



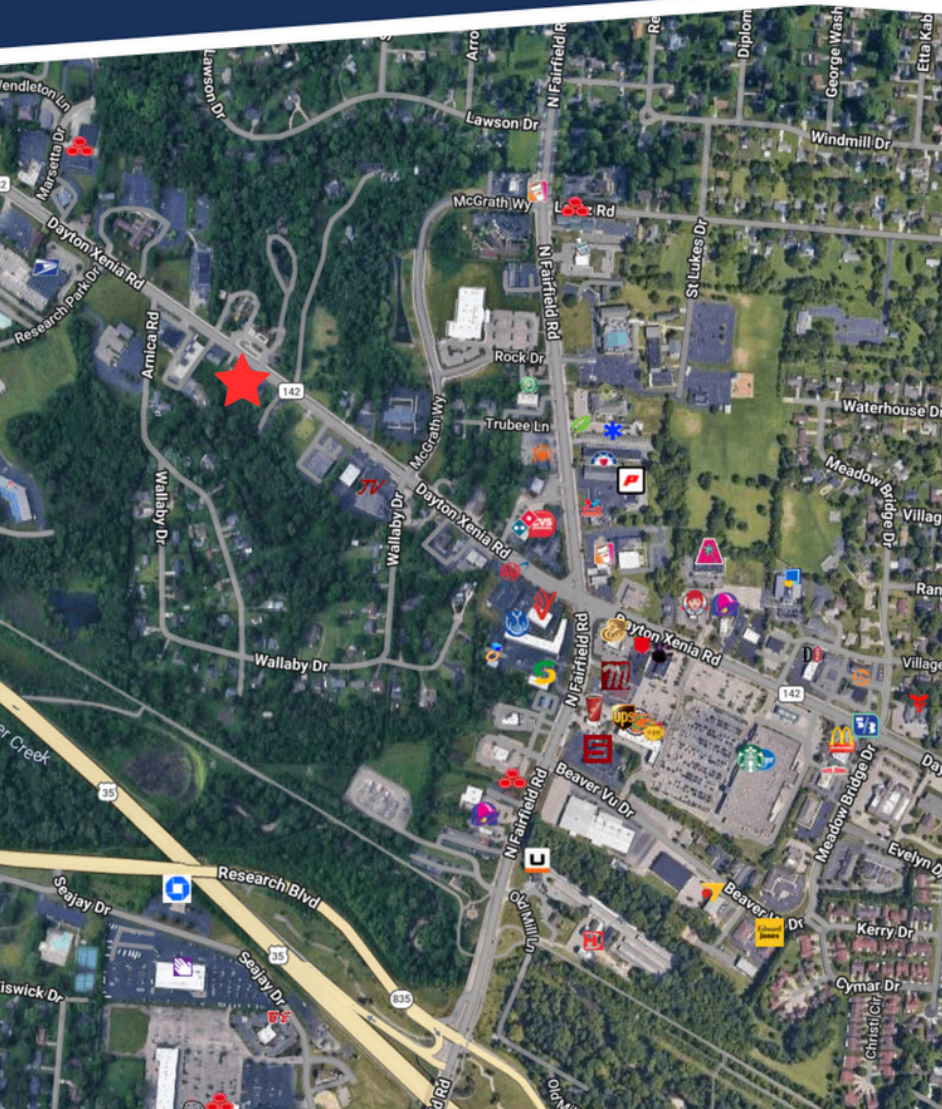
FOR SALE

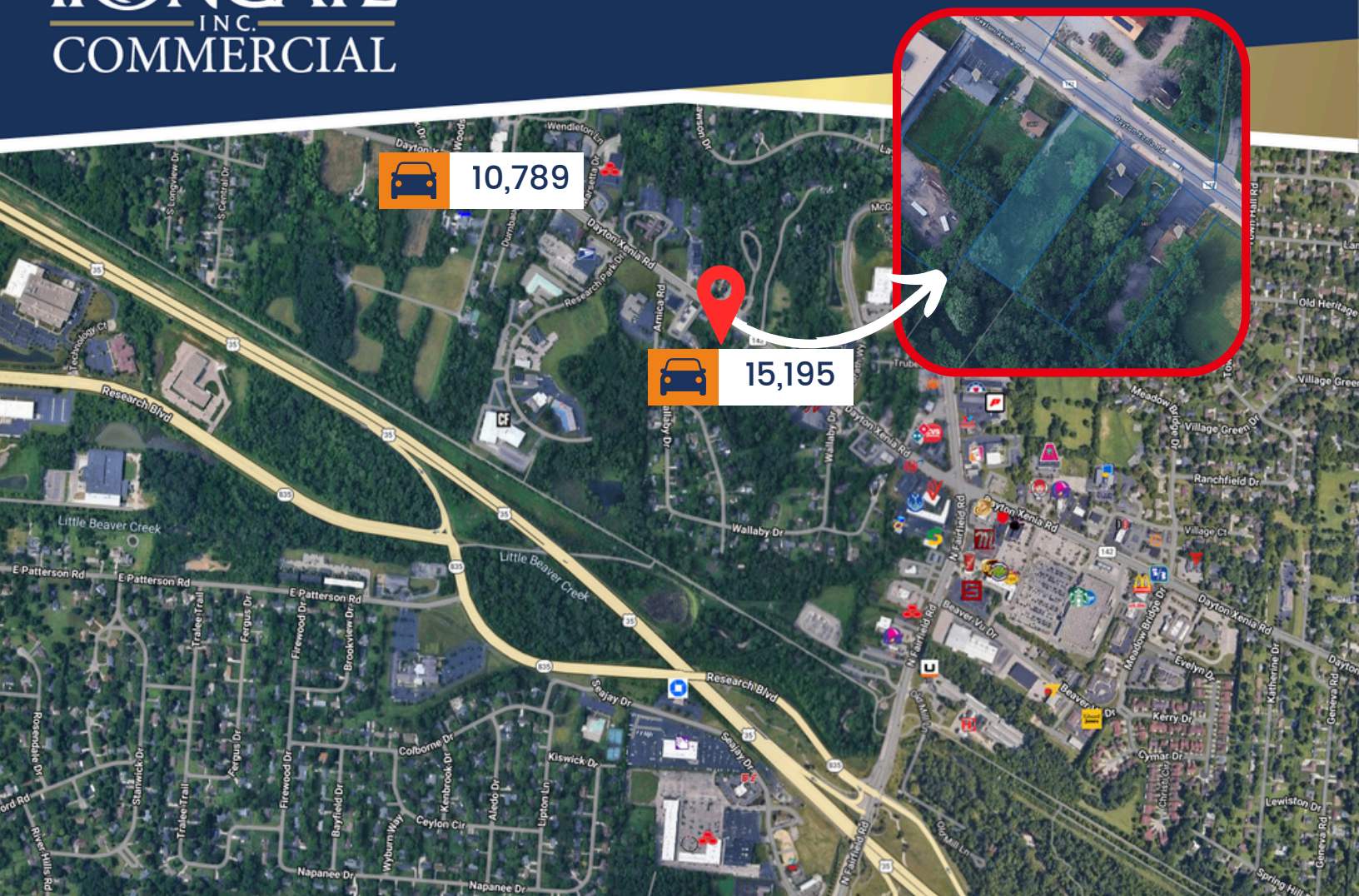
3465 DAYTON XENIA RD
BEAVERCREEK, OH 45432

Property Highlights

- Commercial Land
- High-traffic Dayton Xenia Road
- 100' Road Frontage
- Thriving retail and service corridor
- Excellent visibility
- Solid residential density and daytime population
- Convenient access to I-675, US35
- Zoning: B-2 Community Business District (City of Beavercreek)
- Convenient access to I-675, US35
- +/- .69 acre
- Ideal Uses: Retail, service business, office, specialty commercial

Offered at: \$79,000





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**FOR
SALE**

2025 DEMOGRAPHICS

2 MILE

5 MILE

10 MILE

POPULATION

19,452

145,900

474,033

HOUSEHOLDS

7,598

62,179

199,276

HH INCOME

\$141,222

\$99,153

\$90,762

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