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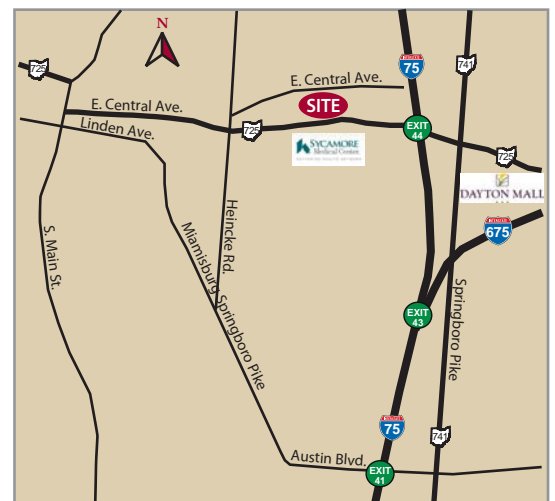
REALTY SERVICES, LTD.

AVAILABLE 2164 E. CENTRAL AVE. Miamisburg, Ohio 45342



- UP TO 10.576 AC AVAILABLE WITH SR 725 FRONTAGE and all utilities available
- IDEALLY SUITED FOR MULTIFAMILY HOUSING AND/OR SENIOR LIVING
- PRIME SOUTH DAYTON LOCATION ON E. CENTRAL AVE/SR 725 between I-75 and downtown Miamisburg
- DIRECTLY ACROSS FROM Kettering Health Network's Sycamore Medical Center complex and Sycamore Glen retirement community
- HIGH VISIBILITY with drive-by traffic of 18,900 cars per day on SR 725
- IMMEDIATE ACCESS TO SR 725 and I-75
- CONTACT CHRIS CONLEY OR DANIELLE KUEHNLE for more information

2016 DEMOGRAPHICS	3 mile	5 mile	7 mile
POPULATION	56,510	109,951	219,709
HH INCOME	\$63,849	\$74,751	\$77,179
TOTAL EMPLOYEES	35,742	73,440	135,886



WELCOME TO THE REGION WE KNOW

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