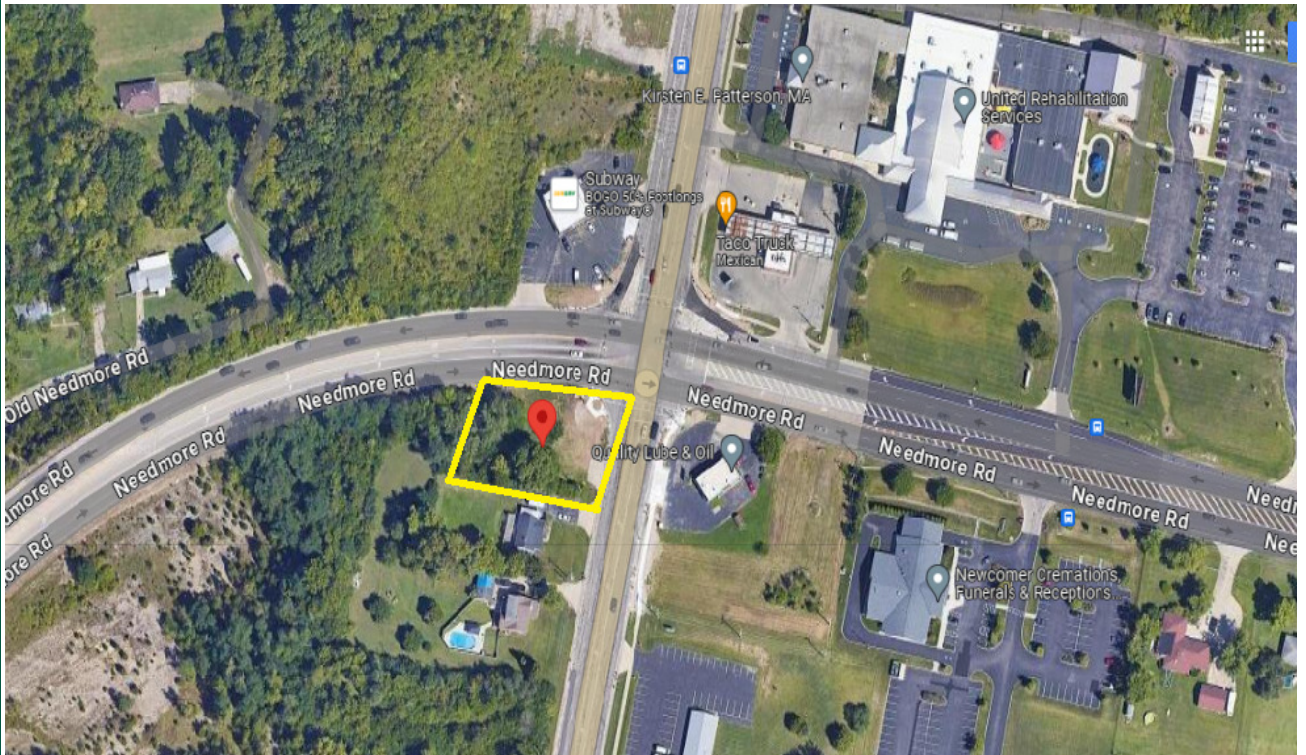




Land For Sale
4573 Old Troy Pike
Dayton, OH 45404



Land For Sale

.503 acres of commercial vacant land located on the SW corner of Needmore Road and SR 202 (Old Troy Pike). Located in the City of Dayton at a signalized intersection approximately 2.4 miles from I-75. Zoned SUBURBAN GENERAL COMMERCIAL (SGC) which includes permitted uses such as duplex, triplex and larger multifamily units, apartments, condos, live-work, day care (child or adult) and a wide variety of office or retail uses including car wash and convenience store. Curb cut and driveway pad into the property from Old Troy Pike remain intact. 22,600 vehicles per day driving past this site.

Hooks Corner Demographics

	1 Mile	3 Miles	5 Miles
<i>Population</i>	3,768	48,335	152,165
<i>Av HH Income</i>	\$81,757	\$86,600	\$78,993

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