



OBERER

REALTY SERVICES, LTD.

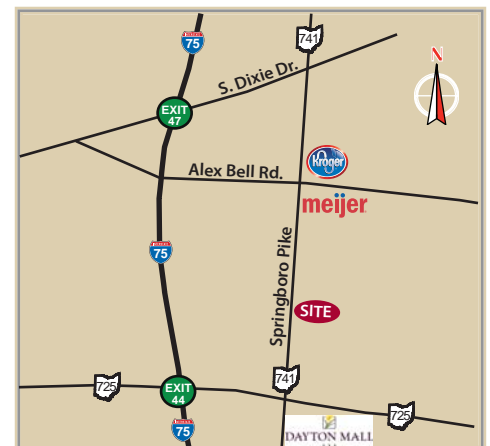
AVAILABLE LAND FOR COMMERCIAL DEVELOPMENT

7040 Springboro Pike, Miamisburg, Ohio 45449



- **4.53 +/- ACRES AVAILABLE FOR COMMERCIAL DEVELOPMENT** on Springboro Pike/SR 741 in Miamisburg
- **ZONED GENERAL BUSINESS** which will accommodate most commercial uses
- **PRIME LOCATION ON THE SR 741 MAJOR RETAIL CORRIDOR** between SR 725 (Dayton Mall) and Alex Bell Road (Kroger & Meijer)
- **HIGH VISIBILITY** with direct frontage on Springboro Pike which provides drive-by traffic of over 26,700 vehicles per day
- **STRONG DEMOGRAPHICS**

2017 DEMOGRAPHICS	1 mile	3 mile	5 mile
POPULATION	9,793	65,453	137,511
TOTAL EMPLOYEES	7,069	43,092	99,741
HH INCOME	\$61,704	\$72,701	\$79,593



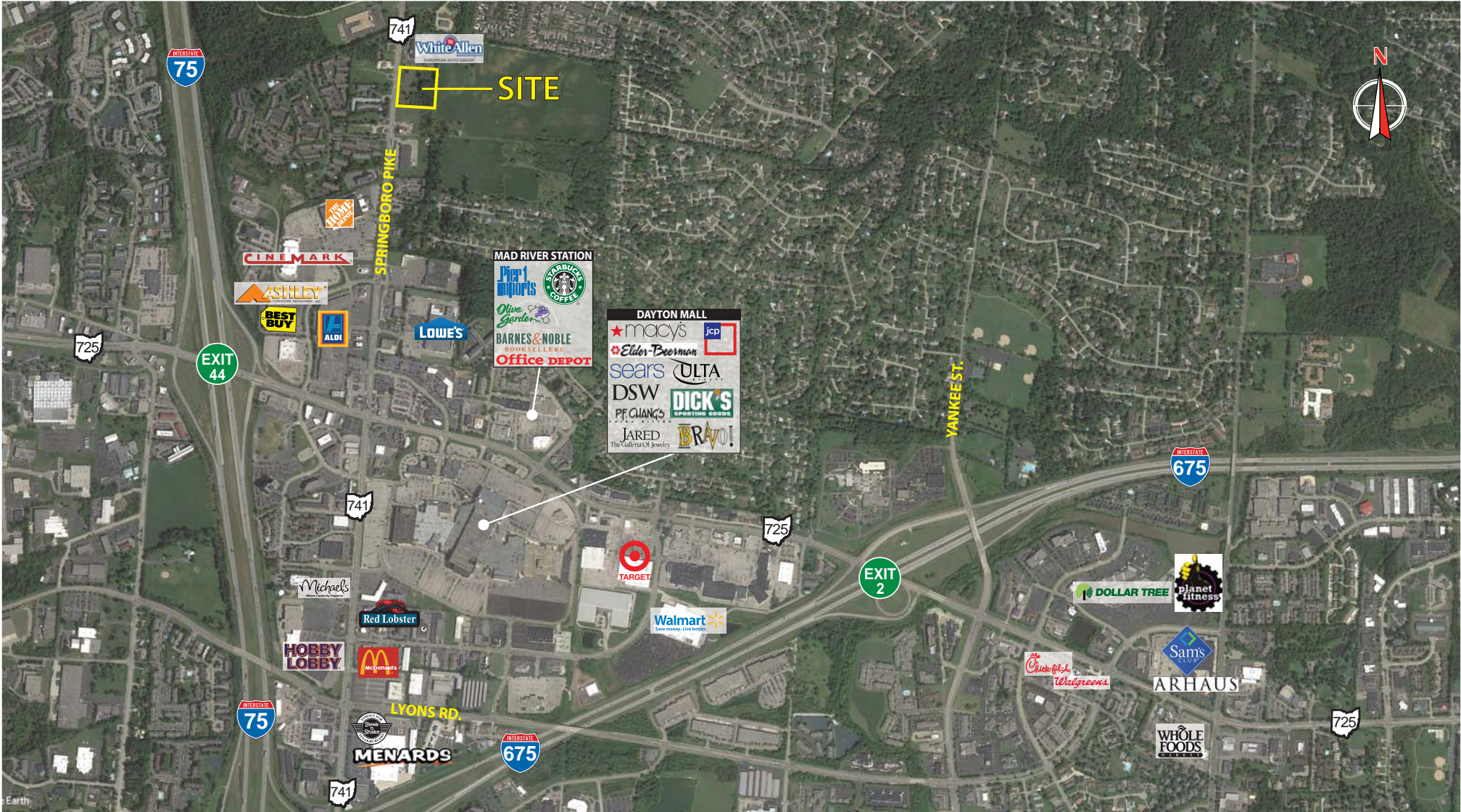
CALL JOHN ORR AT 937-910-0851
for more information

WELCOME TO THE REGION WE KNOW

937-910-0851 • 3445 Newmark Drive, Miamisburg, Ohio 45342 • www.oberer.com/commercial

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