







AVAILABLE

Developable Pad Right off I-75



6960 Miller Lane , Dayton, OH 45414

PROPERTY HIGHLIGHTS

-  Pad Ready Site Available For Sale, Lease or Build to Suit
-  Regional Commercial Service Zoning (RCS-1)
-  Dense Concentration of Retail, Restaurants & Hotels
-  Close Access and Visibility from I-75
-  Monument & Pylon Signage Opportunity
-  Traffic Counts:
 - Miller Lane - 17,157 ADT
 - I-75 - 120,254 ADT

DEMOGRAPHICS

<u>Year 2025</u>	<u>One Mile</u>	<u>Three Mile</u>	<u>Five Mile</u>
Estimated Population	2,614	36,356	138,100
Median Income	\$63,697	\$72,250	\$66,080
Average HH Income	\$78,698	\$88,014	\$84,470
Daytime Population	5,946	20,965	53,219



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[CLICK HERE TO VIEW OUR OTHER LISTINGS!](#)



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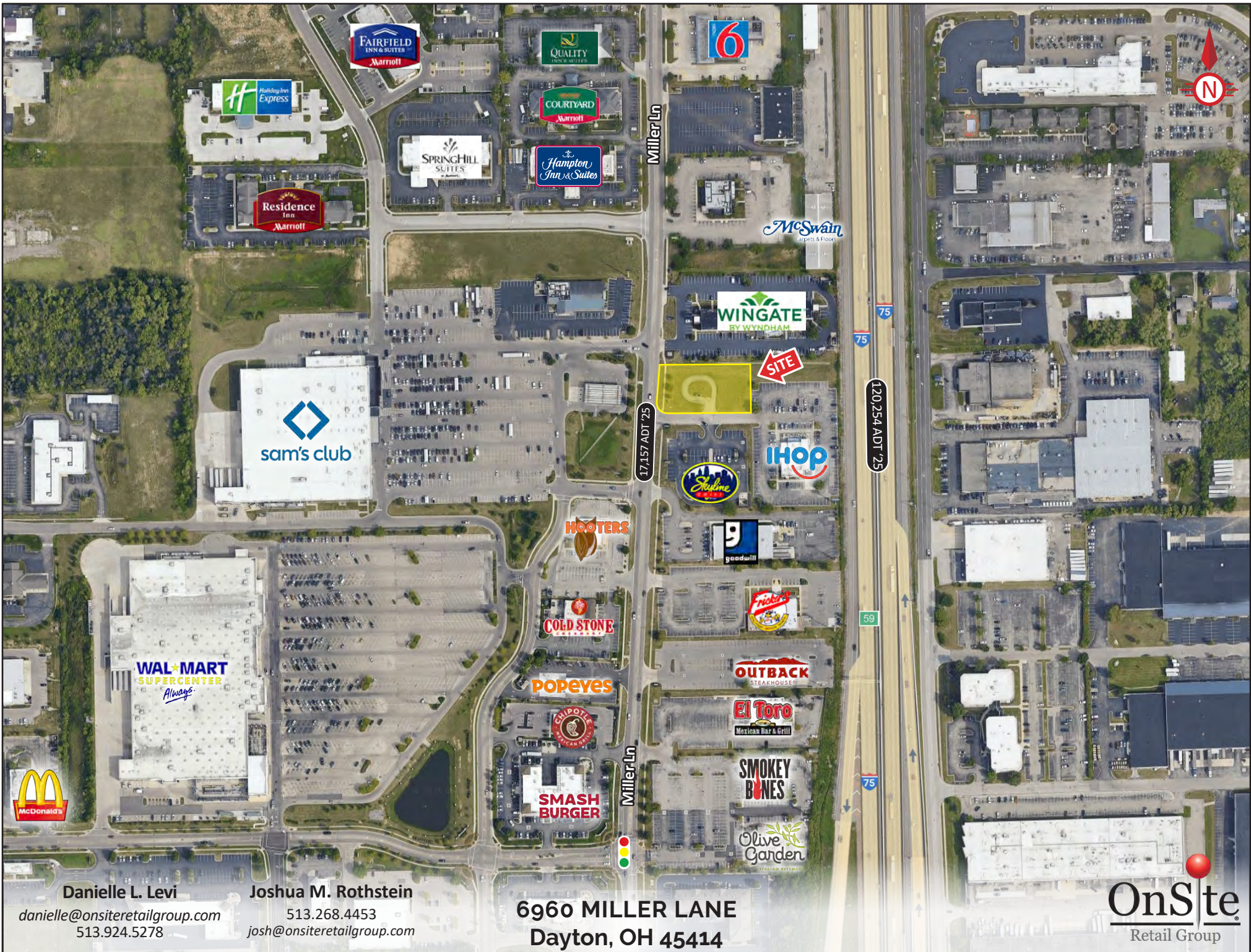
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Summary Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 39.8486/-84.1911

6960 Miller Ln Dayton, OH 45414	5 min drive time	10 min drive time	15 min drive time
Population			
2025 Estimated Population	12,211	68,172	192,282
2030 Projected Population	12,090	67,400	192,016
2020 Census Population	12,774	67,190	184,939
2010 Census Population	12,551	68,515	184,774
Projected Annual Growth 2025 to 2030	-0.2%	-0.2%	-
Historical Annual Growth 2010 to 2025	-0.2%	-	0.3%
2025 Median Age	40.2	39.0	38.0
Households			
2025 Estimated Households	5,242	30,224	82,642
2030 Projected Households	5,208	30,065	83,131
2020 Census Households	5,356	29,590	78,935
2010 Census Households	5,202	29,567	77,087
Projected Annual Growth 2025 to 2030	-0.1%	-0.1%	0.1%
Historical Annual Growth 2010 to 2025	-	0.1%	0.5%
Race and Ethnicity			
2025 Estimated White	74.4%	68.1%	63.6%
2025 Estimated Black or African American	17.7%	23.5%	27.7%
2025 Estimated Asian or Pacific Islander	2.2%	2.1%	2.2%
2025 Estimated American Indian or Native Alaskan	0.2%	0.2%	0.2%
2025 Estimated Other Races	5.5%	6.1%	6.3%
2025 Estimated Hispanic	3.6%	4.1%	4.4%
Income			
2025 Estimated Average Household Income	\$82,734	\$81,513	\$82,360
2025 Estimated Median Household Income	\$70,590	\$63,989	\$64,199
2025 Estimated Per Capita Income	\$35,616	\$36,234	\$35,511
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	3.5%	3.0%	3.0%
2025 Estimated Some High School (Grade Level 9 to 11)	7.4%	6.3%	6.1%
2025 Estimated High School Graduate	29.9%	30.1%	29.7%
2025 Estimated Some College	24.9%	24.5%	24.3%
2025 Estimated Associates Degree Only	8.6%	10.1%	10.6%
2025 Estimated Bachelors Degree Only	14.6%	15.7%	15.7%
2025 Estimated Graduate Degree	11.1%	10.3%	10.6%
Business			
2025 Estimated Total Businesses	798	3,469	7,900
2025 Estimated Total Employees	10,924	45,717	97,813
2025 Estimated Employee Population per Business	13.7	13.2	12.4
2025 Estimated Residential Population per Business	15.3	19.7	24.3

Summary Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 39.845/-84.1927

6731 Miller Ln Dayton, OH 45414	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	2,614	36,356	138,100
2030 Projected Population	2,561	35,923	136,228
2020 Census Population	2,701	37,449	137,394
2010 Census Population	2,533	37,406	136,519
Projected Annual Growth 2025 to 2030	-0.4%	-0.2%	-0.3%
Historical Annual Growth 2010 to 2025	0.2%	-0.2%	-
2025 Median Age	39.4	41.0	38.4
Households			
2025 Estimated Households	1,166	15,989	58,548
2030 Projected Households	1,153	15,864	57,974
2020 Census Households	1,182	16,154	57,926
2010 Census Households	1,115	15,882	56,514
Projected Annual Growth 2025 to 2030	-0.2%	-0.2%	-0.2%
Historical Annual Growth 2010 to 2025	0.3%	-	0.2%
Race and Ethnicity			
2025 Estimated White	70.1%	71.1%	62.7%
2025 Estimated Black or African American	21.6%	20.8%	28.9%
2025 Estimated Asian or Pacific Islander	2.4%	2.4%	2.2%
2025 Estimated American Indian or Native Alaskan	0.1%	0.2%	0.2%
2025 Estimated Other Races	5.8%	5.5%	6.0%
2025 Estimated Hispanic	3.8%	3.6%	3.9%
Income			
2025 Estimated Average Household Income	\$78,689	\$88,014	\$84,470
2025 Estimated Median Household Income	\$63,697	\$72,250	\$66,080
2025 Estimated Per Capita Income	\$35,369	\$38,827	\$35,879
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	5.5%	3.2%	2.9%
2025 Estimated Some High School (Grade Level 9 to 11)	10.6%	6.2%	5.3%
2025 Estimated High School Graduate	32.1%	27.8%	30.1%
2025 Estimated Some College	23.1%	24.6%	24.9%
2025 Estimated Associates Degree Only	5.7%	9.7%	10.8%
2025 Estimated Bachelors Degree Only	15.0%	16.6%	15.9%
2025 Estimated Graduate Degree	8.0%	11.8%	10.1%
Business			
2025 Estimated Total Businesses	372	1,630	4,818
2025 Estimated Total Employees	5,946	20,965	53,219
2025 Estimated Employee Population per Business	16.0	12.9	11.0
2025 Estimated Residential Population per Business	7.0	22.3	28.7