



OBERER

REALTY SERVICES, LTD.

FOR SALE

3330 BENCHWOOD RD.

Vandalia, Ohio 45414



- **0.895 +/- AC LOT AVAILABLE FOR RE-DEVELOPMENT** just 1/4 mile west of I-75 and 1 mile south of the I-75/I-70 "Crossroads of America" interchange which draws traffic from outside the traditional market area
- **PRIME LOCATION ON BENCHWOOD ROAD** at the foot of the Miller Lane retail corridor, one of the most well-established in the Dayton market
- **ZONED GATEWAY BUSINESS** allowing for most retail uses
- **HIGH VISIBILITY** with direct frontage on Benchwood Rd. offering drive-by traffic of over 24,000 cars per day
- **CONVENIENT ACCESS TO/FROM** I-75, I-70, downtown Dayton, Englewood, Vandalia, Clayton and Huber Heights
- **STRONG DEMOGRAPHICS & DAYTIME POPULATIONS**

2015 DEMOGRAPHICS	3 mile	5 mile	7 mile
POPULATION	36,853	141,621	246,017
HH INCOME	\$56,740	\$54,356	\$50,814
TOTAL EMPLOYEES	25,468	82,546	170,549

CALL CHRIS CONLEY OR DANIELLE KUEHNLE
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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