

FOR SALE | COMMERCIAL DEVELOPMENT SITE

Strategic Commercial Development Opportunity

1231 E. Central Avenue, Miamisburg, Ohio 45342

Ohio 725 Retail Corridor | South Dayton / Miamisburg Submarket | Montgomery County

±0.625 AC

SITE AREA

HS-1

ZONING

Four

PARCELS

\$1,030,000

LIST PRICE

A Rare, Ready-to-Develop Commercial Pad

A rare, ready-to-develop commercial pad on the established Ohio 725 corridor in Miamisburg. The site carries HS-1, Highway Service zoning, sits directly beside the newly built Flying Ace Express Car Wash, and adjoins the Kroger Marketplace-anchored corner at N. Heincke Road — one of the corridor's limited remaining undeveloped commercial opportunities.

Property Type	Land, commercial development site
Site Area	±0.625 AC indicated across four contiguous parcels
Parcel Numbers	K46-00411-0011, -0012, -0013, -0022
Zoning	HS-1, Highway Service
Intended Use	Strategic retail, restaurant, service, or other highway service commercial
Frontage	E. Central Avenue (Ohio 725), ~28,000 VPD
Access	City-supported conceptual plan for one direct curb cut, plus shared access via the neighboring dental office driveway — subject to final site plan approval
Utilities	All utilities present; City has reported no known capacity limitations
Market / Submarket	Dayton / South Dayton – Miamisburg
List Price	\$1,030,000

PROPERTY HIGHLIGHTS

- High-visibility development opportunity along the established Ohio 725 retail corridor
- Four contiguous parcels under single ownership control — clean assemblage, no negotiation with multiple owners
- HS-1, Highway Service zoning supports a broad range of commercial and service users, including drive-thru
- Adjacent to the newly redeveloped Flying Ace Express Car Wash and the Kroger Marketplace anchor node

Parcels & Zoning

Four contiguous parcels, approximately 0.625 acres indicated, under single ownership control with continuous Ohio 725 frontage.



Montgomery County GIS — the four subject parcels are circled, fronting E. Central Ave with the Kroger site immediately north.



The subject outlined in red at the center of the Ohio 725 retail node, with Kroger and Starbucks immediately north, Flying Ace and Speedway adjacent, and Miamisburg Plaza across the roadway.

Miamisburg / South Dayton Trade Area

City of Miamisburg Demographics | U.S. Census Bureau, ACS & City of Miamisburg E. Central Ave Land Use Study



WHY MIAMISBURG PERFORMS

- I-75 Corridor Access**

Miamisburg sits 8 miles south of Dayton and 3 miles west of I-75 Exit 44, an interchange carrying roughly 100,000 VPD.
- Above-Market Incomes**

Household incomes run well above the Dayton metro and Ohio medians, supporting strong consumer capacity for a market this size.
- Established Daily Traffic**

About half of Miamisburg residents commute north to Dayton, putting meaningful daily commuter volume through this node.
- Kroger Marketplace Draw**

A 123,722 SF Marketplace with fuel center and Starbucks — part of a \$20M redevelopment — anchors the corner immediately north.
- City-Directed Growth Node**

The City's adopted E. Central Avenue Land Use Study directs commercial activity toward this exact segment of the corridor.
- Limited Competing Supply**

Four contiguous, ready-to-develop parcels under single ownership are increasingly rare along this built-out corridor.

Corridor Visibility & Confirmed Site Access

Interstate 75 (Exit 44)

~100,000 VPD

Regional Spine — 3 mi east

E. Central Avenue (Ohio 725)

~28,000 VPD

Direct Site Frontage

SITE ACCESS — CONFIRMED WITH THE CITY

The City of Miamisburg has supported a conceptual plan for one direct curb cut serving the site, plus shared access through the neighboring dental office driveway to improve ingress, egress, and on-site circulation — subject to final site plan approval and documentation. Drive-thru uses may be permitted with sufficient on-site stacking and an approved site plan.

SITE ACCESS & VISIBILITY ADVANTAGES

Signalized Node Proximity

Positioned at the Ohio 725 / N. Heincke Rd node, directly adjacent to a signalized intersection.

Kroger Marketplace Corner

Immediately south of the 123,722 SF Kroger Marketplace and fuel center — constant cross-shopping traffic.

Proven Retail Cluster

McDonald's, Burger King, Arby's, Taco Bell, Starbucks, Speedway, and more already operate on this exact block.

Miamisburg Plaza Frontage

Directly across Ohio 725 from Miamisburg Plaza (Ace Hardware, Big Lots) — high two-way visibility.

Prospective End Users — Who Buys a Site Like This

A deep look at operators actively expanding in the Dayton / Miami Valley market right now, plus categories genuinely missing from this exact retail node — the strongest fit for a ±0.625 AC HS-1 pad on a proven highway-service corridor.

Prospective End User	Category	Fit	Site Format	Why This Site, Right Now
Waffle House	Breakfast / All-Day	★★★★★	1,600–2,000 SF + D/T	No breakfast operator exists in this node today. Waffle House opened 4 new Ohio locations in the past year with 3 more planned, and this is a live conversation already in progress.
7 Brew Coffee	Drive-Thru Coffee	★★★★★	0.3–0.6 AC	Aggressively expanding across the Miami Valley right now — new stands open or underway on Springboro Pike, Austin Landing, Fairborn, Huber Heights, and West Chester.
Dutch Bros Coffee	Drive-Thru Coffee	★★★★½	0.3–1.5 AC	Opened 154 U.S. stores in 2025 and plans 181 more in 2026, pushing hard into the Midwest; standard prototype fits comfortably on this pad.
Wingstop	Chicken / Wings	★★★★	Compact in-line, no D/T req.	Domino's, Taco Bell, Burger King, and Wendy's already cover pizza, taco, and burger in this node — no wing or chicken-forward concept yet. Compact footprint, minimal stacking needs.
Chick-fil-A	Chicken / QSR	★★½	1.3–2.0+ AC typical	Genuinely underserved category here and worth continuing to cultivate — but Chick-fil-A's standard dual-lane prototype needs roughly 2–3x this site's acreage. Realistic only via assemblage with an adjacent parcel.
Valvoline Instant Oil Change	Auto Service	★★★★	0.6–0.75 AC	Already operates multiple high-volume Dayton-area locations; category demand is proven and a live conversation is underway through Equity.
Take 5 Oil Change	Auto Service	★★★★½	0.5–0.75 AC	Established, growing Dayton-area competitor to Valvoline — confirms strong category demand for quick-lube service on corridors like this one.
Regional Bank / Credit Union	Financial Services	★★★★½	0.4–0.6 AC	Fifth Third and Chase already anchor this trade area; a drive-thru branch prototype fits comfortably on a site this size.

★★★★★ = highest probability of interest and site acquisition at this specific configuration. Sources: Dayton Daily News, Dayton Business Journal, Business Wire, brand site-selection filings and local market reporting, August 2026.

Miamisburg Is Activating

Multiple independent moves by national and regional operators — all within a half-mile of this site — confirm the corridor is drawing real capital commitment right now.

\$20M REDEVELOPMENT Kroger Marketplace 155 N. Heincke Rd — adjacent corner, immediately north	A 123,722 SF Marketplace with fuel center, bank, and Starbucks, delivered as part of an approximately \$20 million redevelopment of a 23-acre site.
REDEVELOPMENT Flying Ace Express Car Wash 1237 E. Central Ave — directly adjacent	Parcel traded at \$1,550,000 in July 2025; the car wash opened in May 2026 — proof a strategic end user will pay a premium for this exact block.
UNDER CONSTRUCTION Chipotle (Chipotlane) Kroger outparcel, N. Heincke Rd	A national fast-casual brand under construction on the Kroger outparcel — continued investment in this immediate node.
NEW LEASE — 20 YR Arby's 101 S. Heincke Rd	Recently committed to a new 20-year lease — institutional-grade confidence in this corridor's long-term performance.

Why Buyers Work With Equity

RELATIONSHIPS

Direct Tenant & Buyer Relationships

Active relationships with the exact operators best suited for this site — 7 Brew, Dutch Bros, Waffle House, Valvoline, and more — accelerating a path to close.

MARKET

Local Market Intelligence

Deep knowledge of the Ohio 725 / Miamisburg trade area, traffic patterns, and competitive dynamics from direct engagement with the City.

VERIFIED

Ground-Truthed, Not Assumed

Zoning, utilities, curb-cut, and access feasibility confirmed directly with the City of Miamisburg's Director of Development — reducing diligence friction for buyers.

FULL-SERVICE

Full-Service Platform

Brokerage, development, construction, and property management under one roof — Equity supports transactions from LOI through closing and beyond.

LOCAL

Ohio-Based Team

Offices across Cincinnati and Dayton give Equity an on-the-ground advantage for Butler County and Montgomery County transactions alike.

TRACK RECORD

Proven Execution

A track record of retail and land transactions across Ohio, built on responsive, transparent, and direct communication with buyers and sellers.

1231 E. Central Avenue — Offering Summary

- Four contiguous, HS-1-zoned commercial parcels (± 0.625 AC) on the established Ohio 725 corridor in Miamisburg, Ohio
- Adjacent to the newly redeveloped Flying Ace Express Car Wash and the \$20M Kroger Marketplace redevelopment
- ~28,000 VPD frontage on E. Central Ave; ~100,000 VPD at I-75 Exit 44, three miles east
- Zoning, utilities, curb-cut, and drive-thru access feasibility confirmed directly with the City of Miamisburg
- Deep, active buyer pool: 7 Brew and Dutch Bros are expanding aggressively across this exact submarket right now
- Offered at \$1,030,000

Suggested Next Step: Schedule a site tour → Submit an LOI or offer → Equity coordinates diligence directly with the City

For More Information



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