

Trenton Commercial Land for Sale or Lease

Wayne Madison Road | Trenton, OH | 45067

Henkle Schueler
COMMERCIAL REAL ESTATE



COUNTY	PROPERTY TYPE	ZONING	AREA	SALE PRICE
Butler	Land	C-2 Commercial	2.2 Acres	\$875,000

For more information, contact:



Henkle Schueler
COMMERCIAL REAL ESTATE

Danielle Chandler

Commercial Sales Agent

O: 513.932.6010

D: 513.228.6233

dchandler@hsabh.com



Henkle Schueler
COMMERCIAL REAL ESTATE

Mark Langdon

Commercial Sales Agent

O: 513.228.6244

C: 937.684.9847

mlangdon@hsabh.com

Property & Location Highlights:

- 2.2 acres of raw commercial land available for sale in the retail corridor of Dayton's suburb of Trenton
- Flexible C-2 Commercial zoning allows for a variety of uses
- Located just south of a signaled intersection, adjacent to a newly developed McDonald's
- Over 11,375 vehicles per day drive on W State Road, just north of the site

All information furnished is from sources deemed reliable and is subject to errors, omissions and changes prior to sale as withdrawal without notice.

Trenton Commercial Land for Sale or Lease

WayneMadisonRoad | Trenton, OH | 45067

Henkle Schueler
COMMERCIAL REAL ESTATE



Learn more about our services—visit SchuelerGroup.com today!

3000-G Henkle Drive | Lebanon, OH 45036 | 513.932.6010 | 800.589.7535

Trenton Commercial Land for Sale or Lease

WayneMadisonRoad | Trenton,OH | 45067



Radius	1 Mile	5 Mile	10 Mile
Population			
2029 Projection	6,383	53,103	287,479
2024 Estimate 2020	6,337	52,412	282,241
Census Growth	6,534	52,511	280,759
2024 - 2029 Growth	0.73%	1.32%	1.86%
2020 - 2024	-3.01%	-0.19%	0.53%
2024 Population by Hispanic Origin	144	2,976	14,964
2024 Population	6,337	52,412	282,241
White Black Am. Indian &	5,751 90.75%	41,669 79.50%	220,697 78.19%
Alaskan Asian Hawaiian	122 1.93%	4,693 8.95%	24,759 8.77%
& Pacific Island Other	1 0.02%	18 0.03%	118 0.04%
U.S. Armed Forces	58 0.92%	919 1.75%	10,135 3.59%
	8 0.13%	57 0.11%	479 0.17%
	396 6.25%	5,055 9.64%	26,054 9.23%
	0	34	113
Households			
2029 Projection	2,292	19,042	107,633
2024 Estimate 2020	2,278	18,802	105,641
Census Growth	2,362	18,863	104,935
2024 - 2029 Growth	0.61%	1.28%	1.89%
2020 - 2024 Owner	-3.56%	-0.32%	0.67%
Occupied Renter	1,647 72.30%	12,482 66.39%	71,813 67.98%
Occupied	631 27.70%	6,320 33.61%	33,829 32.02%
2024 Households by HH Income			
Income: <\$25,000	267 11.73%	3,386 18.01%	16,039 15.18%
\$25,000 - \$50,000	282 12.38%	3,563 18.95%	20,156 19.08%
\$50,000 - \$75,000	450 19.76%	3,092 16.45%	16,763 15.87%
\$75,000 - \$100,000	503 22.09%	2,971 15.80%	15,658 14.82%
\$100,000 - \$125,000	486 21.34%	2,048 10.89%	11,773 11.14%
\$125,000 - \$150,000	120 5.27%	1,234 6.56%	6,537 6.19%
\$150,000 - \$200,000	129 5.67%	1,405 7.47%	10,119 9.58%
\$200,000+	40 1.76%	1,103 5.87%	8,597 8.14%
2024 Avg Household Income	\$85,150	\$86,037	\$95,294
2024 Med Household Income	\$81,933	\$69,128	\$74,799

BusinessEmployment by Type	# of Businesses	# Employees	#Emp/Bus
Total Businesses	153	902	6
Retail&Wholesale Trade	22	156	7
Hospitality & Food Service	14	158	11
Real Estate, Renting, Leasing	4	12	3
Finance & Insurance	19	63	3
Information	5	24	5
Scientific & Technology Services	12	76	6
Management of Companies	0	0	0
Health Care & Social Assistance	22	50	2
Educational Services	5	168	34
Public Administration & Sales	2	23	12
Arts, Entertainment, Recreation	3	11	4
Utilities & Waste Management	3	8	3
Construction	9	28	3
Manufacturing	2	17	9
Agriculture, Mining, Fishing	1	3	3
Other Services	30	105	4

Learn more about our services—visit [SchuelerGroup.com](https://www.schuelergroup.com) today!

3000-G Henkle Drive | Lebanon, OH 45036 | 513.932.6010 | 800.589.7535