

14.967 Acres of Commercial Land in Butler Township

N. Dixie at Sudachi Drive | Butler Township, OH 45414

Property Summary

County:	Montgomery
Property Type:	Land
Available:	14.967 Acres
Price:	\$85,000 per acre

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



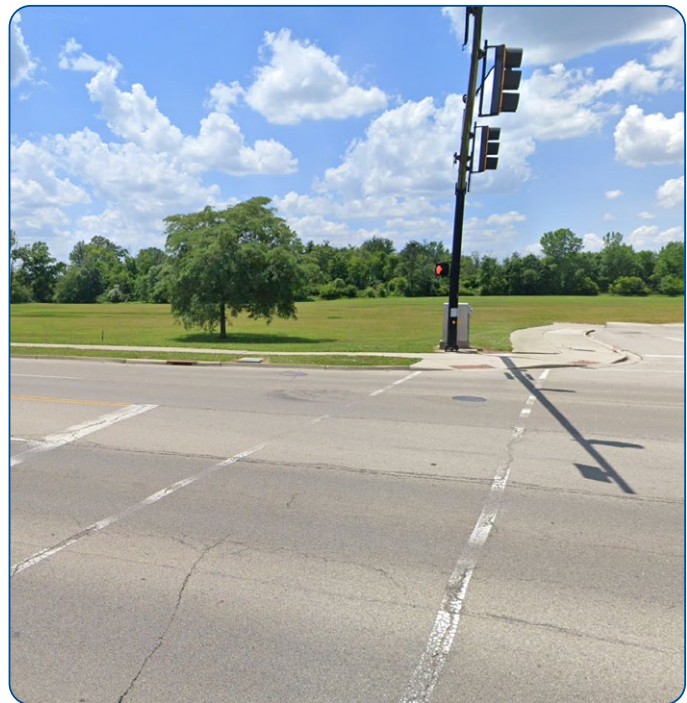
Property Description

- Zoned LCS2
- Located in Butler Township
- New development nearby
- Full signalized interchange in place
- High traffic counts 14,000+
- Utilities in place

For more information contact:



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Commercial Sales
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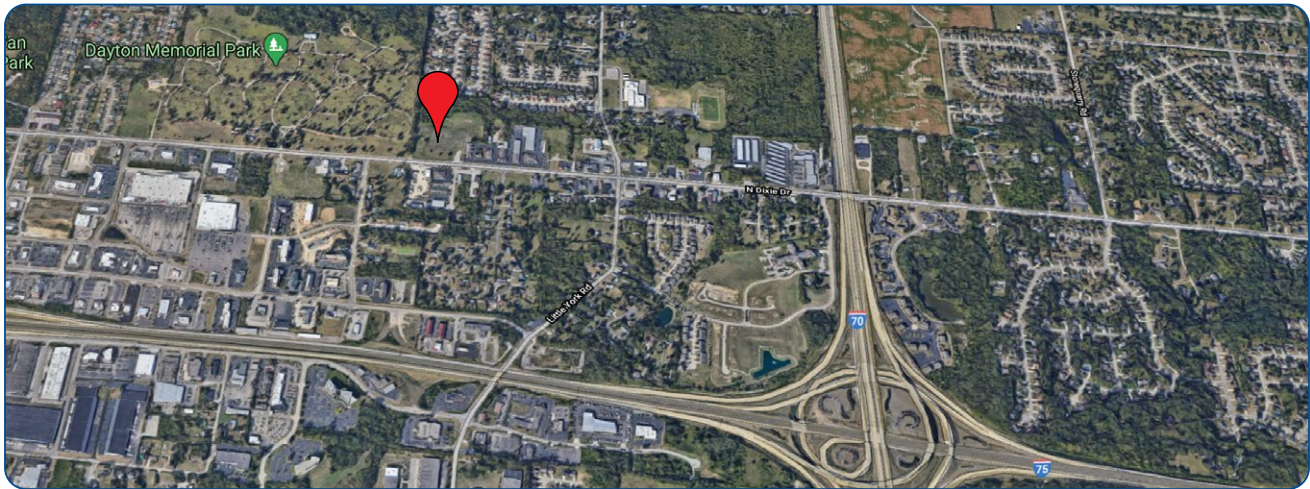


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Demographic and Traffic Information

N. Dixie at Sudachi Drive | Butler Township, OH 45414



Population	1 mile	3 miles	5 miles
2025 Projection	3,268	33,918	117,273
2020 Estimate	3,282	33,982	116,882
Growth 2020-2025	-0.1%	0.0%	0.1%

Households	1 mile	3 miles	5 miles
2025 Projection	1,395	14,438	49,059
2020 Estimate	1,402	14,460	48,874
Growth 2020-2025	-0.1%	0.0%	0.1%

2020 Est. by Single-Class Race	3,282	33,982	116,882
White Alone	2,851	28,210	80,114
Black or African American Alone	283	4,068	30,230
Asian Alone	51	700	2,317
Hawaiian and Pacific Island	3	32	93
American Indian and Alaskan	4	79	323
Hispanic Origin	71	836	3,335
Two or More Races	90	893	3,805

Age and Household Income	1 mile	3 miles	5 miles
2020 Est. Median Age	45.2	41.6	39.8
2020 Est. Average Household Income	\$88,162	\$71,831	\$63,729

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