

For Sale: 38 Acres in South Dayton

490 Byers Rd, Miamisburg, OH 45342

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Property Highlights

- 17-38 acres for sale in prime South Dayton location
- Asking price: \$4,500,000 (~\$118,421/acre)
- Zoning:
 - › Northern 17.6 acres is zoned City of Miamisburg HS-1 (Highway Service)
 - › Southern 20.5 acres is zoned City of Miamisburg OS-1 (Office Service)
- Easy access along I-75 interchange at exit 44
- I-75 visibility with frontage on Byers Rd and Lyons Rd
- Drive-by traffic count of approximately 101,445 cars per day on I-75, 17,554 cars per day on Lyons Rd, and 10,869 cars per day on Byers Rd

Demographics



Daytime Population

(5 mi.) 143,417
 (10 mi.) 425,946
 (15 mi.) 708,990



of Businesses

(5 mi.) 5,260
 (10 mi.) 13,933
 (15 mi.) 22,903



of Employees

(5 mi.) 79,655
 (10 mi.) 231,334
 (15 mi.) 356,376

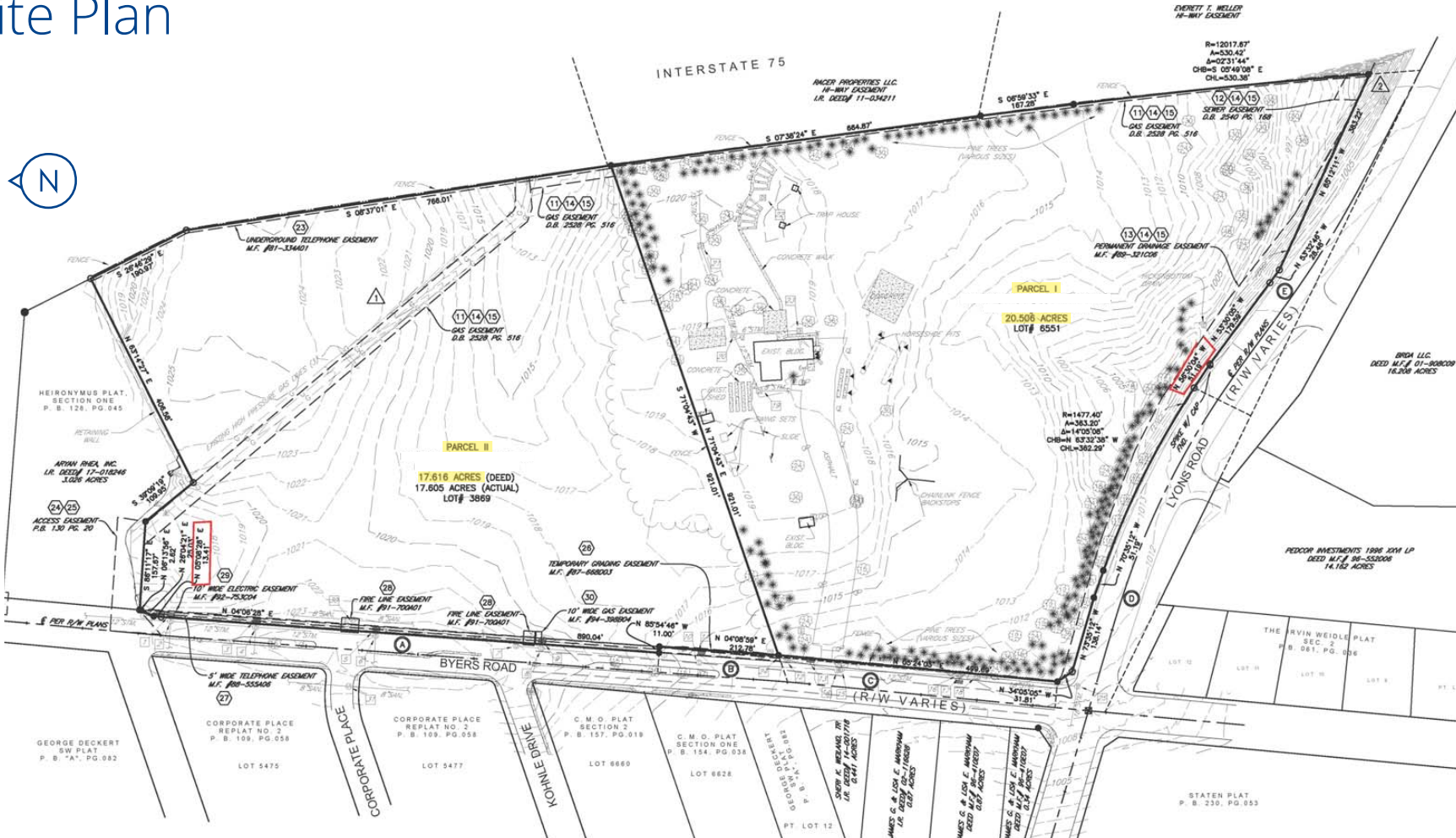




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Site Plan



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