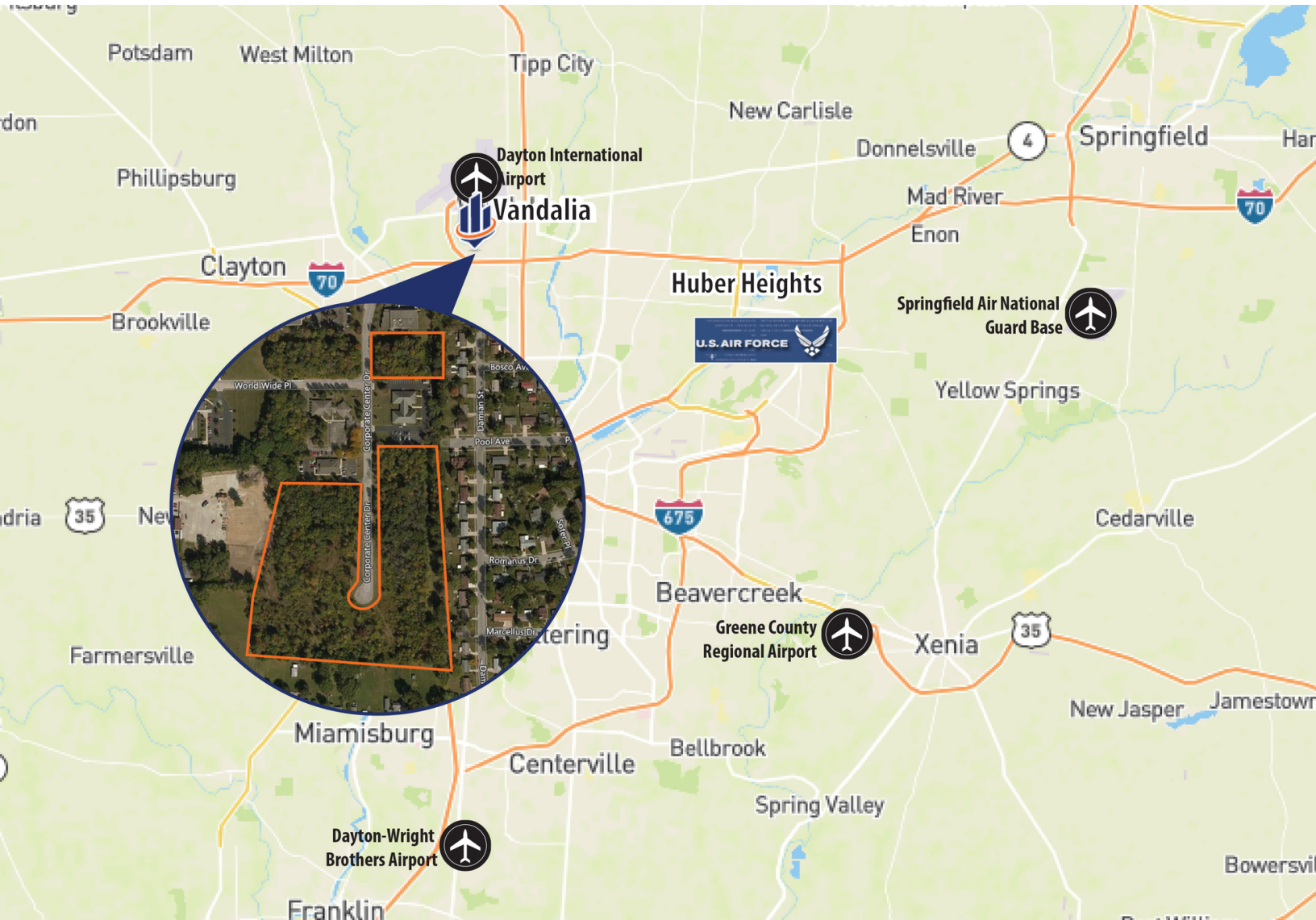




FOR SALE | LAND

# AIRPORT CORPORATE CENTER - EXCESS LAND

300 Corporate Center Drive | Vandalia, OH 45377



## PRESENTED BY:

### ZACHARY SCHUNN

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513.588.1139  
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### STEWART DEVITT

Senior Advisor  
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## PROPERTY HIGHLIGHTS

- SIGNIFICANT PRICE REDUCTION!!!
- Nearly 16 acres of flat, buildable land!
- Located directly across from Dayton International Airport
- Utilities available at street
- Zoned office; Vandalia open to other development types
- Will Divide - Minimum of 1.36 Acres





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# AIRPORT CORPORATE CENTER - EXCESS LAND

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## SALE OVERVIEW

**SALE PRICE:** \$1,100,000

**LOT SIZE:** 15.856 Acres

**APN #:** B02 01018 0005,  
B02 01018 0010

**ZONING:** Office Service P.U.D.

## PROPERTY DESCRIPTION

Significant Price Reduction!

Nearly 16 acres of excess land available at Airport Corporate Center, on National Rd. (U.S. Rt. 40) across from Dayton International Airport. Divisible to 1 acre. Utilities available at street. Land needs cleared but is flat and buildable. Zoned office; other development types possible.

## LOCATION OVERVIEW

Located in Airport Corporate Center, on National Road [U.S. Rt. 40] and directly south of Dayton International Airport. Less than 1 mile from the Airport Access Rd., and 2 miles to both I-75 and I-70. Just 15 minutes north of downtown Dayton.

Pad Ready Site, Divisible - Minimum of 1.36 Acres



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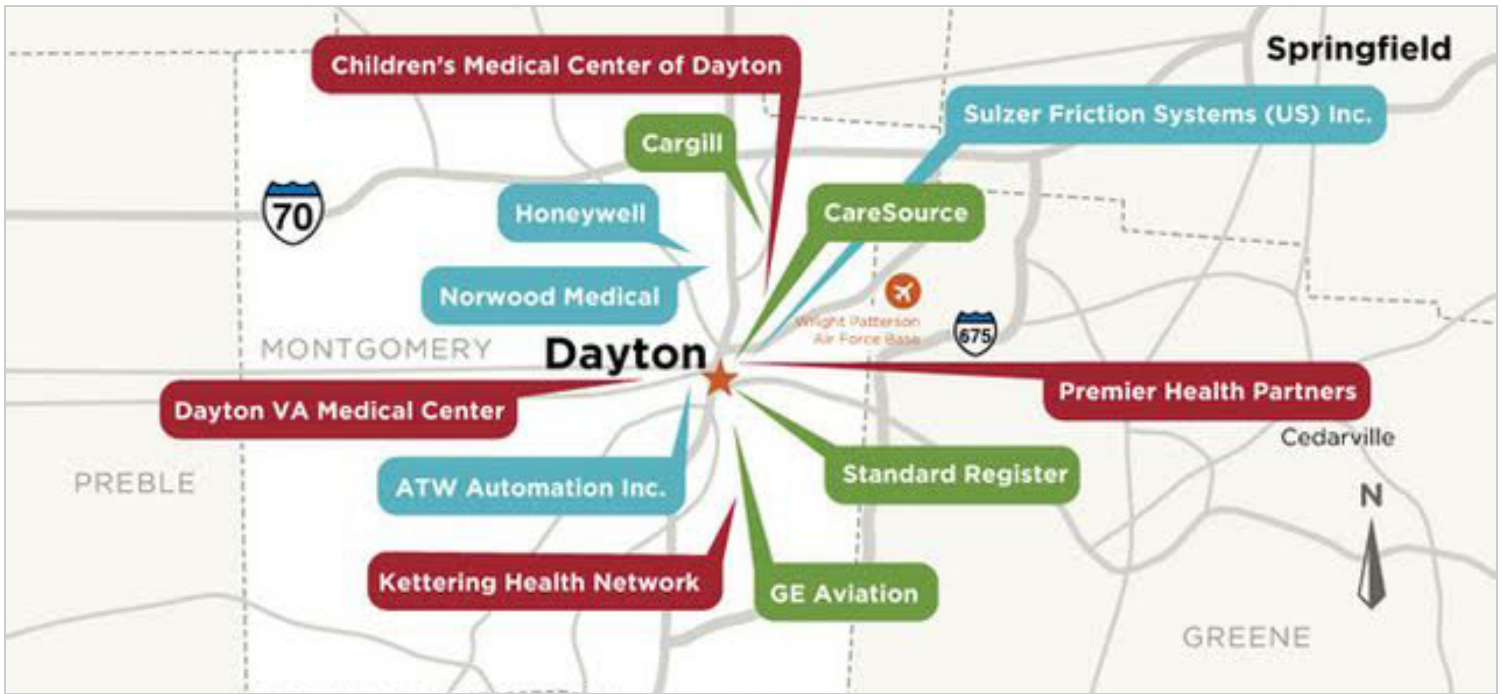
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Ohio has a large number of diverse industries which are constantly evolving and expanding to respond to rapid changes in technology and information. While we highlight 5 major industries, you should not overlook other prominent local industries like: healthcare, agriculture, retail, finance, customer service, automotive, petrochemical & more.

## KEY INDUSTRIES

Dayton is home to a wide variety of businesses, but the key industries and areas of highest growth include:



There are two Air Force Bases located in Dayton. The Wright-Patterson Air Force Base, one of the largest, most diverse, and organizationally complex installations. The Springfield Air National focuses on intelligence, surveillance, and reconnaissance .



Today Dayton is the official Ohio Aerospace Hub with a center of excellence focused on sensors, unmanned systems, propulsion, and other commercialization opportunities that can help your business grow.



Dayton's robust medical services sector is complimented by the human sciences research conducted at the region's universities and Wright-Patterson Air Force Base, as well as a variety of medical device manufacturers.



Dayton was recently named one of the fastest growing cities for tech jobs according to BusinessWeek. The region's IT cluster draws from a long history in data management and technological innovation.



Dayton has a rich tradition of manufacturing excellence. The industry has continued to thrive through changing times. It has emerged stronger, faster, and more technologically sophisticated.



## BIG CITY AMENITIES, REGIONAL ASSETS, SMALL MIDWESTERN FEEL.



A growing business climate in one of the most affordable regions in the country means that it is easy to strike a healthy work/life balance here. Spend less time commuting or struggling with high mortgages or rent and more with your family and friends.

### SKILLED CITIZENRY

With nationally recognized colleges and universities and academically competitive public and private K-12 schools, the Dayton region offers a deep pool of skilled and educated professionals at competitive wages. The proximity to so many institutes of higher education also offers outstanding access to numerous centers of excellence and specialized research institutions.



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### Wright-Patt is the Center of Innovation for our Air Force

Wright-Patterson Air Force Base is one of the largest, most organizationally complex bases in the Air Force with over 27,500 personnel serving more than 100 different mission partners. Locally, as the largest single-site employer in Ohio, Wright-Patt generates tens of thousands of direct and indirect jobs throughout Ohio's Miami Valley region. Wright-Patt remains a strong partner with the area, with many of our Airmen providing thousands of volunteer hours to community organizations, and becoming strong ambassadors within the community. This strong relationship was instrumental in Wright-Patt being for "#1" in an *Air Force Times* poll for quality of life.

*The 2014 installation economic impact was estimated at over \$4.3 billion with more than 62,000 direct and indirect jobs created on or near the installation at any given time.*

### KEY INDUSTRIES

Each sector is rooted in a STEM field and one of Dayton's valuable regional assets such as Wright-Patterson Air Force Base or the Great Miami Buried Aquifer. By concentrating on Dayton's core competencies and strategic advantages, the community provides a fertile business environment for entrepreneurs and investors alike.

### DAYTON'S TOP EMPLOYERS

COMPANY	EMPLOYEES
Wright-Patterson Air Force Base	27,400
Premier Health Partners	14,135
Kettering Health Network	5,029
Montgomery County	4,559
The Kroger Company	4,100
LexisNexis	3,100
Sinclair Community College	2,726
Dayton Public Schools	2,574
Wright State University	2,948
AK Steel Corporation	2,400
Honda of America Manufacturing	2,400
Community Mercy Health Partners	2,297
University of Dayton	2,191
VA Medical Center	1,914
City of Dayton	1,913
Emerson Climate Technologies	1,533
Meijer, Inc.	1,367
Children's Medical Center of Dayton	1,335
Cox Media Group Ohio	1,100
Speedway	1,032
Behr Dayton Thermal Products	1,022
AT&T Ohio	1,000



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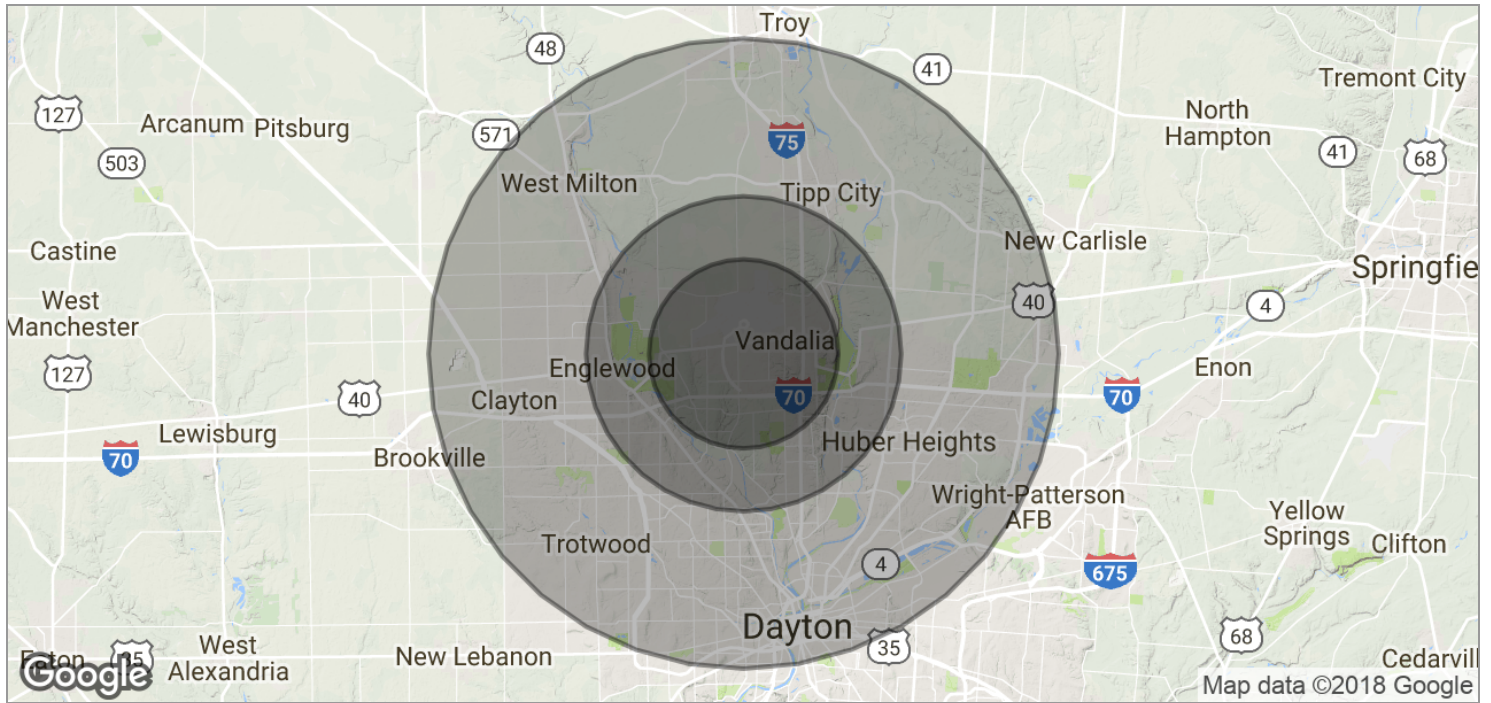
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<b>POPULATION</b>	<b>3 MILES</b>	<b>5 MILES</b>	<b>10 MILES</b>
TOTAL POPULATION	21,739	64,634	349,767
MEDIAN AGE	41.6	42.0	39.2
MEDIAN AGE (MALE)	40.9	41.7	37.5
MEDIAN AGE (FEMALE)	42.3	42.4	40.5

<b>HOUSEHOLDS &amp; INCOME</b>	<b>3 MILES</b>	<b>5 MILES</b>	<b>10 MILES</b>
TOTAL HOUSEHOLDS	9,138	27,535	143,990
# OF PERSONS PER HH	2.4	2.3	2.4
AVERAGE HH INCOME	\$70,572	\$64,321	\$53,566
AVERAGE HOUSE VALUE	\$191,096	\$165,698	\$132,344



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