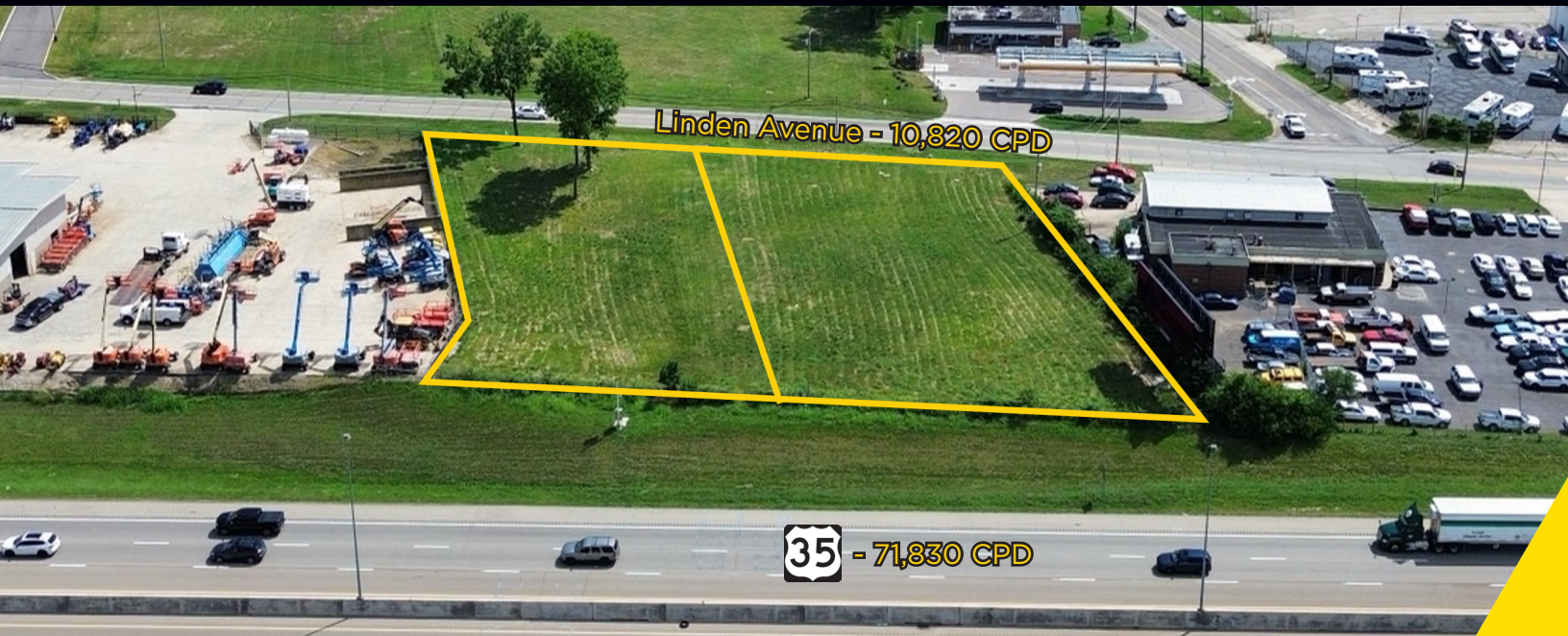




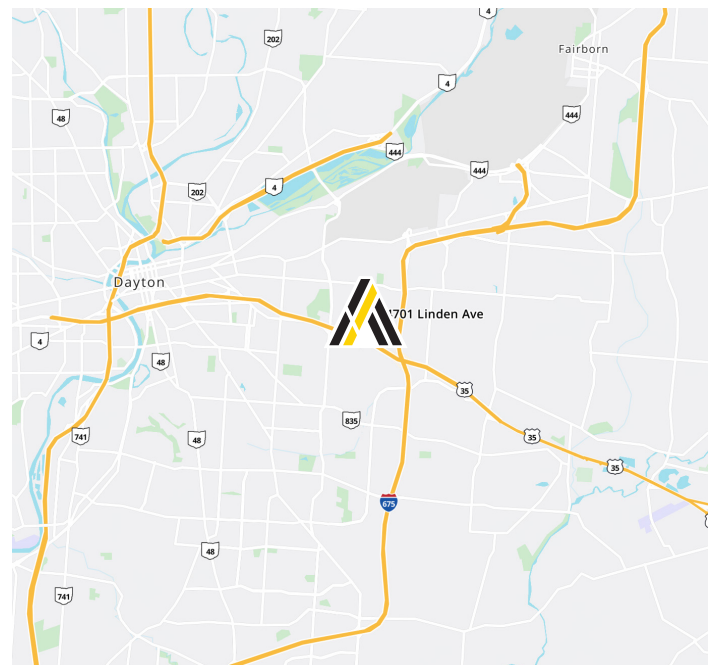
Linden Avenue

Dayton, Ohio 45432

SALE PRICE:
\$156,250 - \$312,000

Property Highlights

- **Flexible Development Opportunity:** 0.672± - 1.4556± acres available, offering flexibility for a variety of development concepts or user requirements.
- **Mixed-Use Zoning: Zoned MXD - Mixed Development:** Allowing for a broad range of commercial, retail, office, residential, and mixed-use development opportunities.
- **High-Traffic Location:** Excellent visibility to approximately 18,820 vehicles per day on Linden Avenue and 71,830 vehicles per day on nearby US-35.
- **Excellent Accessibility:** Convenient access to US-35 provides quick connectivity to Downtown Dayton, I-75, and the greater Miami Valley region.
- **Strong Commercial Corridor:** Located along an established commercial corridor surrounded by retail, restaurants, healthcare providers, and residential neighborhoods, supporting a variety of potential uses.



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Photos



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Aerial



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