



COUNTY	PROPERTY TYPE	ZONING	SPACE AVAILABLE	PRICE
Montgomery	Land	Commercial – General Business	1.49 AC & 2.29 AC	\$275,000

Property & Location Highlights:

- Prime investment & development opportunity in the Dayton suburb of Trotwood
- Less than half of a mile from State Route 49
- Just south of I-70
- Over 10,500 vehicles per day through the Shiloh Springs-Olive Road intersection

For more information, contact:



Henkle Schueler Est. 1935
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Shiloh Springs Commercial Land

Shiloh Springs Road & Olive Road | Trotwood, OH | 45426

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DEMOGRAPHICS

Radius	1 Mile	5 Mile	10 Mile
Population			
2028 Projection	5,380	106,428	330,505
2023 Estimate	5,391	105,923	328,271
2010 Census	5,638	106,921	327,822
Growth 2023 - 2028	-0.20%	0.48%	0.68%
Growth 2010 - 2023	-4.38%	-0.93%	0.14%
2023 Population by Hispanic Origin	101	2,139	11,350
2023 Population	5,391	105,923	328,271
White	576 10.68%	40,664 38.39%	206,924 63.03%
Black	4,583 85.01%	60,516 57.13%	104,507 31.84%
Am. Indian & Alaskan	17 0.32%	273 0.26%	959 0.29%
Asian	36 0.67%	992 0.94%	4,648 1.42%
Hawaiian & Pacific Island	8 0.15%	50 0.05%	238 0.07%
Other	172 3.19%	3,428 3.24%	10,994 3.35%
U.S. Armed Forces	0	37	684
Households			
2028 Projection	2,445	44,914	135,443
2023 Estimate	2,443	44,681	134,451
2010 Census	2,527	45,120	134,402
Growth 2023 - 2028	0.08%	0.52%	0.74%
Growth 2010 - 2023	-3.32%	-0.97%	0.04%
Owner Occupied	1,054 43.14%	26,802 59.99%	79,968 59.48%
Renter Occupied	1,389 56.86%	17,879 40.01%	54,483 40.52%
2023 Households by HH Income	2,443	44,680	134,450
Income: <\$25,000	879 35.98%	13,151 29.43%	36,325 27.02%
Income: \$25,000 - \$50,000	737 30.17%	11,407 25.53%	33,180 24.68%
Income: \$50,000 - \$75,000	335 13.71%	8,038 17.99%	24,191 17.99%
Income: \$75,000 - \$100,000	203 8.31%	4,672 10.46%	16,076 11.96%
Income: \$100,000 - \$125,000	82 3.36%	3,157 7.07%	9,867 7.34%
Income: \$125,000 - \$150,000	145 5.94%	1,974 4.42%	6,760 5.03%
Income: \$150,000 - \$200,000	50 2.05%	1,521 3.40%	4,308 3.20%
Income: \$200,000+	12 0.49%	760 1.70%	3,743 2.78%
2023 Avg Household Income	\$48,406	\$58,842	\$63,794
2023 Med Household Income	\$33,949	\$43,353	\$47,694

Business Employment by Type	# of Businesses	# Employees	#Emp/Bus
Total Businesses	143	1,433	10
Retail & Wholesale Trade	25	496	20
Hospitality & Food Service	11	161	15
Real Estate, Renting, Leasing	19	68	4
Finance & Insurance	20	87	4
Information	2	22	11
Scientific & Technology Services	8	53	7
Management of Companies	0	0	0
Health Care & Social Assistance	25	273	11
Educational Services	4	132	33
Public Administration & Sales	1	4	4
Arts, Entertainment, Recreation	2	10	5
Utilities & Waste Management	6	51	9
Construction	6	16	3
Manufacturing	2	27	14
Agriculture, Mining, Fishing	0	0	0
Other Services	12	33	3

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