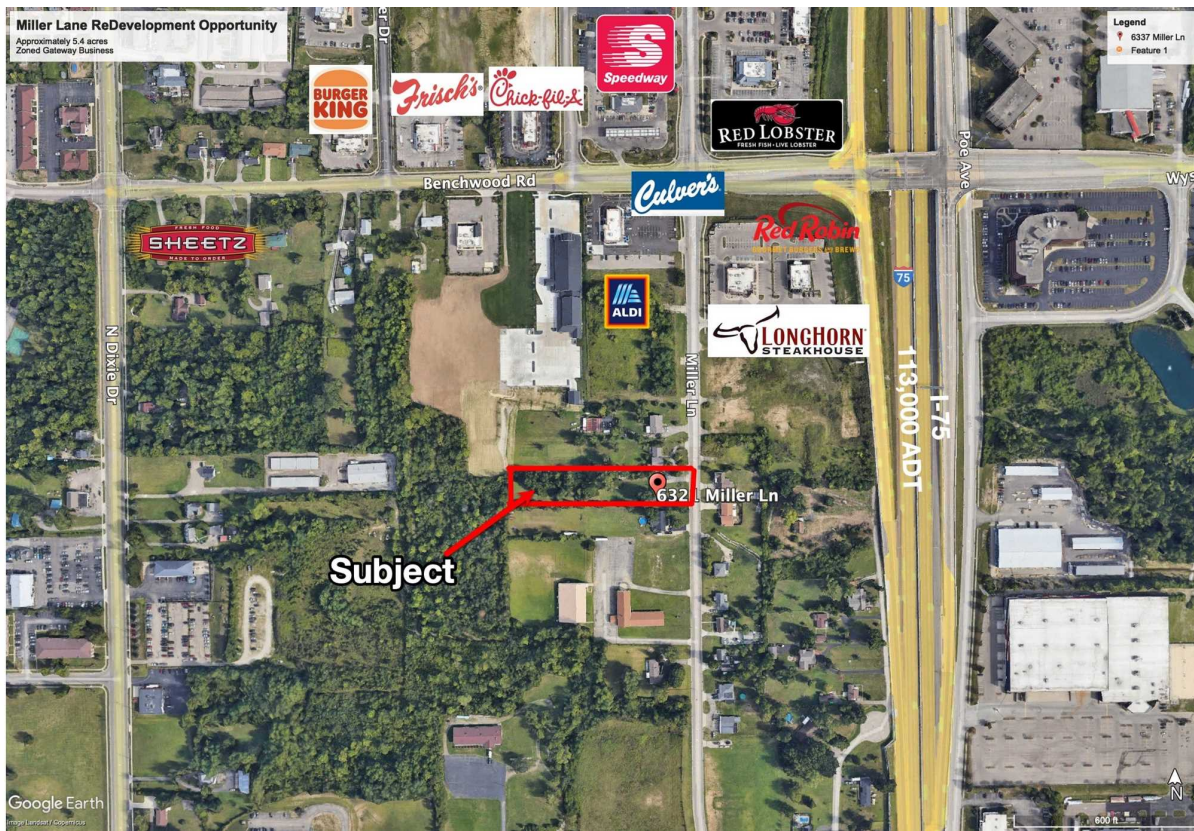
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# PROPERTY DESCRIPTION

6321 MILLER LANE



## Property Description

Unlock the potential of this prime acreage, currently utilized for single-family residential but perfectly poised for commercial redevelopment. Zoned for Highway Business, this property is ideal for a wide range of commercial uses, including restaurants, hotels, motels, office spaces, and retail developments. With essential utilities like water and sewer already available at the street, the land is ready for transformation.

Strategically located just 0.3 miles from the high-traffic Benchwood and I-75 interchange, this site offers incredible visibility with an average daily traffic count of 26,093 at the interchange and an additional 113,790 vehicles traveling on I-75 north and south daily. This makes it an ideal spot for businesses seeking maximum exposure.

The surrounding area is a commercial hub, home to major retailers like Walmart, Sam's Club, Drury Inns, Home2Suites, Culver's, and Aldi, along with a variety of dining options.

This assemblage offers flexibility, with four parcels available that can be purchased together or in combinations of two parcels to meet specific user needs and zoning regulations. Additionally, the Dayton International Airport is a mere 12-minute drive away, enhancing accessibility for business travelers and logistics operations.

Capitalize on this rare chance to secure a premium location in a thriving commercial district, perfect for a wide range of developments. Don't miss out on this opportunity to be a part of the area's ongoing growth and success.

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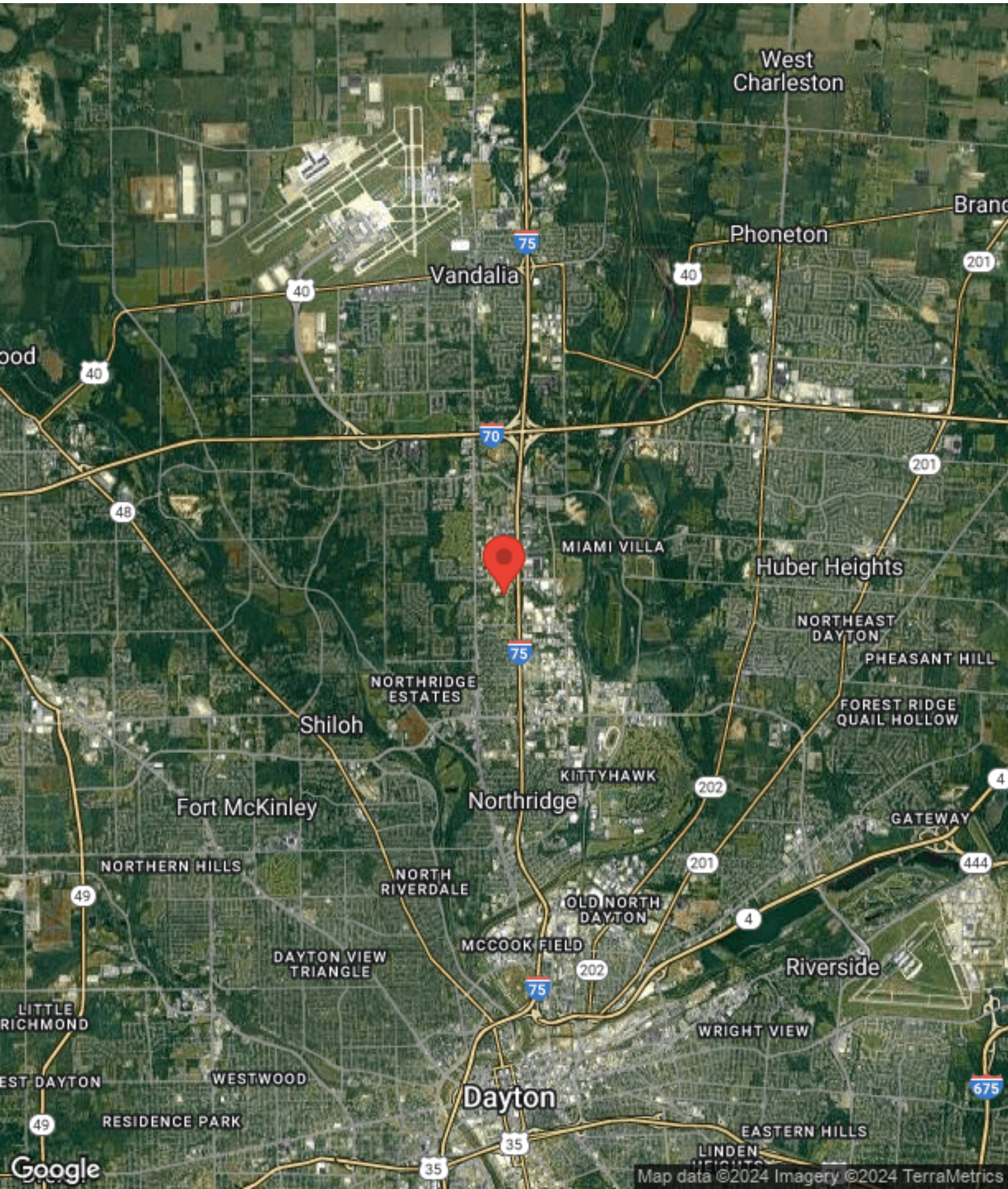
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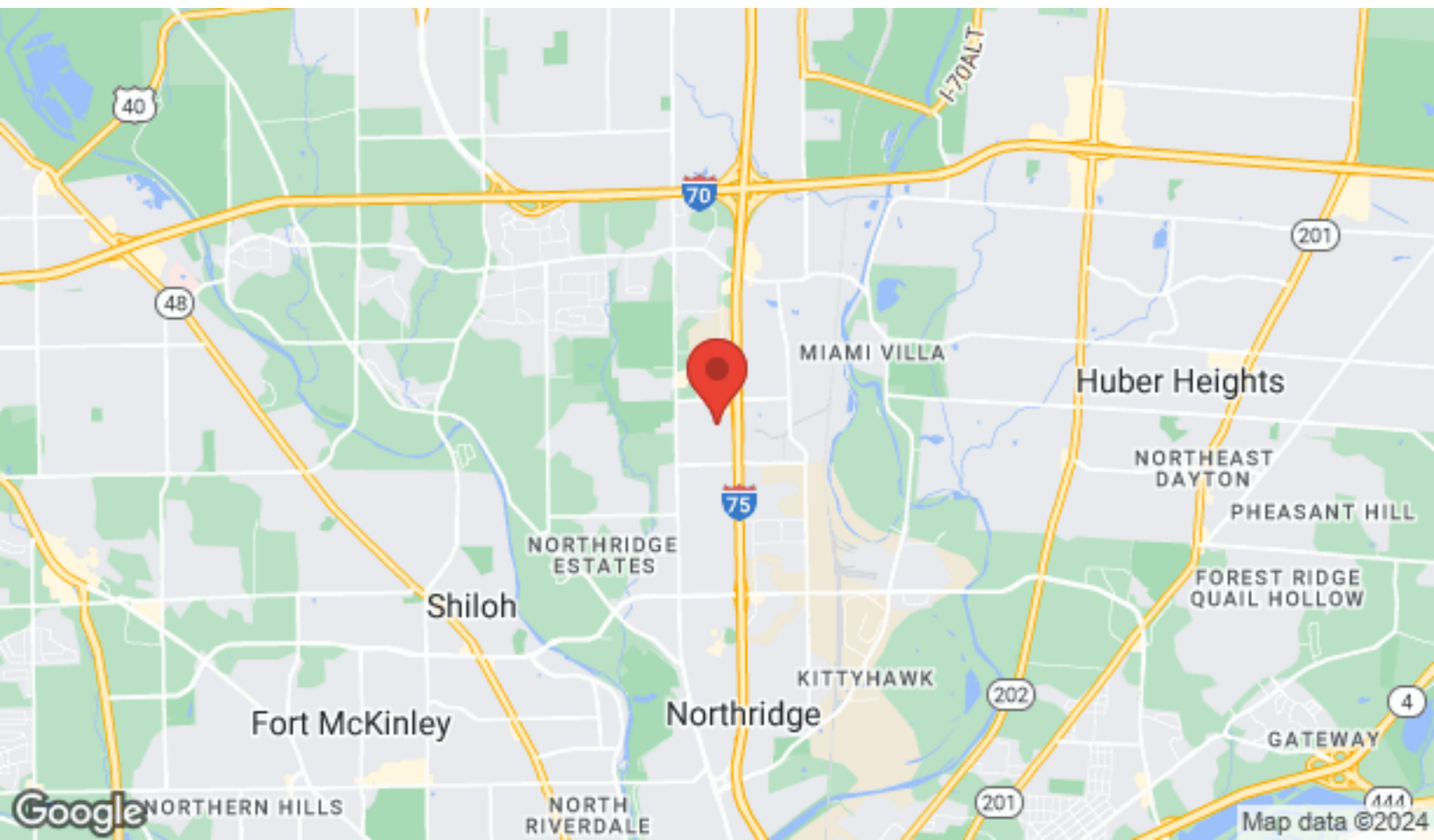
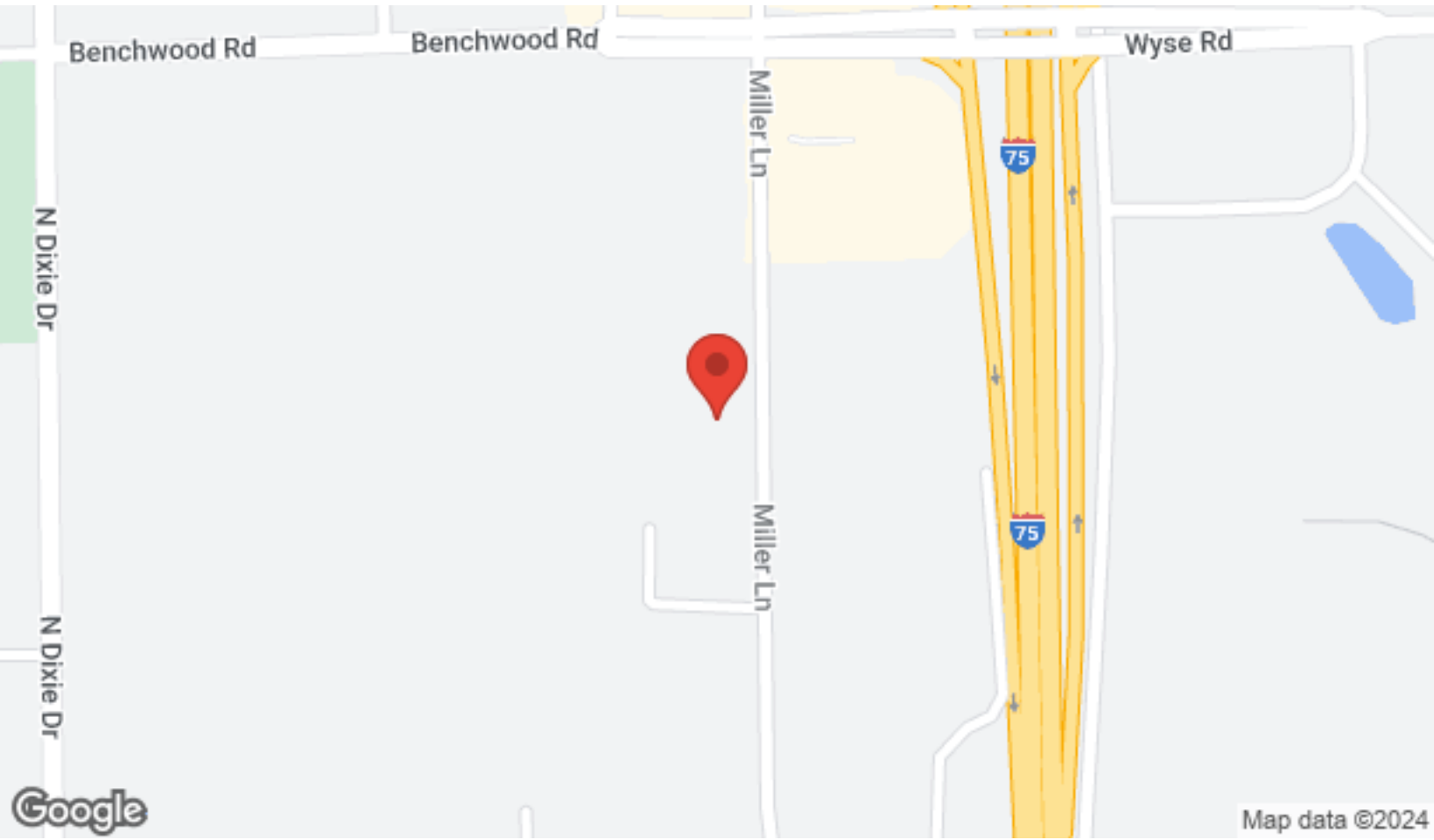
# REGIONAL MAP

6321 MILLER LANE



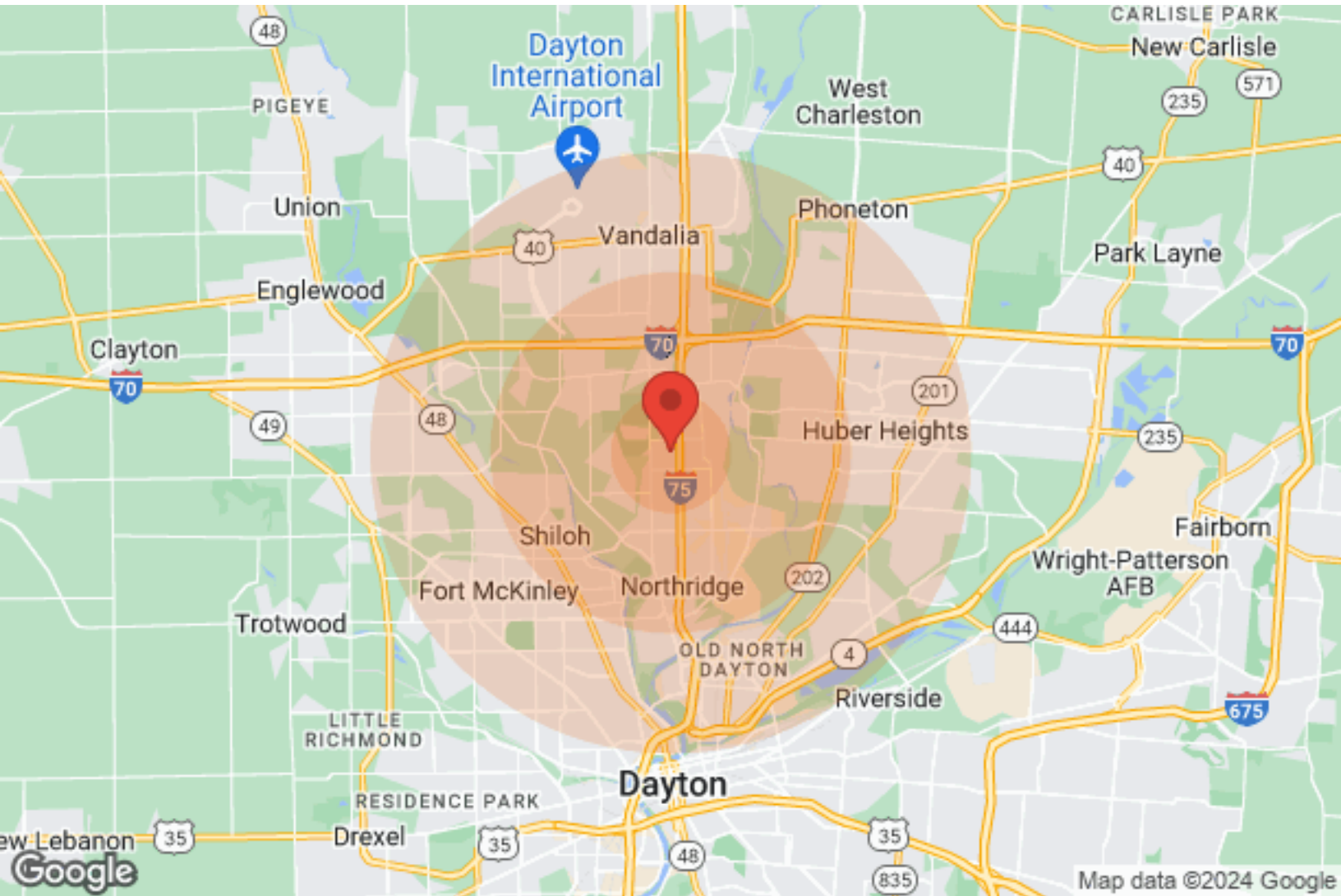
# LOCATION MAPS

6321 MILLER LANE



# DEMOGRAPHICS

6321 MILLER LANE



	1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles
<b>Population</b>				<b>Income</b>			
Male	1,628	16,601	69,487	Median	\$31,299	\$35,011	\$36,849
Female	1,728	18,172	76,016	< \$15,000	154	2,526	9,695
Total Population	3,356	34,773	145,503	\$15,000-\$24,999	289	2,202	7,696
				\$25,000-\$34,999	299	2,002	7,925
<b>Age</b>				\$35,000-\$49,999	319	2,224	9,297
Ages 0-14	613	6,585	28,933	\$50,000-\$74,999	286	2,307	11,117
Ages 15-24	408	4,473	20,043	\$75,000-\$99,999	19	1,288	6,464
Ages 25-54	1,331	12,792	55,599	\$100,000-\$149,999	80	1,515	5,304
Ages 55-64	424	4,665	18,711	\$150,000-\$199,999	N/A	414	1,683
Ages 65+	580	6,258	22,217	> \$200,000	21	321	790
				<b>Housing</b>			
<b>Race</b>				Total Units	1,657	16,818	70,667
White	2,958	26,550	94,348	Occupied	1,509	15,009	60,815
Black	275	7,087	46,149	Owner Occupied	739	9,458	37,640
Am In/AK Nat	2	5	28	Renter Occupied	770	5,551	23,175
Hawaiian	N/A	N/A	3	Vacant	148	1,809	9,852
Hispanic	77	508	2,756				
Multi-Racial	218	1,846	8,352				

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# DISCLAIMER

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