



FOR SALE | COMMERCIAL DEVELOPMENT SITE

Strategic Commercial Development Opportunity

1231 E. Central Avenue, Miamisburg, Ohio 45342

Ohio 725 Retail Corridor | South Dayton / Miamisburg Submarket | Montgomery County

LIST PRICE

\$1,030,000

SITE AREA

±0.625 AC

ZONING

HS-1

PARCELS

Four

USE

Highway Service

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The Opportunity

A rare, ready to develop commercial pad on the established Ohio 725 corridor in Miamisburg. The site carries HS-1, Highway Service zoning, sits directly beside a newly built Flying Ace Express Car Wash, and adjoins the Kroger Marketplace anchored corner at N. Heincke Road. It is one of the corridor's limited remaining undeveloped commercial opportunities.

SITE SUMMARY

Property Type	Land, commercial development site
Status	Existing, available for sale
Site Area	Approximately 0.625 acres indicated across four parcels
Parcel Numbers	K46-00411-0011, K46-00411-0012, K46-00411-0013, K46-00411-0022
Zoning	HS-1, Highway Service
Intended Use	Strategic retail, restaurant, service, or other highway service commercial
Frontage	E. Central Avenue (Ohio 725), approximately 28,000 VPD
Access	City supported conceptual plan of one direct curb cut serving the site plus shared access through the neighboring dental office driveway, which may improve ingress, egress, and site circulation. Subject to final site plan approval and documentation.
Utilities	All utilities present; City previously reported no known capacity limitations
Market	Dayton
Submarket	South Dayton / Miamisburg
County	Montgomery
List Price	\$1,030,000

PROPERTY HIGHLIGHTS

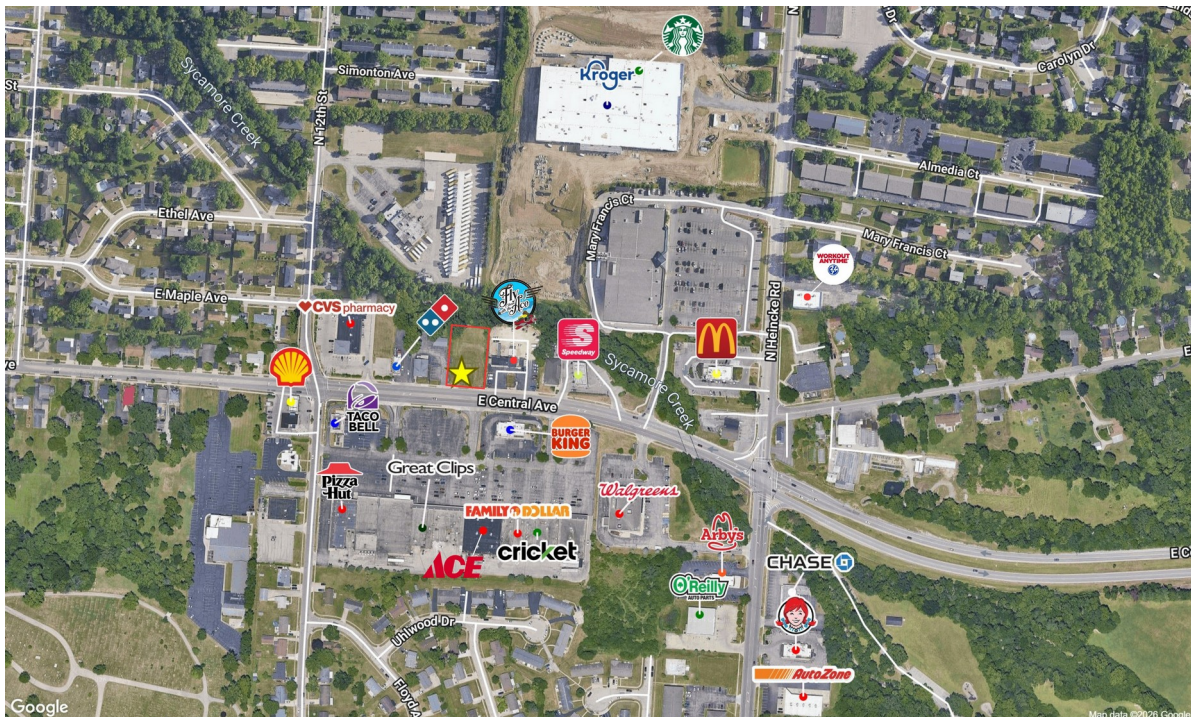
- High visibility commercial development opportunity along the established Ohio 725 retail corridor
- Approximately 0.625 acres indicated across four contiguous parcels under single ownership control
- HS-1, Highway Service zoning supporting a broad range of commercial and service users
- Strong frontage and traffic exposure
- All utilities present, with no known capacity limitations reported by the City
- Drive-thru uses may be permitted with sufficient on-site stacking and an approved site plan
- One of the corridor's limited remaining undeveloped commercial pad opportunities

Parcels and Zoning

Four contiguous parcels, approximately 0.625 acres indicated, under single ownership control with continuous Ohio 725 frontage.



Montgomery County GIS. The four subject parcels are circled, fronting E. Central Avenue with the Kroger site immediately north and N. Heincke Road to the east.



The subject outlined in red at the center of the Ohio 725 retail node, with Kroger and Starbucks immediately north, Flying Ace and Speedway adjacent, and Miamisburg Plaza across the roadway.

Site and Corridor Views

Level, cleared frontage directly on Ohio 725, within an active national brand retail node.



View from the subject frontage along E. Central Avenue (Ohio 725). Burger King and the Miamisburg Plaza shops sit directly across the roadway, with the adjacent fuel and car wash corner to the left.



Miamisburg Plaza directly across Ohio 725, anchored by Rocky's Ace Hardware and Big Lots, with additional shop tenants and a Burger King outparcel.

Photography taken July 2026. Any boundaries or positions shown are approximate and for reference only.

Location and Trade Area

Miamisburg sits about eight miles south of Dayton and three miles west of Interstate 75 at Exit 44, an interchange carrying roughly 100,000 vehicles per day. The subject holds the Ohio 725 commercial node at N. Heincke Road, the segment the City directs commercial activity toward in its adopted E. Central Avenue Land Use Study.



Subject marked with the yellow star. Retailer positions are approximate.

SURROUNDING RETAIL NODE

Kroger Marketplace

Adjacent corner. A 123,722 SF Marketplace with fuel center, bank, and Starbucks, delivered as part of an approximately \$20 million redevelopment of a 23 acre site at 155 N. Heincke Road.

Chipotle

Under construction on a Kroger outparcel.

Arby's

Recently committed to a new twenty year lease.

Flying Ace Express Car Wash

Newly developed next door at 1237 E. Central Avenue. The parcel traded at \$1,550,000 in July 2025 and the wash opened in May 2026.

Miamisburg Plaza

Directly across Ohio 725, anchored by Ace Hardware and Big Lots, with two outparcels positioned for future ground lease development.

National brands within the immediate node include McDonald's, Wendy's, Burger King, Arby's, Taco Bell, Starbucks, Domino's, Pizza Hut, Speedway, Shell, CVS, Walgreens, O'Reilly, AutoZone, Goodwill, Family Dollar, Cricket, Great Clips, US Bank, Fifth Third Bank, and Chase. Kettering Health, the city's largest employer, operates Kettering Health Miamisburg at 4000 Miamisburg-Centerville Road, and the Dayton Mall and Austin Landing retail and office nodes sit immediately east at Interstate 75.

Area Overview and Demographics

Miamisburg pairs a stable population with household incomes well above the Dayton metropolitan and Ohio medians, giving the corridor unusually strong consumer capacity for a community of its size. Employment is led by healthcare, manufacturing, retail trade, and professional services, and about half of residents commute north to Dayton, putting meaningful daily traffic through this node.

CITY OF MIAMISBURG DEMOGRAPHICS		
Metric	Miamisburg	Benchmark
Population	20,503 (2026)	Up 3.0% since the 2020 census
Average household income	\$99,342	Median \$82,900
Per capita income	\$39,360	Ohio \$40,552
Median age	40	Dayton metro 39.1
Poverty rate	11.8%	Dayton metro 13.2%
Labor force participation	65.5%	Montgomery County 62.3%
Bachelor's degree or higher	28.9%	Montgomery County 30.5%
Median home price	\$279,000	Up 4.1% year over year
Owner occupied housing	71%	29% renter occupied

Employment mix: healthcare and social assistance 17%, manufacturing 13%, retail trade 11%, professional and technical services 10%. Sources: U.S. Census Bureau and ACS, Census Reporter, and the City of Miamisburg E. Central Avenue Land Use Study market survey, 2025.

TARGET USERS

- Quick service and fast casual restaurant, including drive-thru formats where stacking and site plan allow
- Coffee, bakery, breakfast, and beverage drive-thru concepts
- Financial services, credit union, or branch bank pad
- Auto service, tire, and express service retail
- Retail clinic, urgent care, or dental serving the Kroger anchored node
- Small shop multi-tenant retail with an outparcel orientation

FOR MORE INFORMATION



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The information contained herein has been obtained from sources believed reliable. While Equity does not doubt its accuracy, Equity has not verified it and makes no guarantee, warranty, or representation about it. Zoning, permitted uses, access configuration, and final developable area are subject to municipal review and approval. You and your advisors should conduct a careful, independent investigation of the property to determine its suitability for your needs.