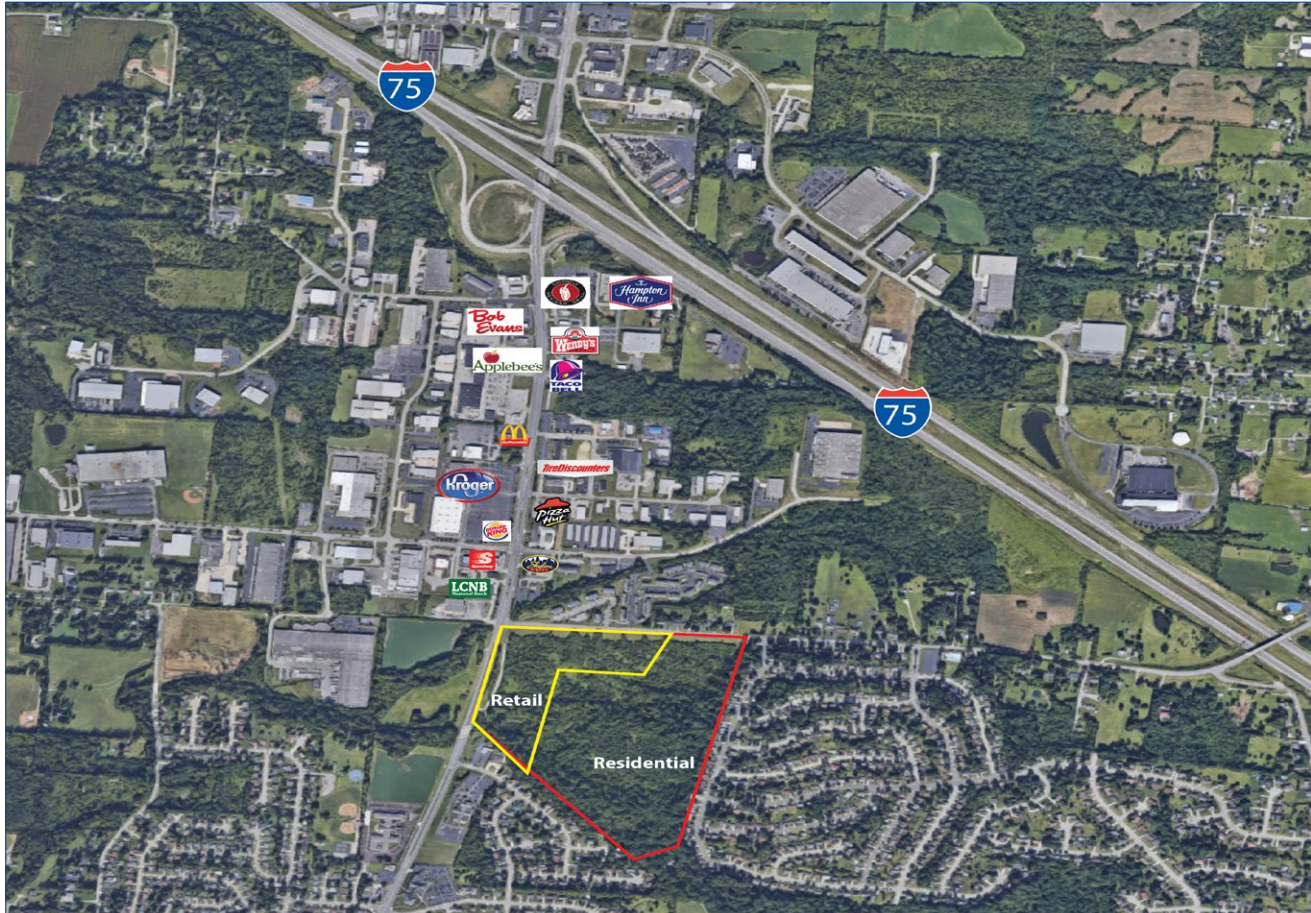


Eastbrook Farm

SR 73 & Clearcreek-Franklin Road | Springboro, OH 45066



Property Summary

County	Warren
Property Type	Retail / Residential
Available	84 Acres
Price	Please contact agent
Zoning	Currently Mixed office/ residential Anticipate transition to residential/office/retail PUD
LoopNet ID	18291065

All information furnished is from sources deemed reliable and is subject to errors, omissions and changes prior to sale as withdrawal without notice.

Property Description

- Retail Frontage with new residential in back
- Multi-use site with gently rolling topography
- No existing buildings
- Traffic light
- Springboro School District
- Utilities:
 - Water and sewer: City of Springboro
 - Gas and electric: Duke Energy
- On-site storm water management necessary

For more information contact:



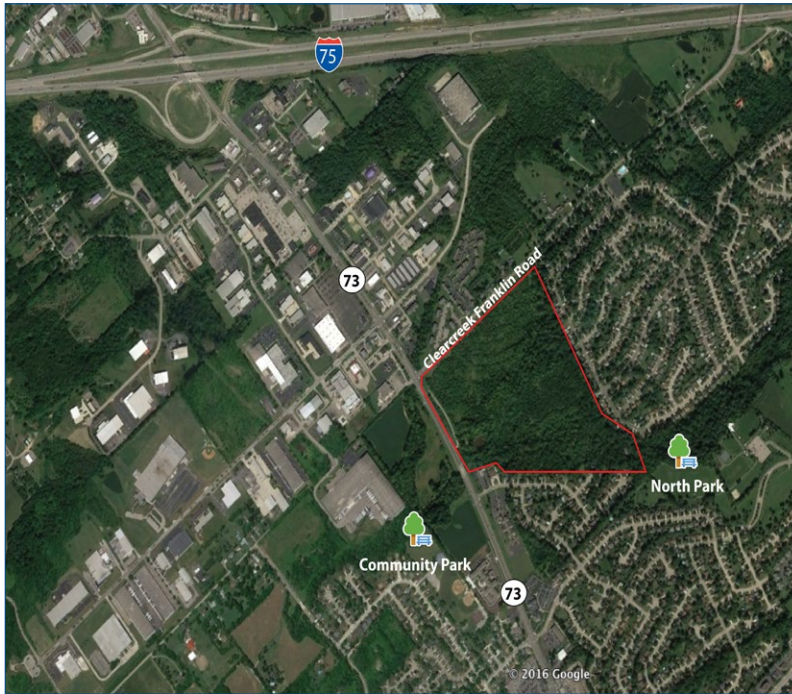
Mark Langdon
Commercial Sales
Associate
513.932.6010
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Site Outline

SR 73 & Clearcreek-Franklin Road | Springboro, OH 45066



Location Highlights

- I-75, 1 Mile west
- Proximity to airports:
 - Dayton International, 22.5 miles north
 - Dayton General Airport, 2.5 miles north
- Major retailers nearby:
 - Kroger
 - K-Mart
 - Tractor Supply Company
 - Lebanon Citizens Bank
 - U.S. Post Office
 - McDonald's
 - Burger King
 - Perkins
 - Wendy's
 - Taco Bell
 - Hampton Inn
 - Premier Health
 - Speedway

Demographics

SR 73 & Clearcreek-Franklin Road | Springboro, OH 45066

Population	1 mile	3 miles	5 miles
2017 Estimate	6,960	35,481	79,700

Households	1 mile	3 miles	5 miles
2017 Estimate	2,635	12,929	30,197

2017 Est. Average Age	39.70	38.20	38.40
2017 Est. Median Home Value	\$168,858	\$192,882	\$188,854

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