

Land for Sale

8750 Dayton Cincinnati Pike, Miamisburg, Ohio, 45342

(approximate location) - Parcel ID K45 02614 0029



**Rare ±3.0-acre commercial development opportunity
featuring B-4 zoning, utility access, and approximately 340'
of frontage on Dayton-Cincinnati Pike**



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Listing Details

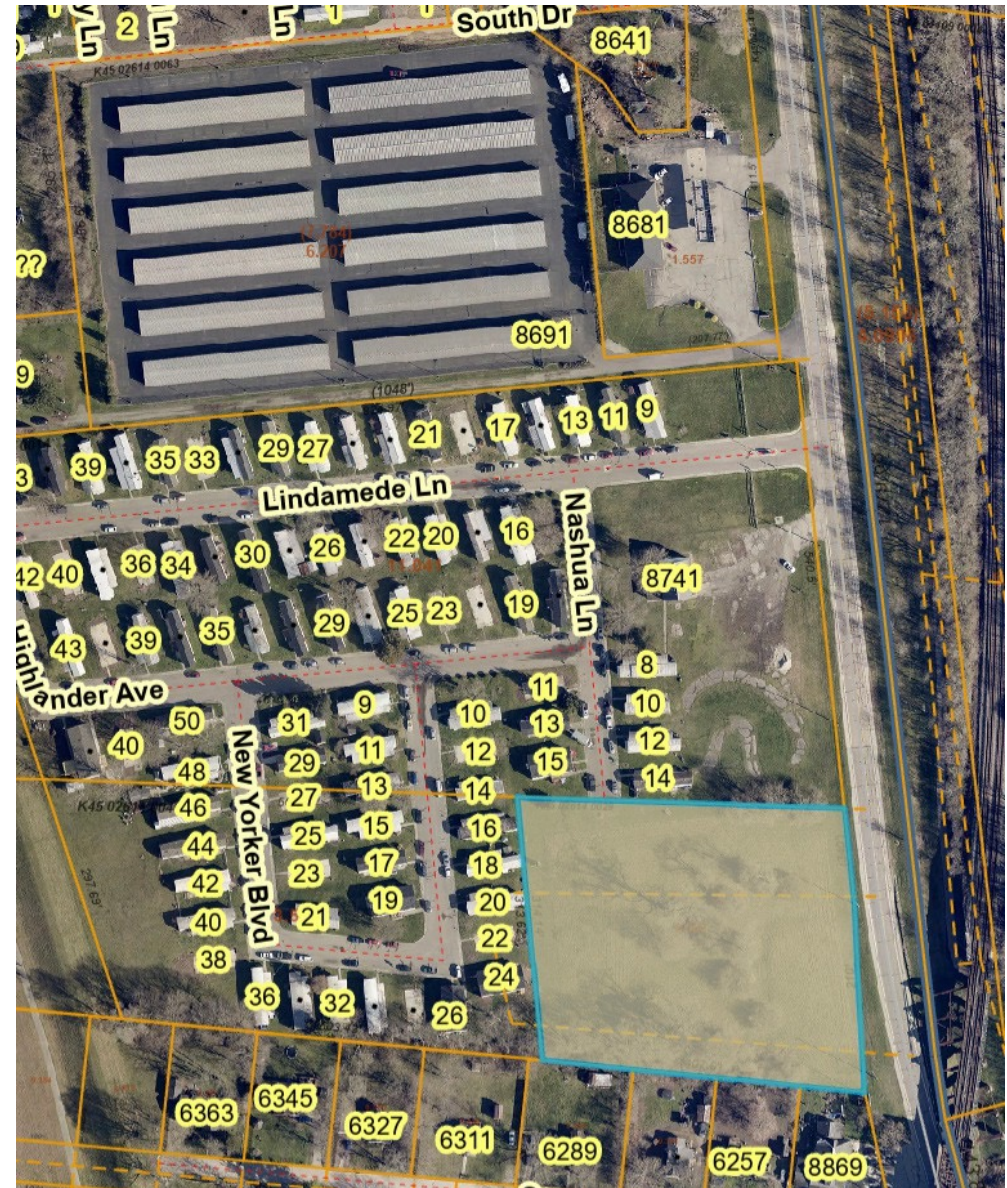
- ±3.00 Acres
- Asking Price: \$1,500,000
- Approximately 340' of frontage on Dayton–Cincinnati Pike
- Approximately 407' deep
- Parcel ID: K45 02614 0029
- Zoned B-4 Commercial Business District; Miami Township will consider a wide variety of uses on this site
- Gas, water, and sanitary sewer available at the site (buyers should independently verify capacity and connection requirements).
- Located in Miami Township, Montgomery County, Ohio
- Buyers should independently verify all permitted and conditional uses with Miami Township:

Planning Contact:

Max McConnell

Senior Planner

(937) 815-0087



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2025 Existing Conditions Plan

Demographics	1 Mile	3 Miles	5 Miles
Population	2,278	27,718	93,872
Avg. HH Income	\$118,063	\$109,021	\$99,942
Total Employees	508	9,215	30,862

Location Highlights

- ± 2 miles to I-75
- Minutes from Austin Landing
- Adjacent to established residential neighborhoods
- Utilities available at the site
- Approximately 340' of frontage on Dayton-Cincinnati Pike
- Flexible B-4 Commercial Business District

Market Highlights

- 93,872 residents within 5 miles
- 40,704 households within 5 miles
- 90,500+ daytime population within 5 miles
- Average household income: \$99,942
- Median household income: \$80,797

Potential Uses

- Retail Center
- Medical or Dental office
- Restaurant / Drive-Thru
- Professional Office
- Financial Institution
- Childcare Facility
- Convenience Store
- Automotive Service
- Commercial Shops
- Mixed-Use Commercial

...and many other B-4 permitted uses (buyers should verify permitted and conditional uses with Miami Township: (937) 433-9969)

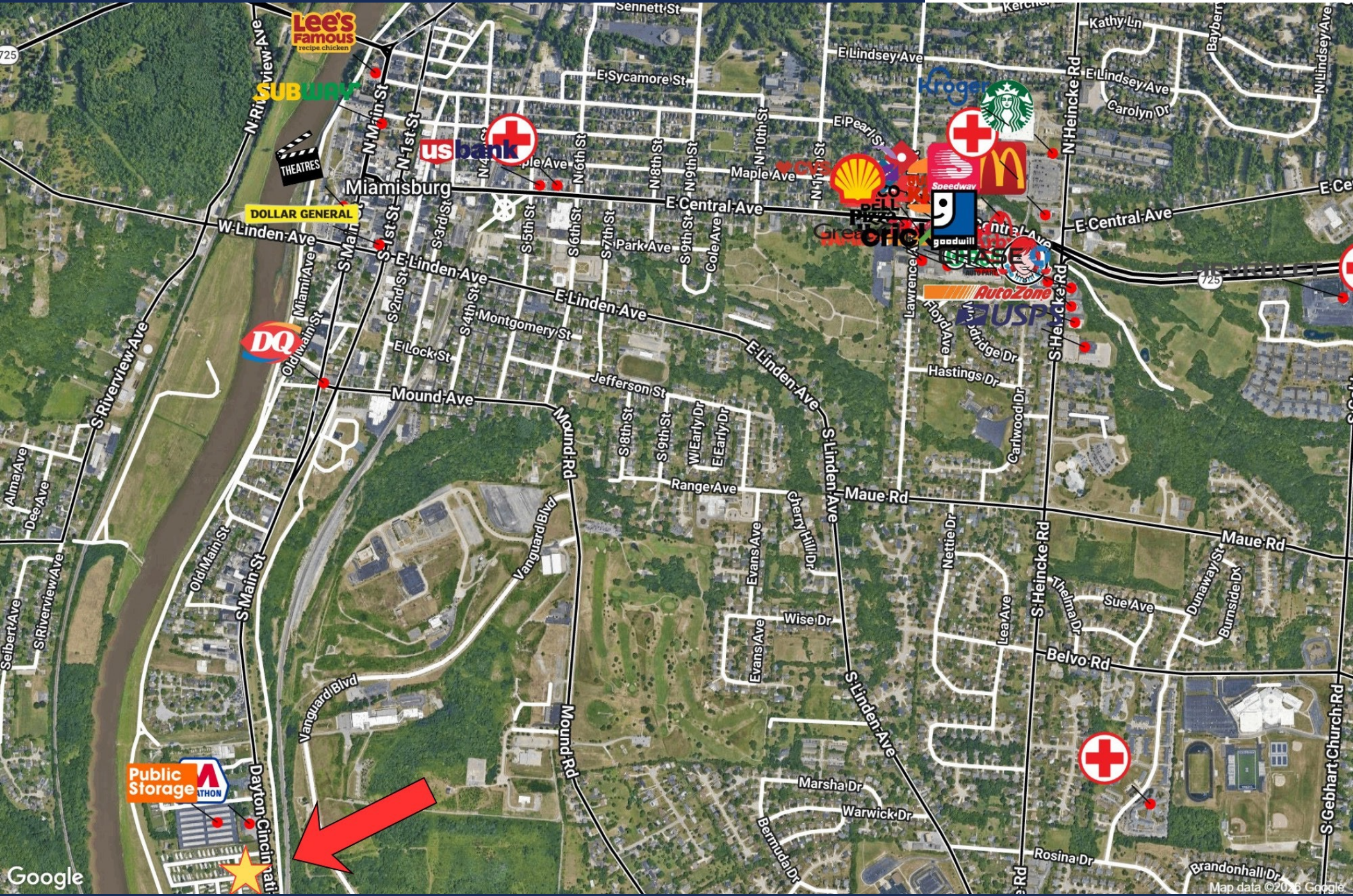
Traffic Counts

- Dayton-Cincinnati Pike - 5,577 VPD
- Cincinnati Pike - 7,501 VPD
- Benner Road - 2,800 VPD

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