

Henkle Schueler

COMMERCIAL REAL ESTATE



BUILD-TO-SUIT

BROOKVILLE INDUSTRIAL SPEC

Collective Way, Brookville, OH 45309

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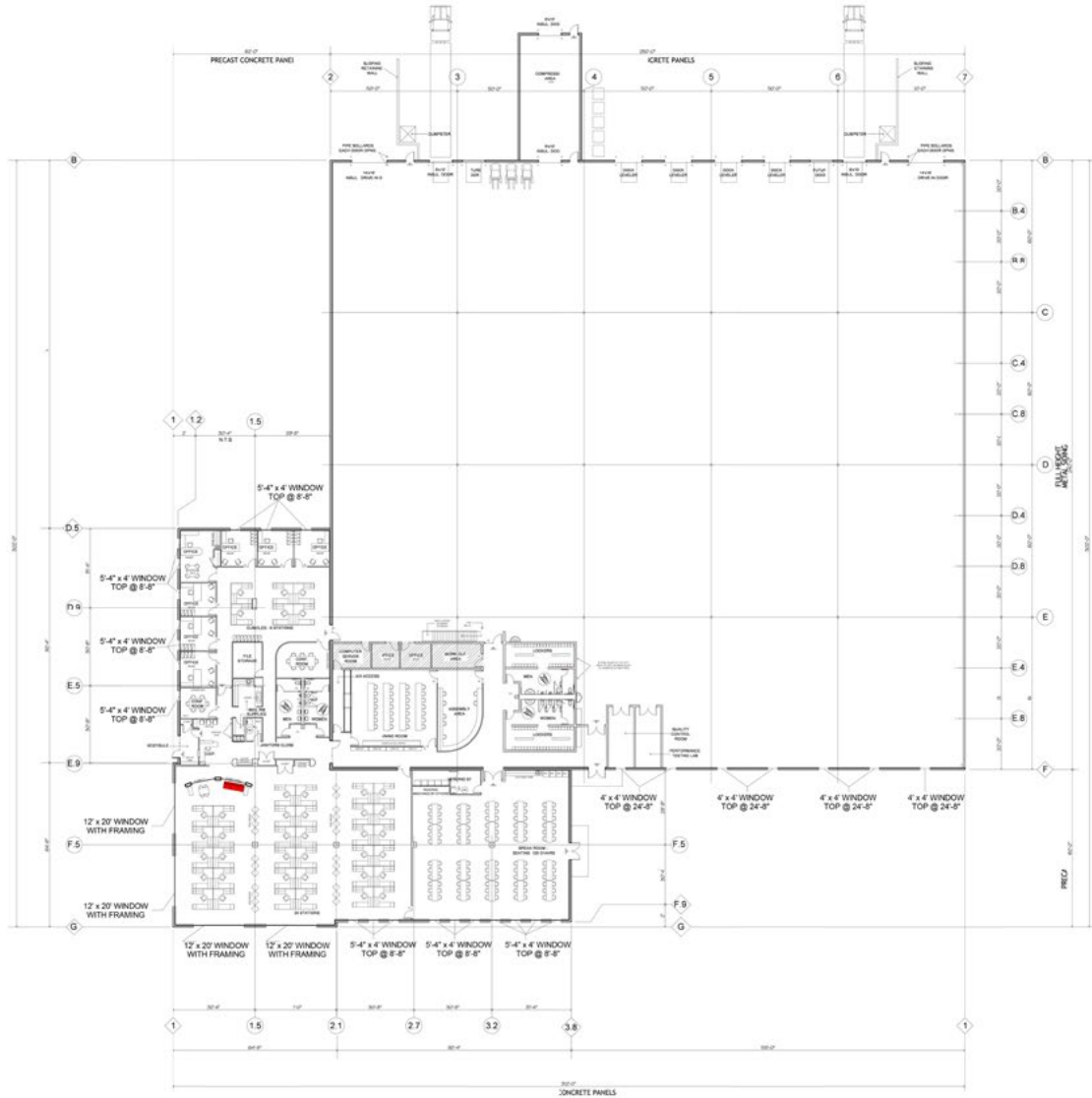


| COUNTY | PROPERTY TYPE | ZONING | SPACE AVAILABLE | PRICE |
|--------|---------------|--------|-----------------|-------|
|--------|---------------|--------|-----------------|-------|

| | | | | |
|------------|--------------|------------|------------------------------------|------------------|
| Montgomery | Land – PRE94 | Commercial | 60,000 - 125,000 SF 10.712 Acres | Call for Details |
|------------|--------------|------------|------------------------------------|------------------|

Property & Location Highlights:

- 10+ acres available visible from I-70, Exit 21
- Overpass/Interchange upgrades completed
- Part of Northbrook Industrial Park
- Within 12-miles of Dayton International Airport
- Utilities in place and abatements are available
- Spec building includes 2,200 SF of office and an expansion pad
- 13 miles to the “Crossroads of America” – I-70/I-75 Interchange
- Over 43,000 vehicles per day on nearby I-70



1 MAIN LEVEL
3/6 - 7/9 - 10



RENDERING

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



| Radius | 1 Mile | | 3 Mile | | 5 Mile | |
|---|----------|--------|----------|--------|----------|--------|
| Population | | | | | | |
| 2027 Projection | 509 | | 8,476 | | 13,831 | |
| 2022 Estimate | 519 | | 8,536 | | 13,994 | |
| 2010 Census | 567 | | 8,868 | | 14,873 | |
| Growth 2022 - 2027 | -1.93% | | -0.70% | | -1.16% | |
| Growth 2010 - 2022 | -8.47% | | -3.74% | | -5.91% | |
| 2022 Population by Hispanic Origin | 3 | | 87 | | 171 | |
| 2022 Population | 519 | | 8,536 | | 13,994 | |
| White | 503 | 96.92% | 8,284 | 97.05% | 13,389 | 95.68% |
| Black | 2 | 0.39% | 33 | 0.39% | 228 | 1.63% |
| Am. Indian & Alaskan | 1 | 0.19% | 22 | 0.26% | 30 | 0.21% |
| Asian | 4 | 0.77% | 86 | 1.01% | 125 | 0.89% |
| Hawaiian & Pacific Island | 0 | 0.00% | 0 | 0.00% | 1 | 0.01% |
| Other | 8 | 1.54% | 111 | 1.30% | 220 | 1.57% |
| U.S. Armed Forces | 0 | | 1 | | 4 | |
| Households | | | | | | |
| 2027 Projection | 208 | | 3,531 | | 5,576 | |
| 2022 Estimate | 211 | | 3,552 | | 5,633 | |
| 2010 Census | 229 | | 3,671 | | 5,955 | |
| Growth 2022 - 2027 | -1.42% | | -0.59% | | -1.01% | |
| Growth 2010 - 2022 | -7.86% | | -3.24% | | -5.41% | |
| Owner Occupied | 163 | 77.25% | 2,535 | 71.37% | 4,327 | 76.82% |
| Renter Occupied | 49 | 23.22% | 1,017 | 28.63% | 1,306 | 23.18% |
| 2022 Households by HH Income | 212 | | 3,552 | | 5,634 | |
| Income: <\$25,000 | 26 | 12.26% | 588 | 16.55% | 772 | 13.70% |
| Income: \$25,000 - \$50,000 | 28 | 13.21% | 696 | 19.59% | 1,093 | 19.40% |
| Income: \$50,000 - \$75,000 | 41 | 19.34% | 725 | 20.41% | 1,237 | 21.96% |
| Income: \$75,000 - \$100,000 | 56 | 26.42% | 611 | 17.20% | 933 | 16.56% |
| Income: \$100,000 - \$125,000 | 30 | 14.15% | 414 | 11.66% | 674 | 11.96% |
| Income: \$125,000 - \$150,000 | 24 | 11.32% | 312 | 8.78% | 489 | 8.68% |
| Income: \$150,000 - \$200,000 | 2 | 0.94% | 72 | 2.03% | 199 | 3.53% |
| Income: \$200,000+ | 5 | 2.36% | 134 | 3.77% | 237 | 4.21% |
| 2022 Avg Household Income | \$82,425 | | \$78,057 | | \$82,158 | |
| 2022 Med Household Income | \$79,911 | | \$64,377 | | \$68,532 | |

| Business Employment by Type | # of Businesses | # Employees | #Emp/Bus |
|----------------------------------|-----------------|-------------|-----------|
| Total Businesses | 64 | 689 | 11 |
| Retail & Wholesale Trade | 7 | 47 | 7 |
| Hospitality & Food Service | 10 | 275 | 28 |
| Real Estate, Renting, Leasing | 4 | 26 | 7 |
| Finance & Insurance | 8 | 32 | 4 |
| Information | 0 | 0 | 0 |
| Scientific & Technology Services | 3 | 12 | 4 |
| Management of Companies | 0 | 0 | 0 |
| Health Care & Social Assistance | 5 | 31 | 6 |
| Educational Services | 0 | 0 | 0 |
| Public Administration & Sales | 4 | 41 | 10 |
| Arts, Entertainment, Recreation | 1 | 5 | 5 |
| Utilities & Waste Management | 2 | 5 | 3 |
| Construction | 12 | 62 | 5 |
| Manufacturing | 2 | 137 | 69 |
| Agriculture, Mining, Fishing | 0 | 0 | 0 |
| Other Services | 6 | 16 | 3 |