

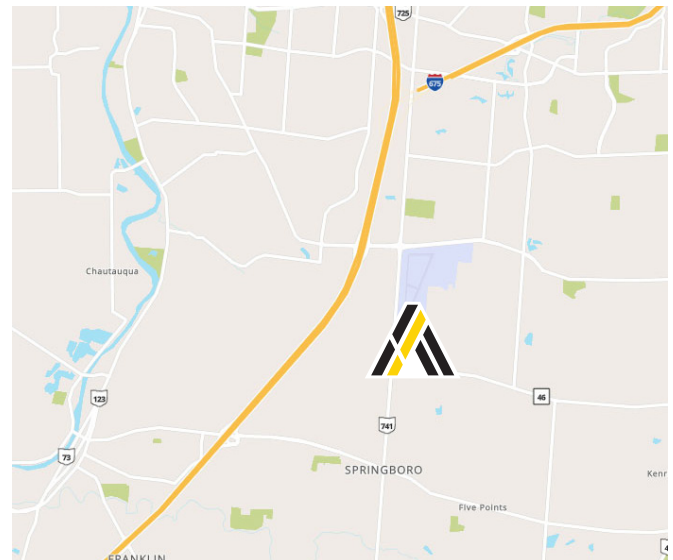
0 W. Lytle-Five Points Road

Springboro, Ohio 454066

SALE PRICE:
\$599,000

Property Highlights

- **Prime Development Site:** 1.678± Acre parcel offering an excellent opportunity for office, medical, professional, and other permitted commercial development.
- **Flexible Zoning:** Zoned Office-Residential (O-R), allowing for a broad range of office, professional, institutional, and residential-compatible uses.
- **Strong Traffic Exposure:** Positioned near SR 741 with access to more than 20,850 vehicles per day, providing excellent visibility and accessibility.
- **Established Growth Corridor:** Across from the Easton Farm Development a mixed-use development coming in 2027 and surrounded by dense residential neighborhoods, grocery stores, banks, retail centers, restaurants, and everyday amenities.
- **Excellent Interstate Access:** Located less than 2 miles from the Austin Road/I-75 interchange, providing convenient regional connectivity throughout the Dayton and Cincinnati markets.



Demographics	1 Mile	3 Mile	5 Mile
Total Population	9,678	46,804	104,867
Total Households	3,668	18,114	42,820



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Aerial



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