

West Carrollton S. Elm Land

1450 Elm Street S. | West Carrollton, OH 45449



Property Summary

County	Montgomery
Property Type	Land-Commercial
Zoned	Commercial- PUD
Available	5.35 Acres
Price	\$210,000
Loopnet ID	

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

For more information contact:



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Property Description

- This 5+ acre parcel is one of the few remaining sizeable areas for commercial development within the city of West Carrollton suitable for uses such as senior living, office, or medical use. With outstanding views of the Miami Valley, this site is a strong focal point at the south entrance to the city. It's high visibility location off of S. Alex Road yet at the skirt of a highly populated residential area makes this an ideal location for uses that are attracted to this type of location.

Location Highlights

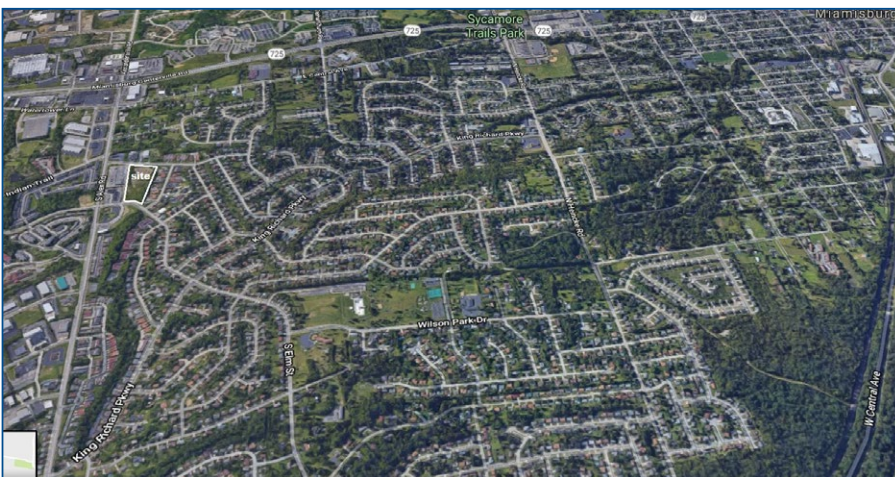
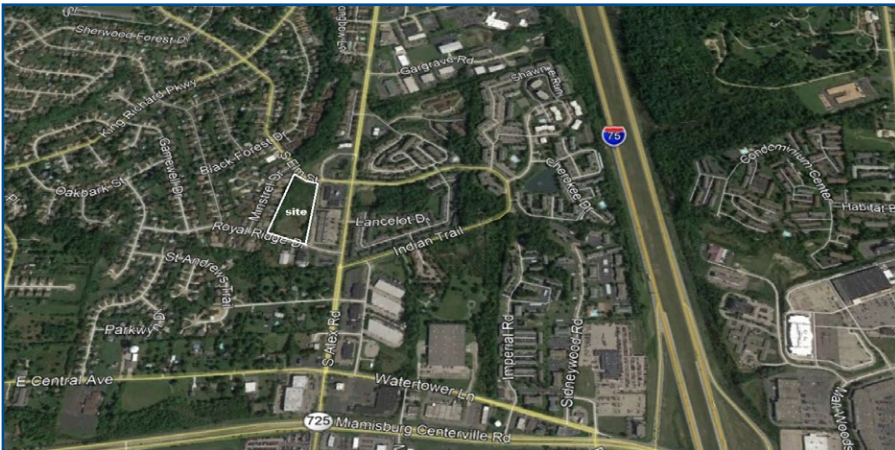
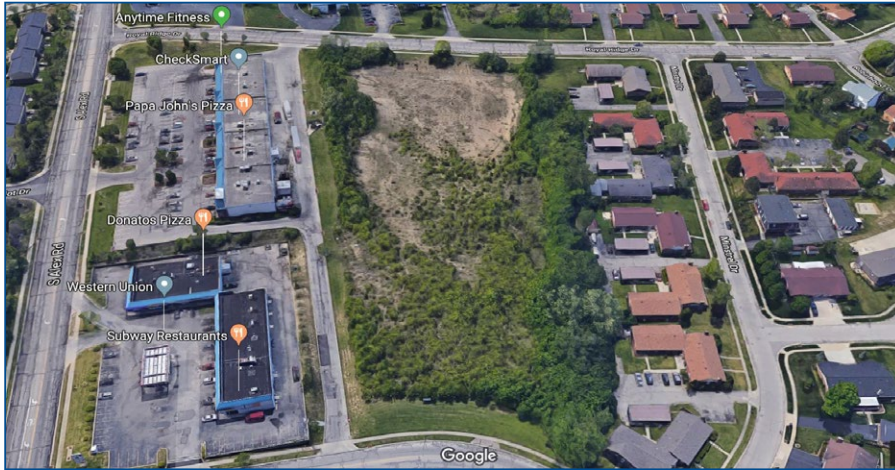
- Located at the south entrance and within a populated residential area in the south Dayton suburb of West Carrollton on the busy Alex Road
- Close proximity to the Dayton Mall, I-75, and I-675, and Sycamore Hospital.
- Walking distance to shopping, services, parks and more

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Additional Photos

1450 Elm Street S. | West Carrollton, OH 45449

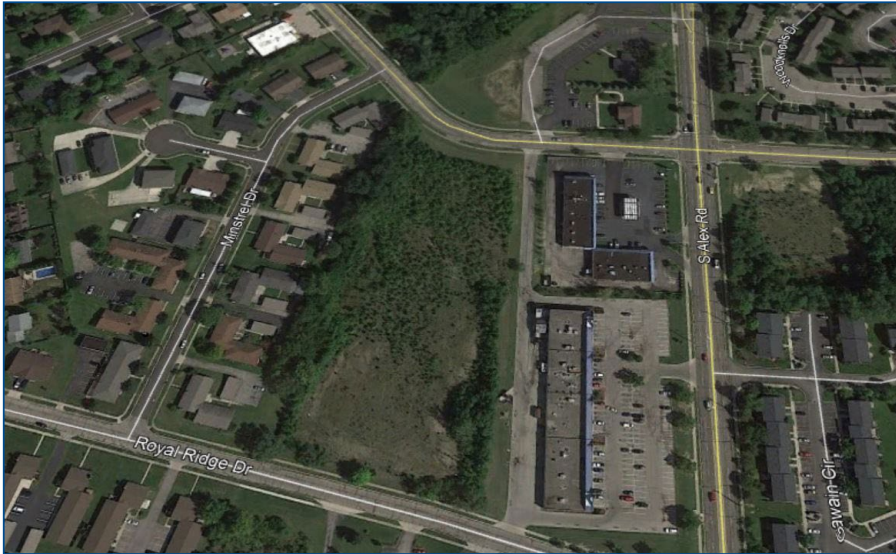


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Demographic Information

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Population	1 mile	3 miles	5 miles
2022 Projection	10,405	57,059	113,935
2017 Estimate	10,382	56,441	111,559
2010 Census	10,475	57,315	111,544
2000 Census	10,579	54,796	103,328
Growth 2017-2022	.2%	1.1%	2.1%

Households	1 mile	3 miles	5 miles
2022 Projection	4,728	25,652	49,222
2017 Estimate	4,723	25,415	48,387
2010 Census	4,712	25,424	47,870
2000 Census	4,595	23,707	43,870
Growth 2017-2022	.1%	.9%	1.7%

2017 Est. by Single-Class Race	10,382	56,441	111,559
White Alone	82.5%	84.4%	85.5%
Black or African American Alone	11.6%	7.9%	6.6%
Asian Alone	2.1%	4.0%	4.3%
Hispanic	3.7%	3.1%	2.8%
Other Race	3.7%	3.7%	3.5%

2017 Est. Median Age	37.8	39.2	40.9
2017 Est. Median Household Income	\$42,148	\$50,229	\$54,730

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