

FOR SALE



3310 Benchwood Road

Dayton, Ohio 45414

Property Highlights

- 1.94± SF Acres available
- Less than a minute from I-75 interchange
- Prime location situated in a rapidly developing area
- In close proximity to grocery stores, shopping centers, banks, restaurants, gas stations and more
- Highly visible to more than 10,000 cars per day on Benchwood Road and accessible to more than 112,000 cars per day on I-75
- Zoned HB Highway Business

Demographics	1 Mile	3 Mile	5 Mile
Total Population	3,396	34,699	141,807
Total Households	1,486	15,321	59,815



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AND

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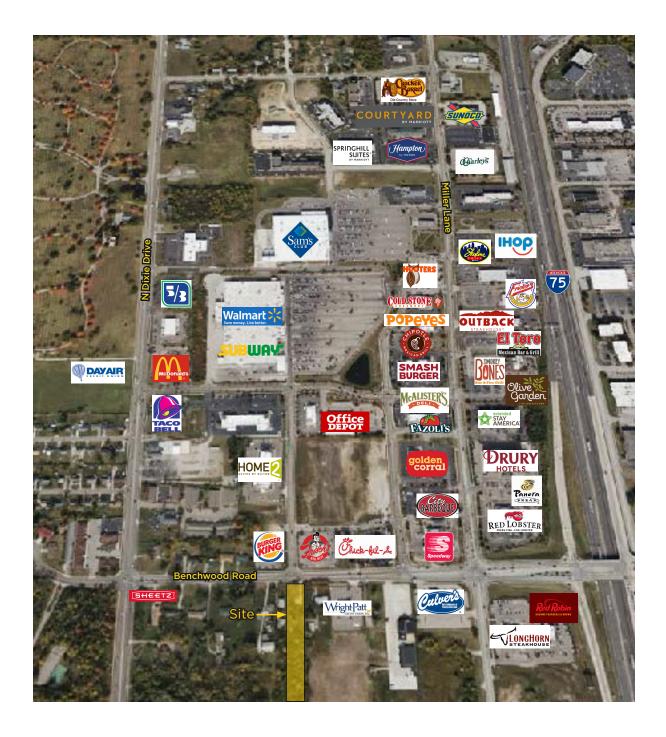
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Aerial



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