

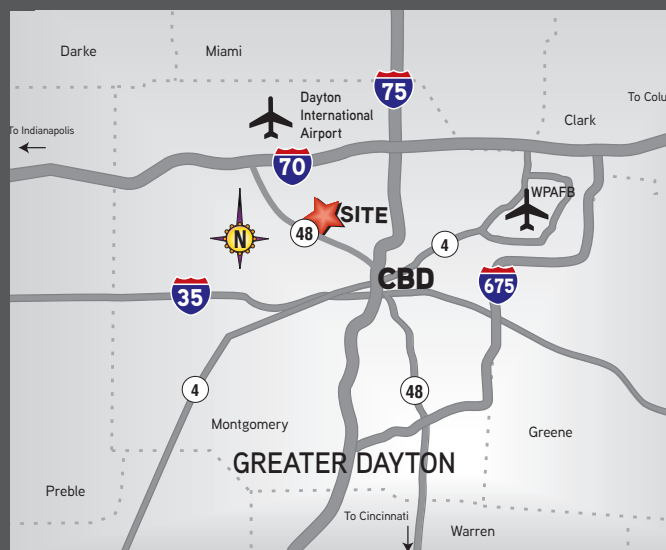


For Sale | 0.5872 Acres Land

6324 North Main Street
Dayton | Ohio | 45415

Sale Price:

Price Reduced
\$43,500



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

Colliers International
10 West 2nd Street, Ste. 200
Dayton, OH 45402
www.colliers.com





Property Highlights

- 0.5872 AC For Sale with 107' of frontage on N. Main Street
- Recent re-zoning to B-1 provides numerous options for development
- Lot located directly on N. Main Street with 2 curb cuts
- Great site for professional office including medical or select retail uses
- Located on State Route 48 (N. Main St.) midpoint between Shiloh Springs and Westbrook Roads.
- 2 mi. south of Good Samaritan Hospital & 3 miles south of I-70 and SR 48 interchange

Snapshot

Lot Size	0.5872 AC
Zoning	B-1
Parcel Number	E20 175030036
Topography	Flat
Traffic Counts	20,000 vehicles per day
Price	Reduced to \$43,500

Contact us:

Todd Cochran

+1 937 723 2913

todd.cochran@colliers.com

Area Demographics

* Full demographics can be provided on request



Current Population
(2017)

137,632



Projected Population
(2022)

144,429



Current Households
(2017)

60,256



Projected Households
(2022)

64,035



Average Household Income (2017)

\$55,669

* Based on 5 mile radius



Accelerating success.