



COUNTY	PROPERTY TYPE	ZONING	SPACE AVAILABLE	PRICE
Montgomery	Land	B2	0.38 Acres	Call for Details

Property & Location Highlights:

- Located within Olde Downtown, which includes a rich offering of residential, commercial, industrial and historic buildings
- Significant traffic on Central Avenue, also known as the Dixie Highway.

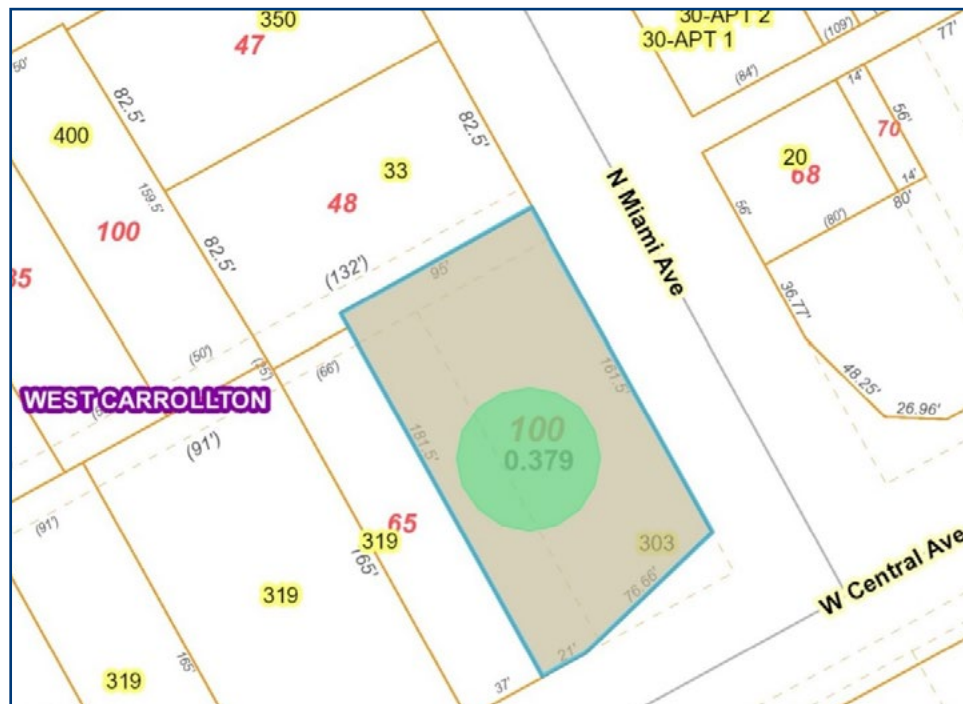
- Across from the volleyball facility at a signalized intersection
- Minutes to I-75 and all south suburbs.
- Walking distance to parks, sports, services, heavy residential, library, restaurants, the Great Miami River Trail, and much more!

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	6,152		104,579		470,498	
2023 Estimate	6,141		104,042		464,606	
2010 Census	6,294		104,854		453,942	
Growth 2023 - 2028	0.18%		0.52%		1.27%	
Growth 2010 - 2023	-2.43%		-0.77%		2.35%	
2023 Population by Hispanic Origin	141		3,725		16,020	
2023 Population	6,141		104,042		464,606	
White	5,779	94.11%	82,388	79.19%	343,872	74.01%
Black	167	2.72%	15,130	14.54%	94,002	20.23%
Am. Indian & Alaskan	16	0.26%	252	0.24%	1,226	0.26%
Asian	77	1.25%	3,509	3.37%	12,073	2.60%
Hawaiian & Pacific Island	1	0.02%	67	0.06%	280	0.06%
Other	100	1.63%	2,696	2.59%	13,154	2.83%
U.S. Armed Forces	0		149		1,342	
Households						
2028 Projection	2,613		44,896		194,961	
2023 Estimate	2,607		44,649		192,624	
2010 Census	2,679		45,028		189,022	
Growth 2023 - 2028	0.23%		0.55%		1.21%	
Growth 2010 - 2023	-2.69%		-0.84%		1.91%	
Owner Occupied	1,958	75.11%	28,072	62.87%	120,841	62.73%
Renter Occupied	649	24.89%	16,577	37.13%	71,783	37.27%
2023 Households by HH Income	2,607		44,648		192,626	
Income: <\$25,000	399	15.30%	7,822	17.52%	41,123	21.35%
Income: \$25,000 - \$50,000	681	26.12%	10,384	23.26%	43,652	22.66%
Income: \$50,000 - \$75,000	536	20.56%	8,497	19.03%	33,817	17.56%
Income: \$75,000 - \$100,000	465	17.84%	5,772	12.93%	24,520	12.73%
Income: \$100,000 - \$125,000	261	10.01%	5,030	11.27%	17,332	9.00%
Income: \$125,000 - \$150,000	164	6.29%	2,399	5.37%	11,068	5.75%
Income: \$150,000 - \$200,000	59	2.26%	2,341	5.24%	10,092	5.24%
Income: \$200,000+	42	1.61%	2,403	5.38%	11,022	5.72%
2023 Avg Household Income	\$69,103		\$80,165		\$78,280	
2023 Med Household Income	\$59,273		\$61,744		\$58,135	

Business Employment by Type	# of Businesses	# Employees	#Emp/Bus
Total Businesses	182	2,048	11
Retail & Wholesale Trade	29	608	21
Hospitality & Food Service	16	307	19
Real Estate, Renting, Leasing	2	12	6
Finance & Insurance	14	64	5
Information	3	44	15
Scientific & Technology Services	10	37	4
Management of Companies	0	0	0
Health Care & Social Assistance	22	156	7
Educational Services	8	227	28
Public Administration & Sales	10	240	24
Arts, Entertainment, Recreation	4	31	8
Utilities & Waste Management	12	77	6
Construction	9	48	5
Manufacturing	9	87	10
Agriculture, Mining, Fishing	0	0	0
Other Services	34	110	3

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