

SOUTHEAST CORNER OF CLYO ROAD & FEEDWIRE ROAD
SUGARCREEK TOWNSHIP, OHIO 45440



PRIME MIXED-USE DEVELOPMENT

FOR SALE:

LOT SIZE: 32 +/- Acres total, divisible
MUNICIPALITY: Sugarcreek Township
COUNTY: Greene

- Approximately 32 +/- acres available for development located at the Southeast corner of Clyo Rd and Feedwire Rd in Sugarcreek Township
- Mixed-use development to include lot sizes of 2+ acres or more
- Accommodating restaurant, entertainment, office, retail, and residential uses
- Minutes from I-675 and Cornerstone of Centerville Development: Kroger, Costco, Cabela's, Target, Marshall's, restaurants, Home Depot and more
- Over 4,100 people within a one-mile radius with accessible walking pathways from neighboring communities
- Future approved traffic improvement projects include:
 - Widening of Feedwire Rd and bridge to five lanes
 - I-675 and Wilmington Pike Interchange project to add diverging diamond interchange, to include new access ramp to I-675 from Feedwire Rd

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TOTAL OF 32 +/- ACRES AVAILABLE, DIVISIBLE



32 +/- AC

*Waterford at
Sugar Creek
Apartments: 230 Units*

*New Luxury Housing
Development -
Magnolia Meadows*

*Cornerstone of
Centerville South -
Mixed Use Development*

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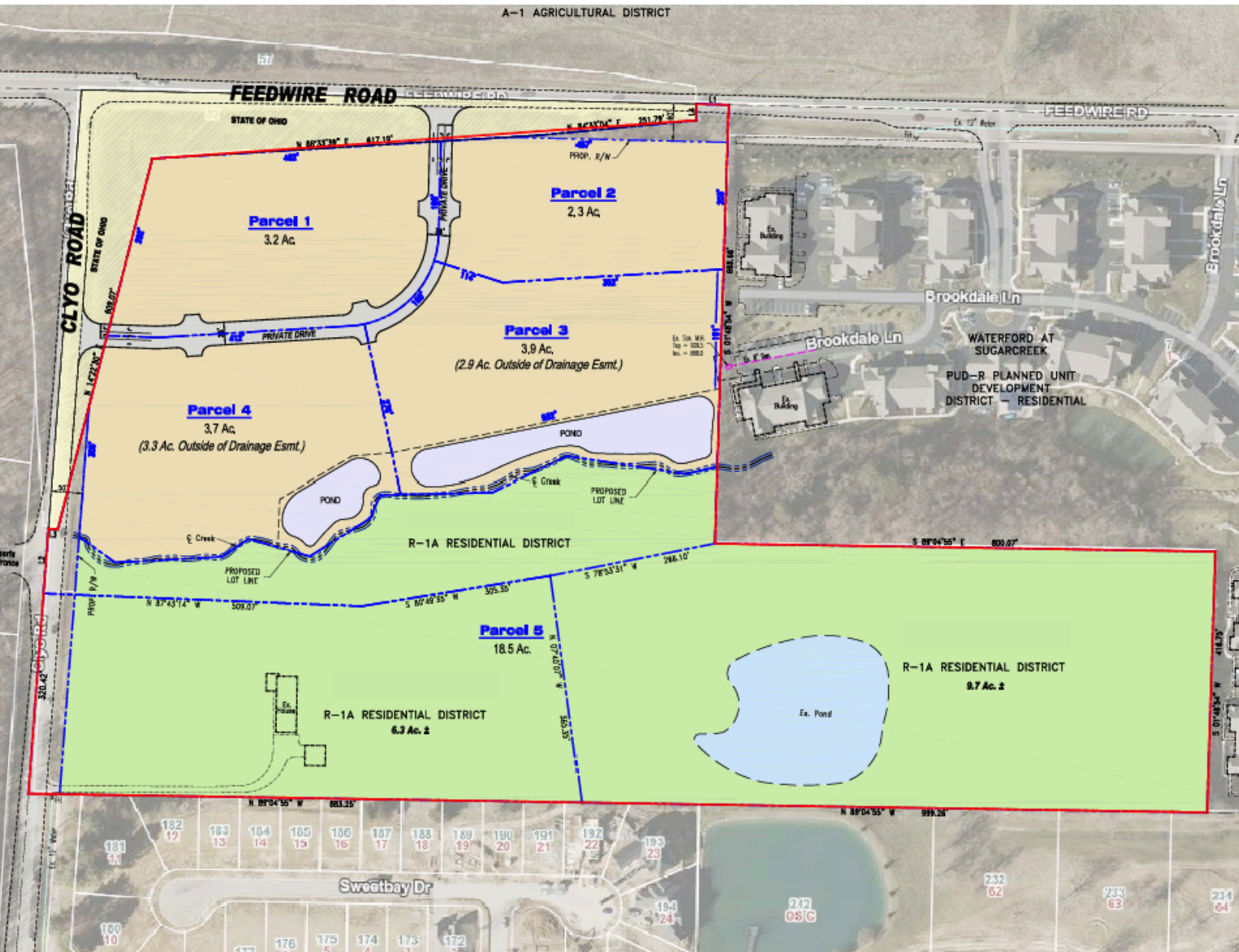
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CONCEPT PLAN FOR MIXED-USE DEVELOPMENT

32 +/- Acres Total

- Parcels 1 through 4 range from 2.3 acres to 3.9 acres in size
- Access to be provided by new private access drive



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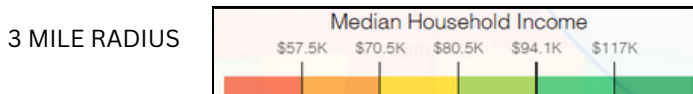
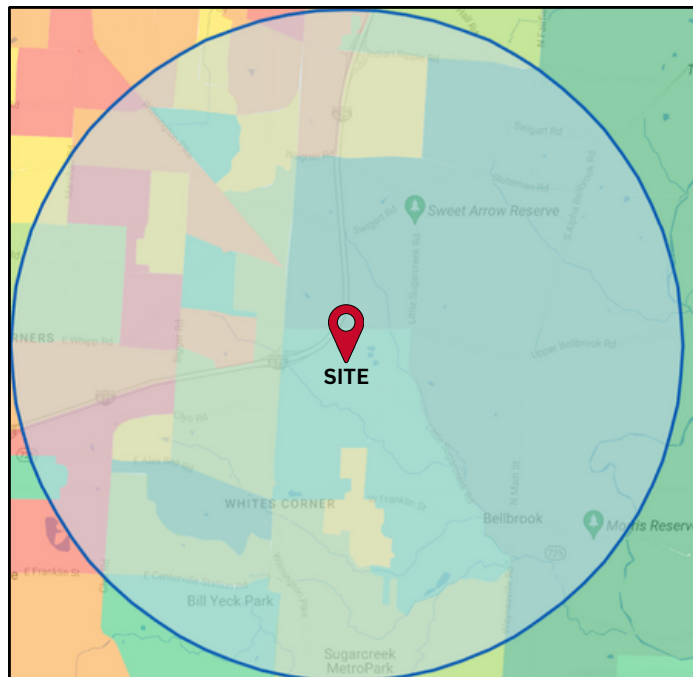
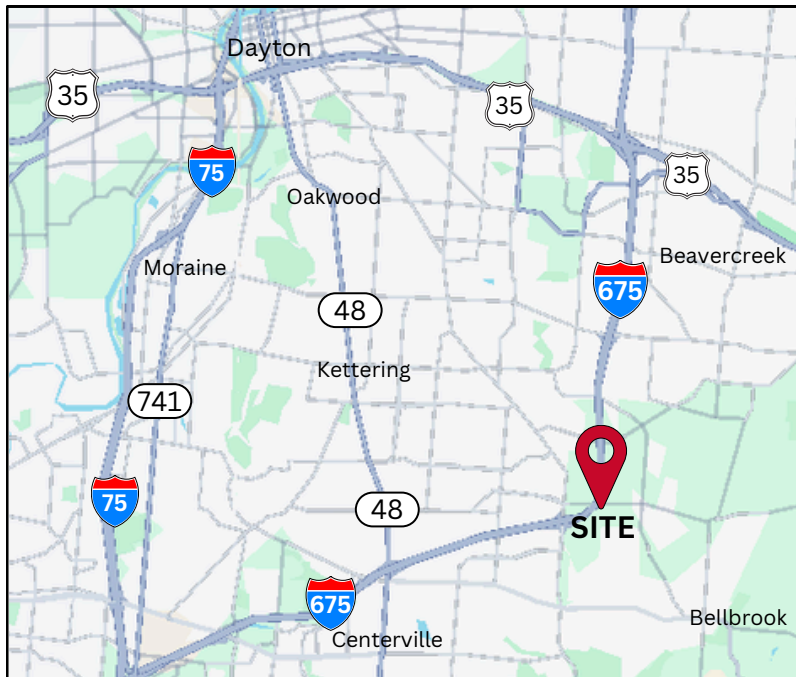
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**SOUTHEAST CORNER OF CLYO RD & FEEDWIRE RD
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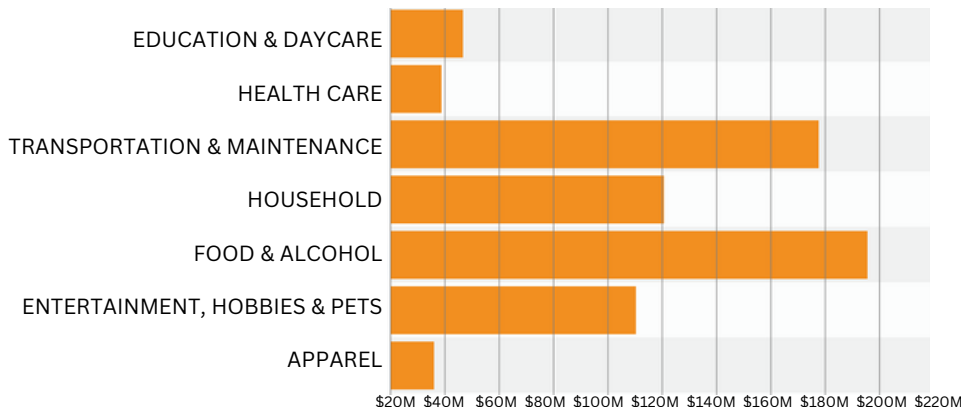
LOCATION & DEMOGRAPHICS



2024 DEMOGRAPHICS

	<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
POPULATION	3,868	50,184	120,190
HOUSEHOLDS	1,600	21,462	51,316
AVERAGE HOUSEHOLD INCOME	\$140,565	\$108,184	\$105,996
DAYTIME EMPLOYEES	3,056	20,424	58,185

CONSUMER SPENDING



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