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Commercial Real Estate Solutions®

Prime Redevelopment Site For Sale

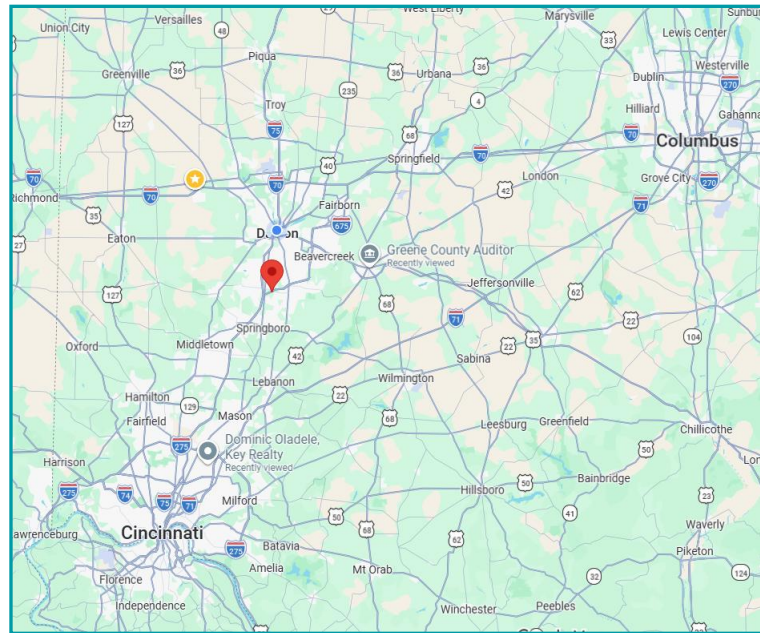
1944 Miamisburg Centerville Road

Washington Township, OH 45459



PROPERTY HIGHLIGHTS

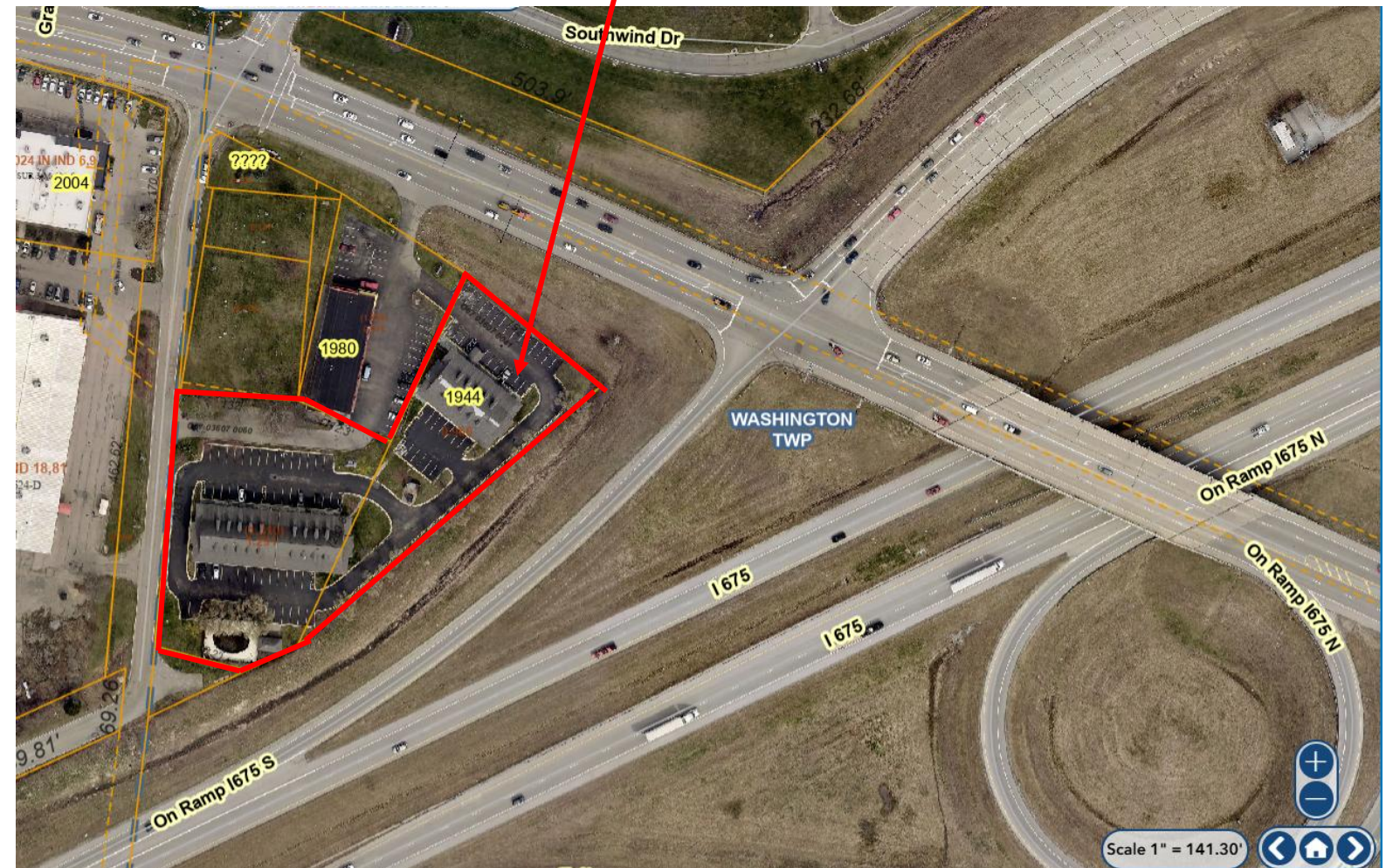
- **2.25 acres Prime Redevelopment Opportunity** with Interstate 675 visibility across from Kettering Health Southview Hospital
- **Parcel ID;** O67036070060 and O67036070041-
Each parcel can be sold separately
- **Versatile Zoning Use:** SU- Special Use. Ideal for Office, Retail, Service, Restaurant, and Residential
- **High Traffic Area:** Situated off of Miamisburg Centerville Road with immediate access to SR-725 and I-675, and just over a mile away from I-75 junction. This location offers easy access with multiple ingress/egress
- **Prime Location:** This site is both desirable and convenient due to the proximity to key attractions and amenities including Kettering Southview Medical Center, Dayton Mall, and Walmart
- **Great Visibility and High Traffic Counts:** Over 65,373 VPD on I-675, 102,780 on I-75, and over 30,000 on Miamisburg Centerville Road
- **Now Offered at:** ~~\$3,100,000~~ **\$2,850,000!**

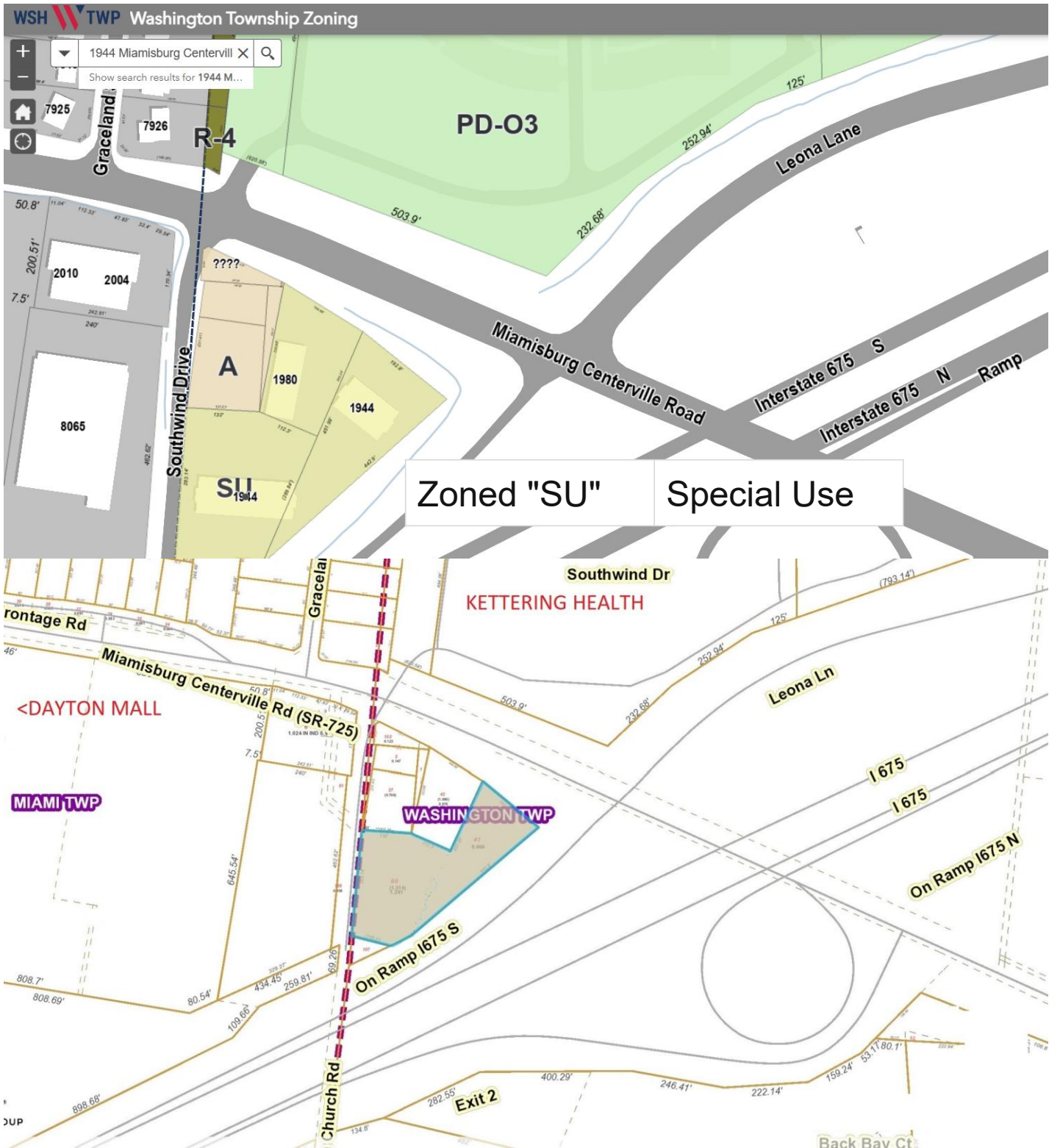


For More Information, Please Contact:

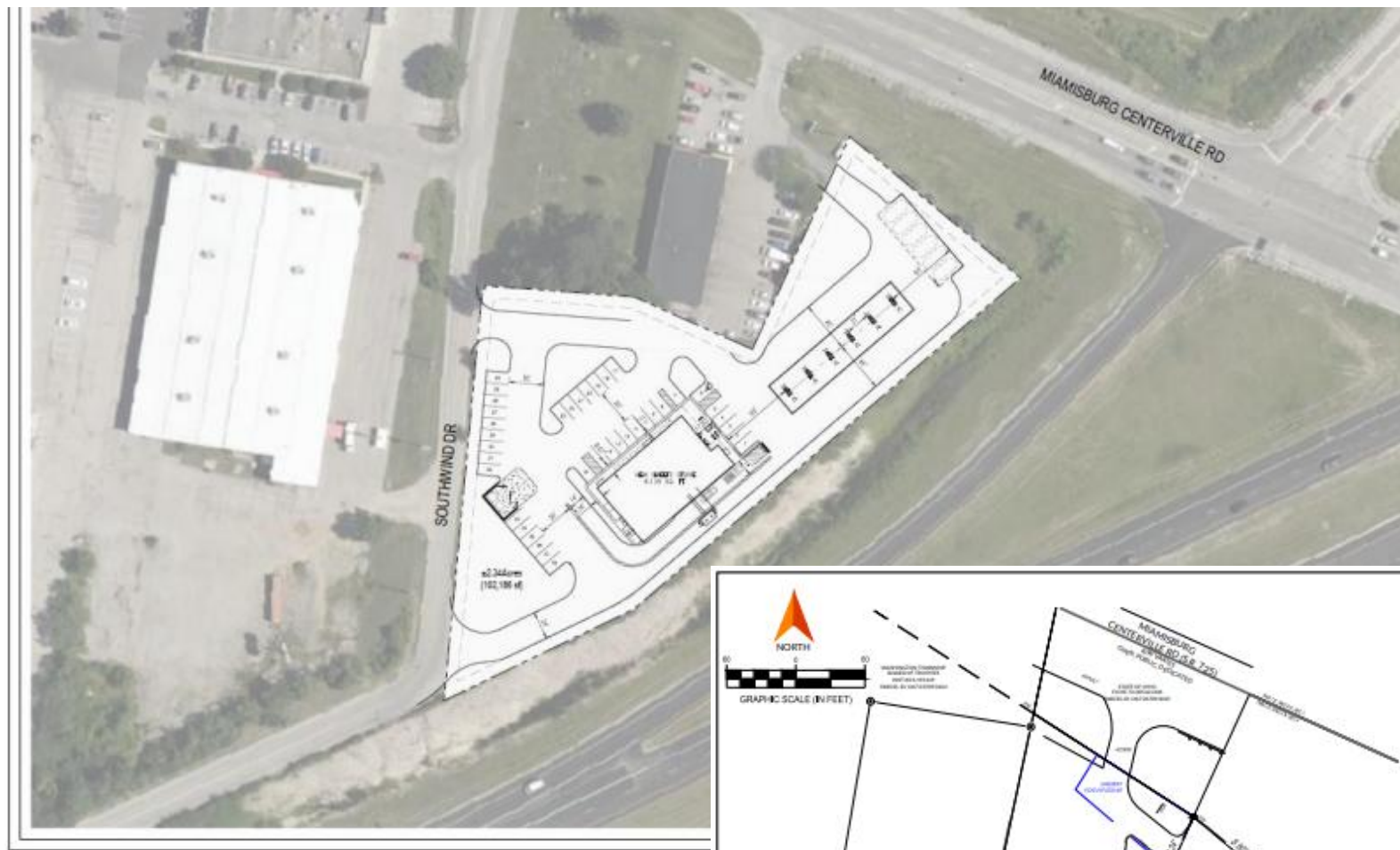
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DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	6,250	66,043	165,016
Average HH Income	\$109,803	\$123,872	\$133,225
Daytime Employee Population	9,530	46,665	84,405



Test Fit Gas Station Layout and Survey

