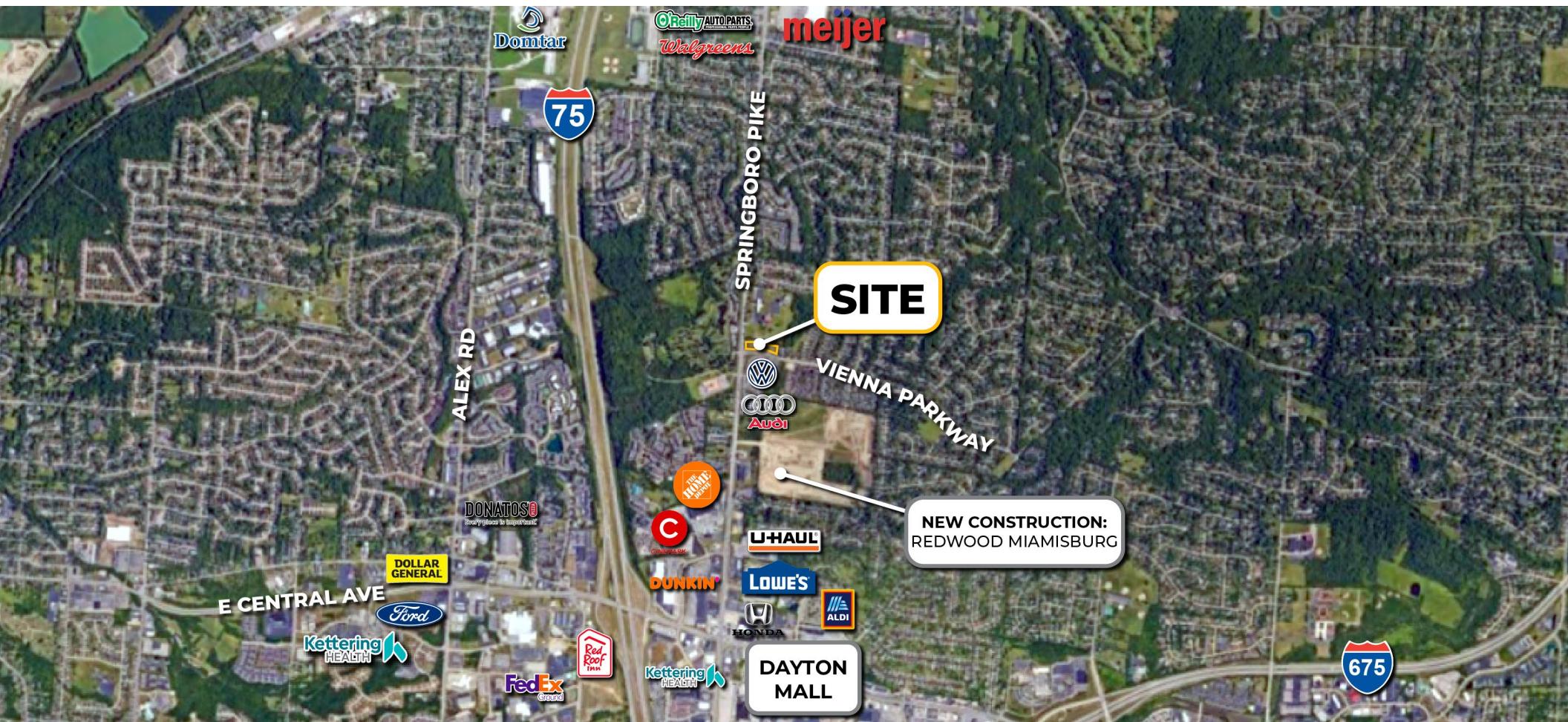


Vienna Parkway Land for Sale

Vienna Parkway | Miami Township, OH | 45459



COUNTY	PROPERTY TYPE	ZONING	SPACE AVAILABLE	PRICE
Montgomery	Land	PD-3	3.36 Acres	\$300,000/Acre

Property & Location Highlights:

- Frontage on Springboro Pike (SR-741) with over 25,000 vehicles per day
- Less than a mile from I-75 with over 92,200 vehicles per day
- Across the street from the Cox Arboretum MetroPark and Vienna Springs Health Campus
- Just north of the retail-heavy Dayton Mall

For more information, contact:



Henkle Schueler
CORFAC
INTERNATIONAL

Mark Langdon

Commercial Sales Associate

O: 513.228.6244

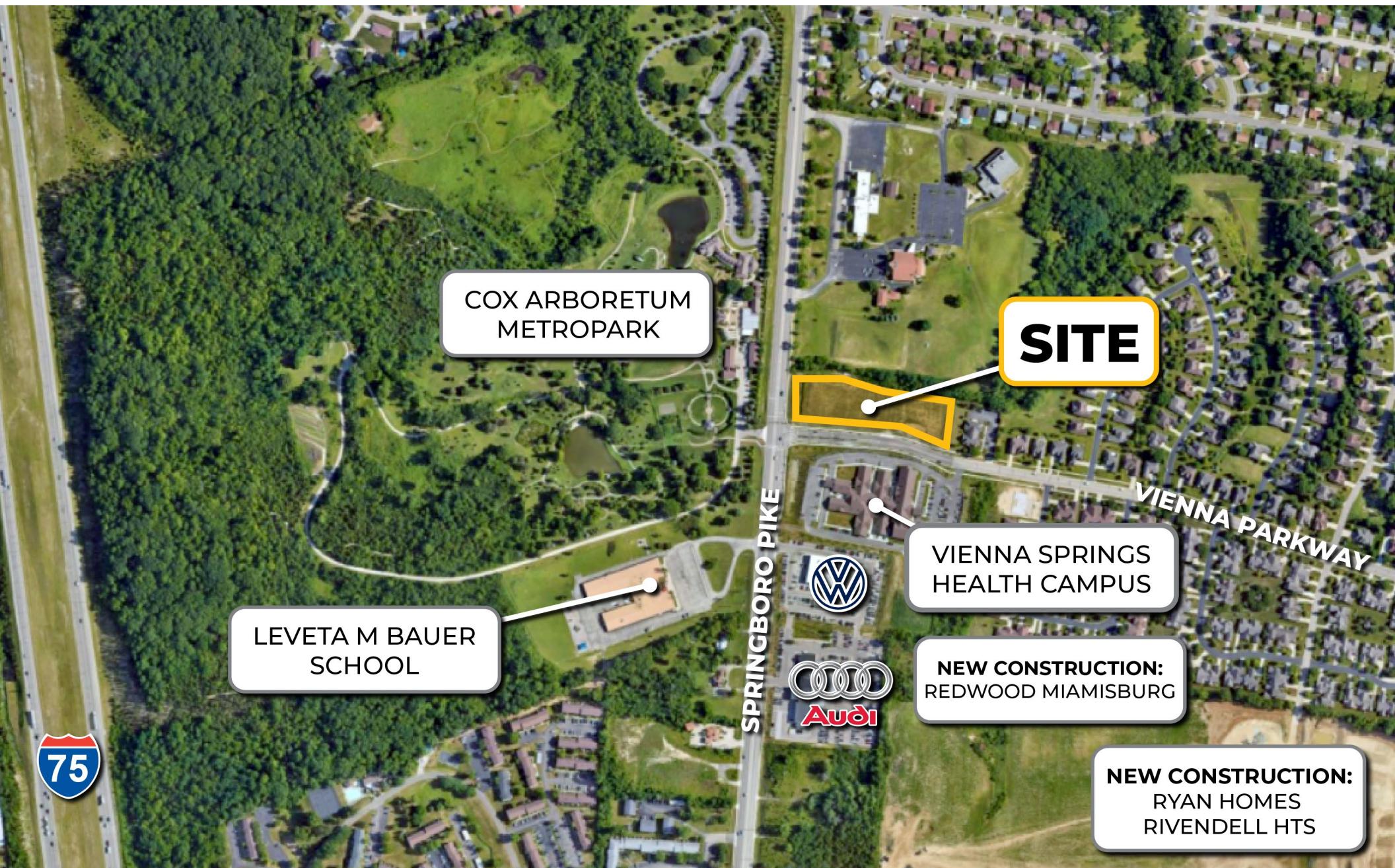
C: 937.673.1916

mlangdon@hsabh.com

Vienna Parkway Land for Sale

Vienna Parkway | Miami Township, OH | 45459

Henkle Schueler
CORFAC
INTERNATIONAL



Learn more about our services—visit SchuelerGroup.com today!

3000-C Henkle Drive | Lebanon, OH 45036 | 513.932.6010 | 800.589.7535

DEMOGRAPHICS

Radius	1 Mile	5 Mile	10 Mile
Population			
2028 Projection	9,796	144,675	460,658
2023 Estimate	9,717	142,830	452,398
2010 Census	9,755	140,299	439,097
Growth 2023 - 2028	0.81%	1.29%	1.83%
Growth 2010 - 2023	-0.39%	1.80%	3.03%
2023 Population by Hispanic Origin	495	5,107	16,101
2023 Population	9,717	142,830	452,398
White	7,716 79.41%	123,408 86.40%	347,433 76.80%
Black	1,431 14.73%	9,203 6.44%	78,418 17.33%
Am. Indian & Alaskan	20 0.21%	342 0.24%	1,224 0.27%
Asian	276 2.84%	6,068 4.25%	12,466 2.76%
Hawaiian & Pacific Island	3 0.03%	101 0.07%	278 0.06%
Other	271 2.79%	3,708 2.60%	12,579 2.78%
U.S. Armed Forces	17	320	1,624
Households			
2028 Projection	4,583	63,179	189,478
2023 Estimate	4,543	62,378	186,218
2010 Census	4,558	61,447	181,595
Growth 2023 - 2028	0.88%	1.28%	1.75%
Growth 2010 - 2023	-0.33%	1.52%	2.55%
Owner Occupied	2,367 52.10%	40,313 64.63%	118,883 63.84%
Renter Occupied	2,175 47.88%	22,065 35.37%	67,336 36.16%
2023 Households by HH Income	4,543	62,378	186,220
Income: <\$25,000	837 18.42%	7,829 12.55%	34,761 18.67%
Income: \$25,000 - \$50,000	1,211 26.66%	13,717 21.99%	40,819 21.92%
Income: \$50,000 - \$75,000	914 20.12%	11,896 19.07%	31,829 17.09%
Income: \$75,000 - \$100,000	570 12.55%	7,809 12.52%	23,343 12.54%
Income: \$100,000 - \$125,000	340 7.48%	6,391 10.25%	16,182 8.69%
Income: \$125,000 - \$150,000	130 2.86%	4,388 7.03%	12,151 6.53%
Income: \$150,000 - \$200,000	246 5.41%	5,508 8.83%	13,691 7.35%
Income: \$200,000+	295 6.49%	4,840 7.76%	13,444 7.22%
2023 Avg Household Income	\$77,938	\$93,474	\$86,134
2023 Med Household Income	\$55,615	\$69,944	\$62,774

Business Employment by Type	# of Businesses	# Employees	#Emp/Bus
Total Businesses	257	4,041	16
Retail & Wholesale Trade	50	1,037	21
Hospitality & Food Service	15	448	30
Real Estate, Renting, Leasing	19	88	5
Finance & Insurance	16	65	4
Information	9	93	10
Scientific & Technology Services	21	136	6
Management of Companies	0	0	0
Health Care & Social Assistance	51	229	4
Educational Services	7	169	24
Public Administration & Sales	2	12	6
Arts, Entertainment, Recreation	6	73	12
Utilities & Waste Management	11	163	15
Construction	15	71	5
Manufacturing	16	1,393	87
Agriculture, Mining, Fishing	0	0	0
Other Services	19	64	3

Learn more about our services—visit SchuelerGroup.com today!

3000-C Henkle Drive | Lebanon, OH 45036 | 513.932.6010 | 800.589.7535