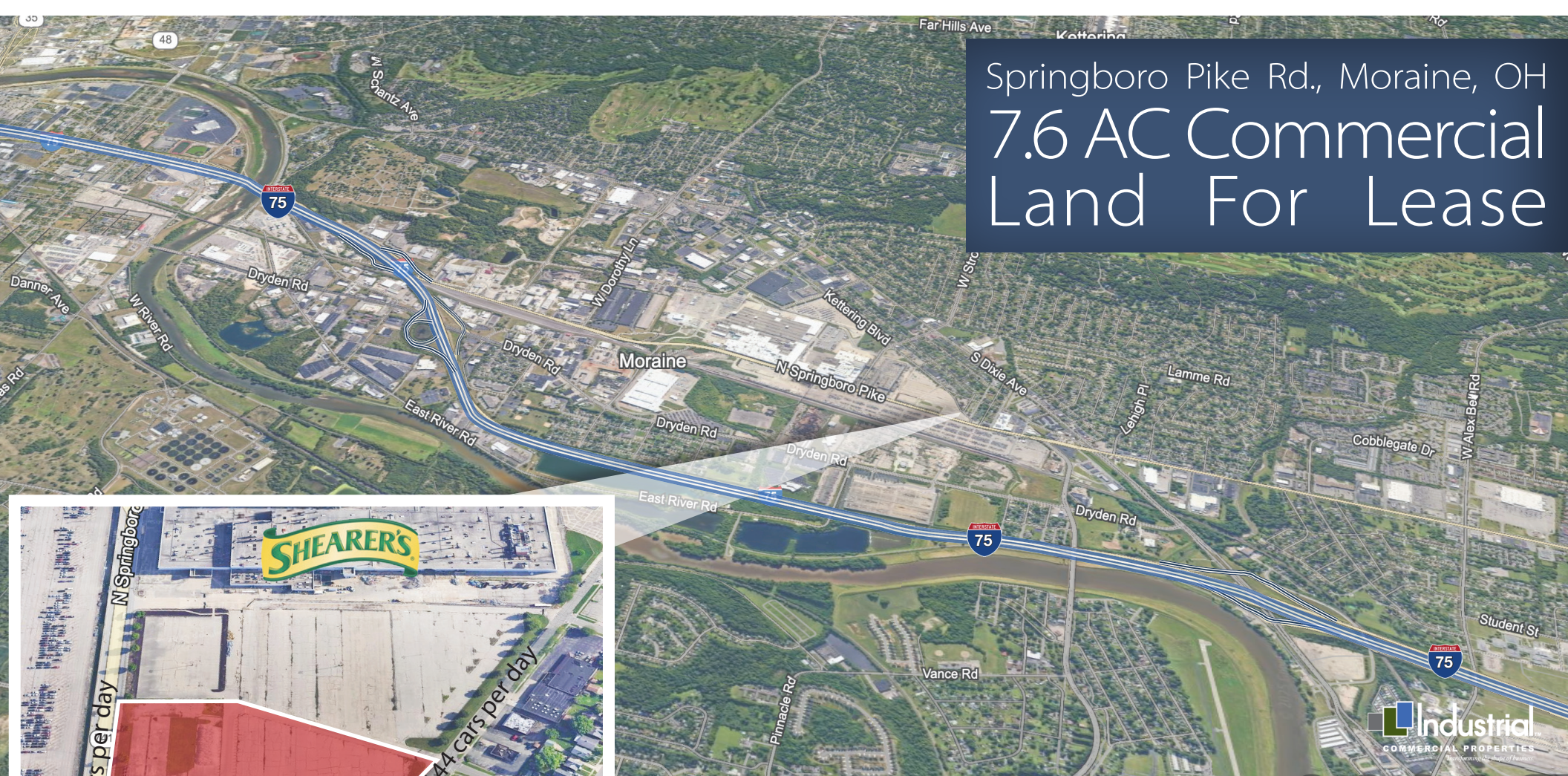


Springboro Pike Rd., Moraine, OH 7.6 AC Commercial Land For Lease



- Paved land w/existing curb cuts and turn lanes
- All utilities at or adjacent to the properties
- Strong daily traffic counts
- Access to site via 5 lane roadways
- Central location along I-75 Corridor
- Immediate access to two interstate exits
- Will divide property to suit

7.6 AC Springboro Pike Rd., Moraine, OH | Commercial Land for Lease



Downtown Dayton
4 Miles

COURTYARD
BY MARRIOTT

Holiday Inn Express
Loves

Walmart
Tim Hortons
McDonald's
Taco Bell
Longhorn

7.6 Acre Site

SUPPLIER INSPECTION SERVICES, INC.

Wendy's
Taco Bell
Speedway
McDonald's
United States Postal Service
Shell
PNC
SONIC
DOLLAR GENERAL

Kroger
Skyline
Popeyes
Burger King
Rally's
Starbucks
Arby's
DQ
McDonald's

meijer
BIGGBY COFFEE
Huntington

Industrial
COMMERCIAL PROPERTIES
Transforming the shape of business.

Dean Miller 513-383-8351 | dmiller@icpllc.com

Kohl Kirkland 937-489-0135 | kkirkland@icpllc.com

I 675 & I 75 Interchange

7.6 AC Springboro Pike Rd., Moraine, OH | Commercial Land for Lease

Demographics

5 mile radius



173,472
Total Population



134,750
Daytime Employment



\$60,937
Median Hsld. Income

3 mile radius



48,179
Total Population

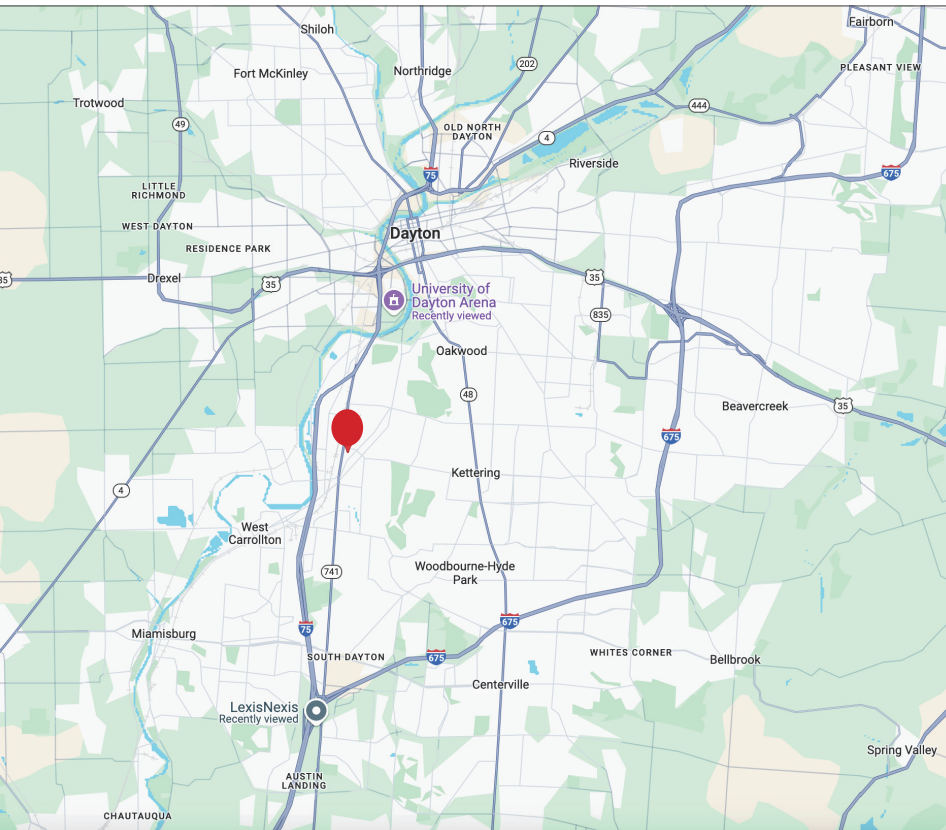


31,666
Daytime Employment

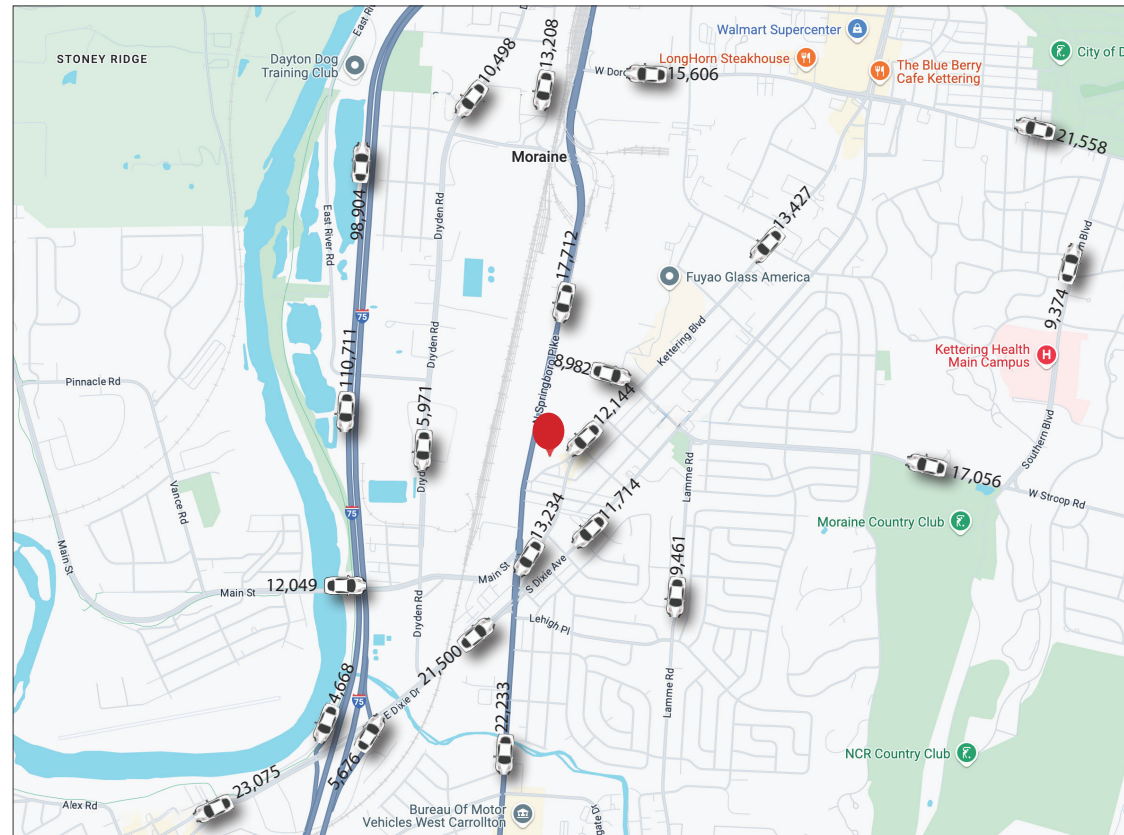


\$72,037
Median Hsld. Income

Map



Traffic Counts



This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to condition, square footage or age are approximate. Buyer or Tenant acknowledges that they are relying on their own investigations and are not relying on Broker provided information.