

# LAND AVAILABLE

## AUSTIN CENTER WEST | Austin Blvd and Byers Rd, Miamisburg, OH



### PROPERTY HIGHLIGHTS

- ±3.09 – 4.89 Acres available for development
- Well suited for office, retail, restaurant and hospitality uses
- Strategically located just west of the I-75/Austin Blvd. interchange (Exit 41), southwest Ohio's newest I-75 commercial corridor between Dayton and Cincinnati
- Immediate highway access to I-75 & I-675
- Utilities available
- Situated next to newly developed Miami Valley Hospital/Premier Health 12-bed, 24-hour Emergency Center and a 106-suite Home 2 Suites by Hilton
- Adjacent to Austin Business Park currently occupied by over 20 companies including distribution centers for FedEx and WinSupply, and the US headquarters of Yaskawa Motoman Robotics. Park developers have expansion plans for an additional 50 acres and 10 buildings that will add another 500,000 SF
- Strong demographics & high growth area

### DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	3,763	43,059	123,086
Total HH Income	\$100,368	\$110,098	\$104,217
Employees	4,329	27,984	60,557

### CONTACT:

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### WELCOME TO THE REGION WE KNOW

OBERER REALTY SERVICES, LTD.  
937-910-0851 | 3445 Newmark Drive, Miamisburg, Ohio 45342 | obererrealty.com



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