



COUNTY	PROPERTY TYPE	ZONING	SPACE AVAILABLE	PRICE
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Montgomery	Land – PRE94	Industrial	6.948 Acres; 0.52 Acres Easement	\$310,000
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Property & Location Highlights:

- Located in Vandalia’s Scholz Industrial Park
- All utilities to site
- The property has frontage and exposure to I-75 traffic
- 1.3 miles from the Crossroads of America –

- I-70/I-75 Interchange
- Over 90,000 vehicles per day pass the site on I-75; over 82,000 per day on I-70
- Only 2 miles away from Dayton International Airport
- There is a non-revenue cell tower on the site, 0.5 AC easement

For more information, contact:



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Radius	1 Mile	3 Mile	5 Mile
Population			
2027 Projection	4,916	27,507	85,390
2022 Estimate	4,945	27,598	84,921
2010 Census	5,108	28,220	84,044
Growth 2022 - 2027	-0.59%	-0.33%	0.55%
Growth 2010 - 2022	-3.19%	-2.20%	1.04%
2022 Population by Hispanic Origin	103	782	2,781
2022 Population	4,945	27,598	84,921
White	4,327 87.50%	24,161 87.55%	67,612 79.62%
Black	348 7.04%	1,904 6.90%	12,014 14.15%
Am. Indian & Alaskan	7 0.14%	54 0.20%	254 0.30%
Asian	98 1.98%	669 2.42%	2,064 2.43%
Hawaiian & Pacific Island	3 0.06%	21 0.08%	83 0.10%
Other	162 3.28%	789 2.86%	2,895 3.41%
U.S. Armed Forces	0	15	184
Households			
2027 Projection	2,075	11,570	34,988
2022 Estimate	2,088	11,607	34,786
2010 Census	2,161	11,879	34,393
Growth 2022 - 2027	-0.62%	-0.32%	0.58%
Growth 2010 - 2022	-3.38%	-2.29%	1.14%
Owner Occupied	1,316 63.03%	8,025 69.14%	23,797 68.41%
Renter Occupied	772 36.97%	3,582 30.86%	10,989 31.59%
2022 Households by HH Income			
Income: <\$25,000	366 17.53%	1,706 14.70%	6,192 17.80%
Income: \$25,000 - \$50,000	387 18.53%	2,355 20.29%	8,078 23.22%
Income: \$50,000 - \$75,000	370 17.72%	2,435 20.98%	6,760 19.43%
Income: \$75,000 - \$100,000	360 17.24%	2,050 17.66%	5,663 16.28%
Income: \$100,000 - \$125,000	124 5.94%	912 7.86%	3,018 8.68%
Income: \$125,000 - \$150,000	198 9.48%	971 8.37%	2,339 6.72%
Income: \$150,000 - \$200,000	225 10.78%	748 6.44%	1,642 4.72%
Income: \$200,000+	58 2.78%	430 3.70%	1,094 3.14%
2022 Avg Household Income	\$83,085	\$81,568	\$74,586
2022 Med Household Income	\$69,539	\$67,489	\$61,967

Business Employment by Type	# of Businesses	# Employees	#Emp/Bus
Total Businesses	134	2,572	19
Retail & Wholesale Trade	14	203	15
Hospitality & Food Service	3	22	7
Real Estate, Renting, Leasing	3	9	3
Finance & Insurance	5	22	4
Information	1	20	20
Scientific & Technology Services	11	94	9
Management of Companies	0	0	0
Health Care & Social Assistance	41	113	3
Educational Services	6	135	23
Public Administration & Sales	0	0	0
Arts, Entertainment, Recreation	4	24	6
Utilities & Waste Management	4	38	10
Construction	8	177	22
Manufacturing	15	1,441	96
Agriculture, Mining, Fishing	0	0	0
Other Services	19	274	14

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