



FOR SALE - GROUND LEASE - BUILD TO SUIT

Retail/Flex Land | 2.97 Acres

7825 POE AVENUE, DAYTON, OH 45414

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THE OFFERING

3CRE is proud to present a rare, shovel-ready development opportunity at 7825 Poe Avenue in Vandalia, Ohio (greater Dayton): a high-visibility retail/flex land parcel spanning just under 3 acres across two parcels (Parcel IDs: B02-01201-0081 – 1.9288 acres and B02-01201-0082 – 1.0363 acres). The site has been cleared, graded, and is ready for development, with public utilities available for connection. Zoned HB (Highway Business), the property supports a broad range of commercial, light industrial, and service uses. Surrounded by expanding residential, retail, and industrial development, the site offers strong potential for users looking to capitalize on local and regional demand.

Located just a few hundred feet south of the I-75/I-70 interchange, the property sits in the City of Vandalia, one of greater Dayton's most connected and rapidly growing areas. The nearby interchange sees over 190,000 vehicles per day, providing excellent visibility and access. With close proximity to the Dayton International Airport and major freight corridors, the location is ideally suited for logistics, distribution, retail, or highway-oriented services.

PROPERTY HIGHLIGHTS

Sale or Ground Lease : Contact Broker for Pricing

Total Acreage : 2.97 Acres (two parcels)

Zoning : HB (Highway Business)

Road frontage: 550' along Poe Avenue

Site dimensions: 580' wide × 250' deep

Utilities: water, sewer & gas connected on-site

Topography: level



➤ WHY 7825 POE AVENUE

Positioned in Vandalia at one of greater Dayton's busiest and fastest-growing gateways, 7825 Poe Avenue offers rare visibility and shovel-ready convenience. Fronting 550' on Poe Avenue just south of the I-75/I-70 interchange, the level 580' × 250' site is cleared, graded, and served by water, sewer, and gas connections on-site.

Flexible Highway Business (HB) zoning supports retail, flex, light-industrial, and highway-oriented service uses, and the site is offered for either purchase or ground lease.

The trade area keeps expanding — anchored by Dayton International Airport, Wright-Patterson Air Force Base, and the interstate freight network — with 106,000+ residents within five miles and 190,000+ vehicles at the interchange each day, driving strong and growing demand.

➤ THE OPPORTUNITY

Shovel-ready at the I-75 / I-70 interchange

Offered for sale or ground lease

2.97 acres across two development-ready parcels

190,000+ vehicles/day at the interchange

Cleared, graded & utility-ready

Flexible HB (Highway Business) zoning

10 minutes to Dayton Int'l Airport

106,575 residents within 5 miles



☀ [CLICK HERE FOR OFFERING VIDEO](#)

7825 POE AVENUE | FOR SALE OR GROUND LEASE





7825 POE AVENUE | *FOR SALE OR GROUND LEASE*

NEAREST DESTINATIONS

- **Interstate 75**
0.7 miles · 3 min drive
- **Interstate 70**
2.5 miles · 5 min drive
- **Dayton Int'l Airport**
5.6 miles · 10 min drive
- **Downtown Dayton**
6.7 miles · 12 min drive
- **University of Dayton**
8.1 miles · 13 min drive
- **Wright-Patterson AFB**
16 miles · 25 min drive



STRATEGIC PROXIMITY TO THE REGION'S KEY DRIVERS

Interstate 75 0.7 mi from site

Direct access to Ohio's busiest north-south freight and commuter route — 190,000+ vehicles a day at the interchange for exceptional visibility.

Interstate 70 2.5 mi from site

Minutes to the coast-to-coast I-70 corridor, opening one-day trucking reach to a large share of the U.S. population.

Dayton Int'l Airport 5.6 mi from site

Ten minutes from a growing air cargo and passenger hub driving regional logistics, distribution, and manufacturing investment.

Downtown Dayton 6.7 mi from site

Close to the region's business and employment core, adding daytime population and steady commercial demand.

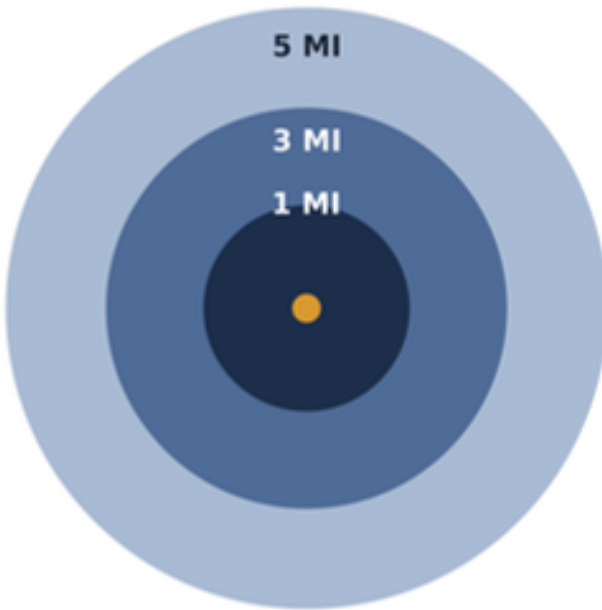
University of Dayton 8.1 mi from site

Near a major university — a built-in workforce pipeline and thousands of student consumers.

Wright-Patterson AFB 16 mi from site

Adjacent to one of Ohio's largest single-site employers, anchoring the region with high-wage defense and technology jobs.

RADIUS FROM SITE



- 1-mile radius
- 3-mile radius
- 5-mile radius



POPULATION

● 1 MILE	2,412
● 3 MILES	34,746
● 5 MILES	106,575



HOUSEHOLDS

● 1 MILE	998
● 3 MILES	15,121
● 5 MILES	44,628



AVG. HH INCOME

● 1 MILE	\$101,300
● 3 MILES	\$79,596
● 5 MILES	\$78,456



MEDIAN AGE

● 1 MILE	44.4
● 3 MILES	41.4
● 5 MILES	40.5



BUSINESSES

● 1 MILE	424
● 3 MILES	2,320
● 5 MILES	5,344



EMPLOYEES

● 1 MILE	4,133
● 3 MILES	24,722
● 5 MILES	51,858



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3CRE Advisors is a multi-state firm specializing in Commercial Real Estate Brokerage, Leasing, Property Management, Capital Markets, and Business Brokering. Our Retail Services Group is ready to assist with all your retail real estate needs. Connect with us at any of our office locations or visit us online at www.3CRE.com.