

Marshall & Stroop Commercial Land

1301 E Stroop Road | Kettering, OH | 45066

Henkle Schueler
COMMERCIAL REAL ESTATE



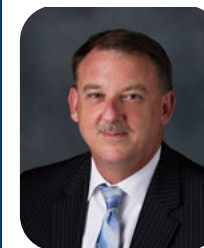
COUNTY	PROPERTY TYPE	ZONING	SPACE AVAILABLE	SALE PRICE
Montgomery	Land	Business	0.467 Acres	\$425,000

Property & Location Highlights:

- Incredible location with a retail corridor of Kettering at a signalized intersection
- Great visibility and frontage on E Stroop Road, which has nearly 25,000 vehicles per day
- Possible financing options available
- All utilities to site
- Located 30 minutes away from the Dayton International Airport

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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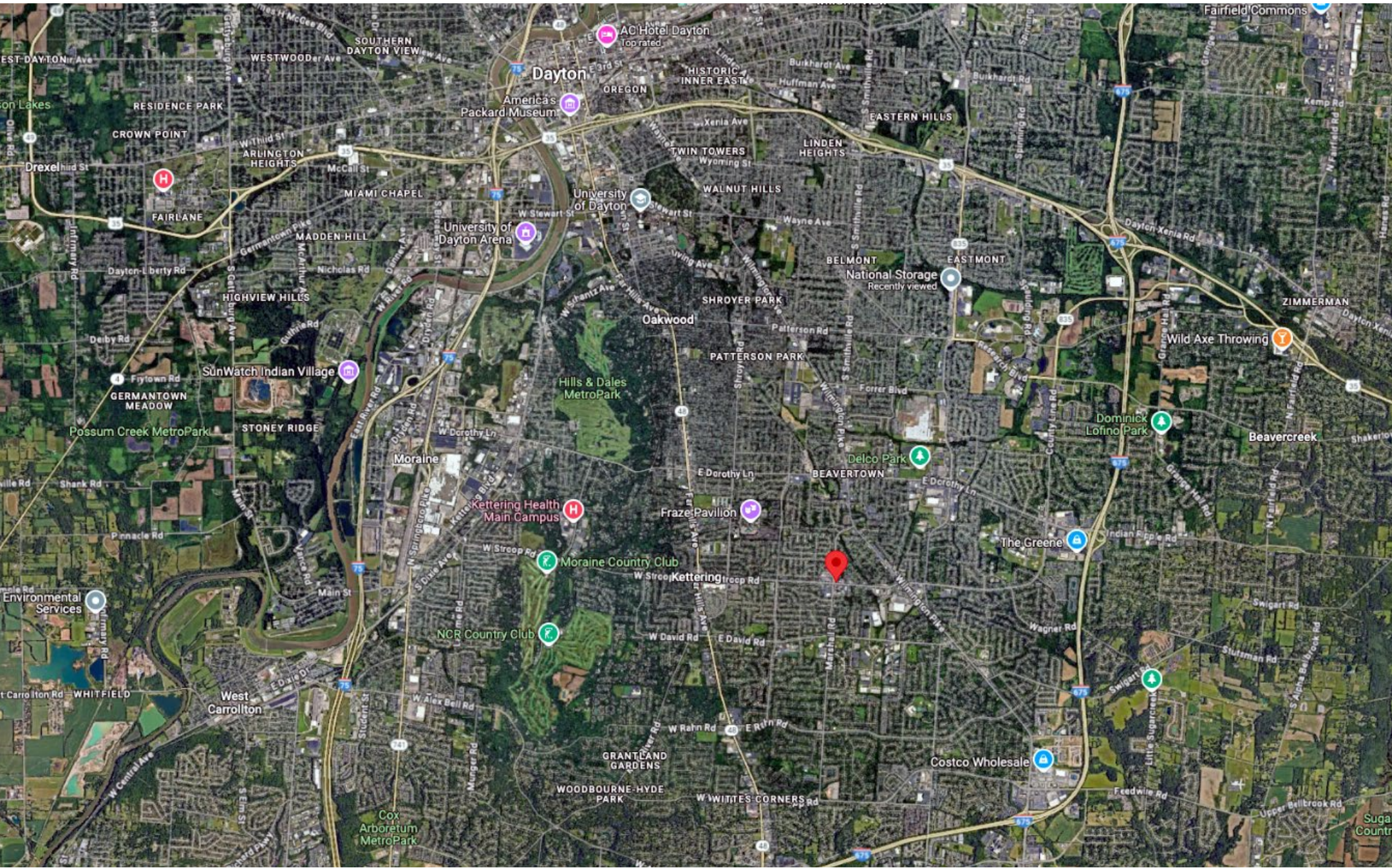
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Radius	1 Mile		5 Mile		10 Mile	
Population						
2029 Projection	10,871		200,254		529,217	
2024 Estimate	11,050		201,305		525,095	
2020 Census	11,658		205,122		513,709	
Growth 2024 - 2029	-1.62%		-0.52%		0.79%	
Growth 2020 - 2024	-5.22%		-1.86%		2.22%	
2024 Population by Hispanic Origin	333		8,908		21,221	
2024 Population	11,050		201,305		525,095	
White	9,585	86.74%	167,935	83.42%	375,514	71.51%
Black	417	3.77%	10,479	5.21%	88,872	16.92%
Am. Indian & Alaskan	4	0.04%	175	0.09%	498	0.09%
Asian	187	1.69%	5,516	2.74%	15,808	3.01%
Hawaiian & Pacific Island	3	0.03%	24	0.01%	51	0.01%
Other	854	7.73%	17,176	8.53%	44,352	8.45%
U.S. Armed Forces	10		926		3,892	
Households						
2029 Projection	4,997		85,207		221,736	
2024 Estimate	5,083		85,707		220,250	
2020 Census	5,381		87,462		215,610	
Growth 2024 - 2029	-1.69%		-0.58%		0.67%	
Growth 2020 - 2024	-5.54%		-2.01%		2.15%	
Owner Occupied	3,226	63.47%	53,288	62.17%	128,983	58.56%
Renter Occupied	1,857	36.53%	32,419	37.83%	91,267	41.44%
2024 Households by HH Income	5,083		85,708		220,249	
Income: <\$25,000	602	11.84%	14,081	16.43%	42,782	19.42%
Income: \$25,000 - \$50,000	1,185	23.31%	18,035	21.04%	47,836	21.72%
Income: \$50,000 - \$75,000	1,182	23.25%	15,697	18.31%	38,058	17.28%
Income: \$75,000 - \$100,000	870	17.12%	11,630	13.57%	26,953	12.24%
Income: \$100,000 - \$125,000	502	9.88%	8,044	9.39%	18,598	8.44%
Income: \$125,000 - \$150,000	356	7.00%	5,488	6.40%	14,105	6.40%
Income: \$150,000 - \$200,000	236	4.64%	6,771	7.90%	15,741	7.15%
Income: \$200,000+	150	2.95%	5,962	6.96%	16,176	7.34%
2024 Avg Household Income	\$77,644		\$88,033		\$85,569	
2024 Med Household Income	\$65,269		\$66,676		\$61,808	

Business Employment by Type	# of Businesses	# Employees	#Emp/Bus
Total Businesses	652	8,930	14
Retail & Wholesale Trade	64	3,584	56
Hospitality & Food Service	32	559	17
Real Estate, Renting, Leasing	13	35	3
Finance & Insurance	46	219	5
Information	13	599	46
Scientific & Technology Services	60	551	9
Management of Companies	1	3	3
Health Care & Social Assistance	256	1,291	5
Educational Services	17	592	35
Public Administration & Sales	8	354	44
Arts, Entertainment, Recreation	8	38	5
Utilities & Waste Management	21	143	7
Construction	25	262	10
Manufacturing	21	396	19
Agriculture, Mining, Fishing	0	0	0
Other Services	67	304	5

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