



LAND FOR SALE/FOR LEASE

4079 Little York Road | Dayton, Ohio 45414

Sale Price:

\$499,000

Todd Cochran
+1 937 723 2913
todd.cochran@colliers.com



PROPERTY HIGHLIGHTS

Address 4079 Little York Road | Dayton, Ohio 45414

Sale Price \$499,000

Acres 7.653 acres

Parcel Number A01 00307 0195

- For Sale or For Lease in Butler Township
- Located near the intersection of I-75/I-70
- Former Hotel Site
- Highway visibility on Interstate 75
- Traffic at the intersection of Little York Road & Miller Lane
- Zoned RC/S-1 (Regional Commercial Service), potential uses include:

Amenities

- Retail
- Service
- Professional Office
- Restaurant
- Hotels
- Medical
- Financial
- Conference Centers
- Warehousing/Distribution
- Survey available upon request

AREA DEMOGRAPHICS

* Full demographics can be provided on request



Current Population

(2018)

108,783



Projected Population

(2023)

107,229



Current Households

(2018)

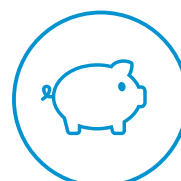
47,480



Projected Households

(2023)

46,742



Average Household Income

(2018)

\$67,001

* Based on 5 mile radius



Accelerating success.