North Dixie Commercial Land

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

Henkle Schueler Est. 1935
CORFAC INTERNATIONAL

COUNTY	PROPERTY TYPE	ZONING	SPACE AVAILABLE	PRICE
Montgomery	Land	Commercial – LCS2	14.967 Acres	$85,000/Acre

Property & Location Highlights:

- New development nearby
- Full signalized interchange in place
- High traffic counts of 14,000+ VPD
- Utilities in place

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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Radius	1 Mile		5 Mile		10 Mile	
Population						
2028 Projection	3,676		120,407		399,752	
2023 Estimate	3,665		118,902		395,719	
2010 Census	3,739		115,207		387,184	
Growth 2023 - 2028	0.30%		1.27%		1.02%	
Growth 2010 - 2023	-1.98%		3.21%		2.20%	
2023 Population by Hispanic Origin	94		3,917		15,280	
2023 Population	3,665		118,902		395,719	
White	3,138	85.62%	79,017	66.46%	263,816	66.67%
Black	354	9.66%	32,851	27.63%	109,476	27.67%
Am. Indian & Alaskan	5	0.14%	334	0.28%	1,238	0.31%
Asian	56	1.53%	2,309	1.94%	7,455	1.88%
Hawaiian & Pacific Island	4	0.11%	89	0.07%	296	0.07%
Other	109	2.97%	4,301	3.62%	13,440	3.40%
U.S. Armed Forces	1		286		2,586	
Households						
2028 Projection	1,571		50,452		163,050	
2023 Estimate	1,565		49,794		161,338	
2010 Census	1,598		48,240		158,016	
Growth 2023 - 2028	0.38%		1.32%		1.06%	
Growth 2010 - 2023	-2.07%		3.22%		2.10%	
Owner Occupied	1,013	64.73%	31,274	62.81%	94,585	58.63%
Renter Occupied	552	35.27%	18,520	37.19%	66,753	41.37%
2023 Households by HH Income	1,565		49,794		161,340	
Income: <$25,000	305	19.49%	11,757	23.61%	41,157	25.51%
Income: $25,000 - $50,000	268	17.12%	11,823	23.74%	39,550	24.51%
Income: $50,000 - $75,000	242	15.46%	9,346	18.77%	28,702	17.79%
Income: $75,000 - $100,000	285	18.21%	7,098	14.25%	20,623	12.78%
Income: $100,000 - $125,000	146	9.33%	3,858	7.75%	12,701	7.87%
Income: $125,000 - $150,000	128	8.18%	2,562	5.15%	8,051	4.99%
Income: $150,000 - $200,000	117	7.48%	2,010	4.04%	5,895	3.65%
Income: $200,000+	74	4.73%	1,340	2.69%	4,661	2.89%
2023 Avg Household Income	$84,374		$67,485		$65,817	
2023 Med Household Income	$71,971		$53,587		$49,969	

Business Employment by Type	# of Businesses	# Employees	#Emp/Bus
Total Businesses	**523**	**5,418**	**10**
Retail & Wholesale Trade	64	875	14
Hospitality & Food Service	68	1,739	26
Real Estate, Renting, Leasing	20	256	13
Finance & Insurance	42	200	5
Information	7	96	14
Scientific & Technology Services	35	190	5
Management of Companies	0	0	0
Health Care & Social Assistance	148	473	3
Educational Services	5	89	18
Public Administration & Sales	10	170	17
Arts, Entertainment, Recreation	2	6	3
Utilities & Waste Management	22	123	6
Construction	32	205	6
Manufacturing	17	567	33
Agriculture, Mining, Fishing	1	3	3
Other Services	50	426	9