Moraine Commercial Land

S Gettysburg Ave | Moraine, OH | 45417

Henkle Schueler Est. 1935
CORFAC INTERNATIONAL

COUNTY	PROPERTY TYPE	ZONING	SPACE AVAILABLE	PRICE
Montgomery	Land	City of Moraine / M-1 Light Industrial	9.88 Acres	$50,000/Acre

Property & Location Highlights:

- PRE-94 CRA – 100% Tax Abatement for 15 Years Available
- All utilities to site
- Developed driveway in place
- 26 minutes to Dayton International Airport
- 10 minutes to I-70/I-75 interchange
- Nearby access to I-75 and US-35
- Over 7,700 vehicles per day on S Gettysburg Ave

For more information, contact:

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CORFAC INTERNATIONAL

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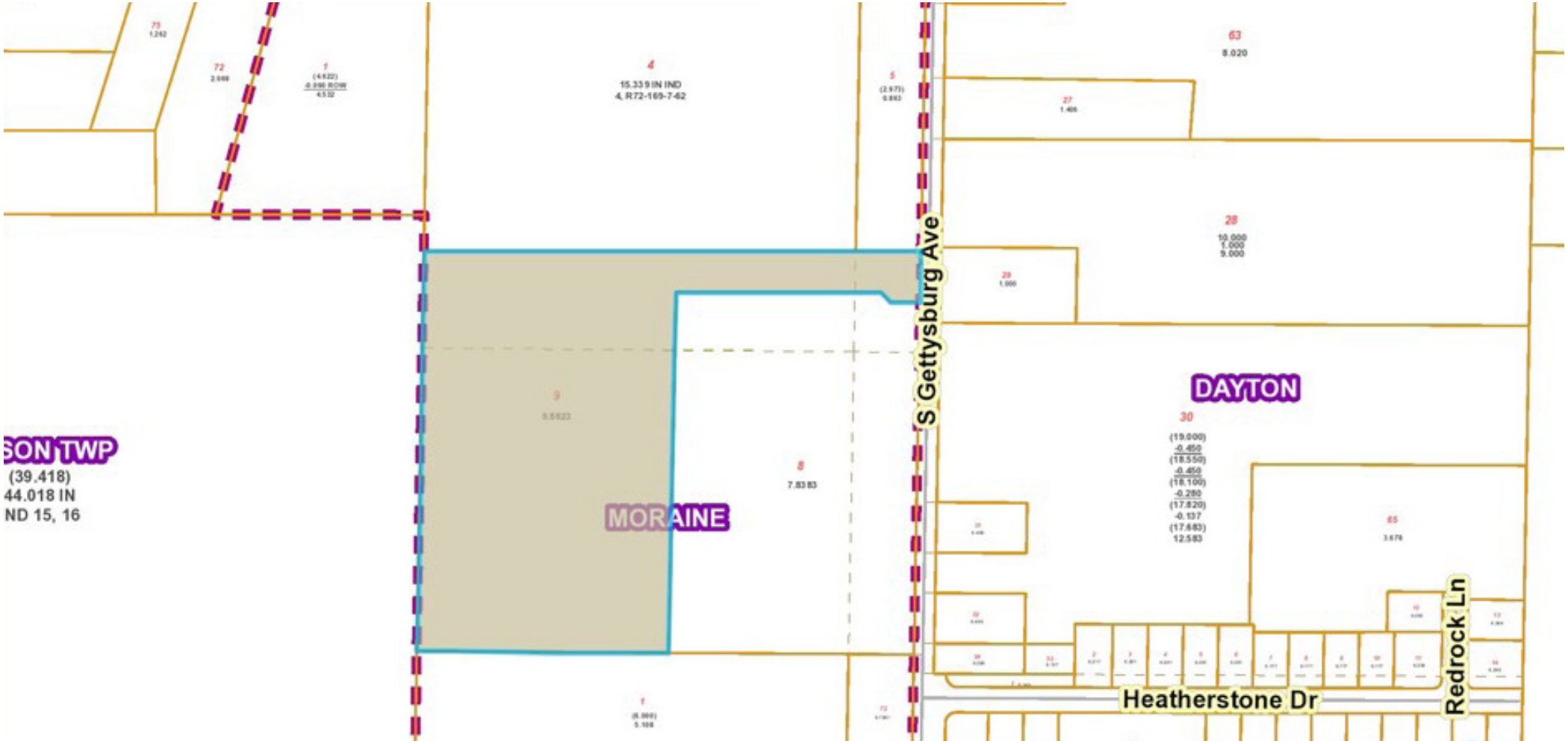
All information furnished is from sources deemed reliable and is subject to errors, omissions and changes prior to sale as withdrawal without notice.


S Gettysburg Ave
MORAINE
DAYTON
Heatherstone Dr
Redrock Ln
SON TWP
(39.418)
44.018 IN
ND 15, 16

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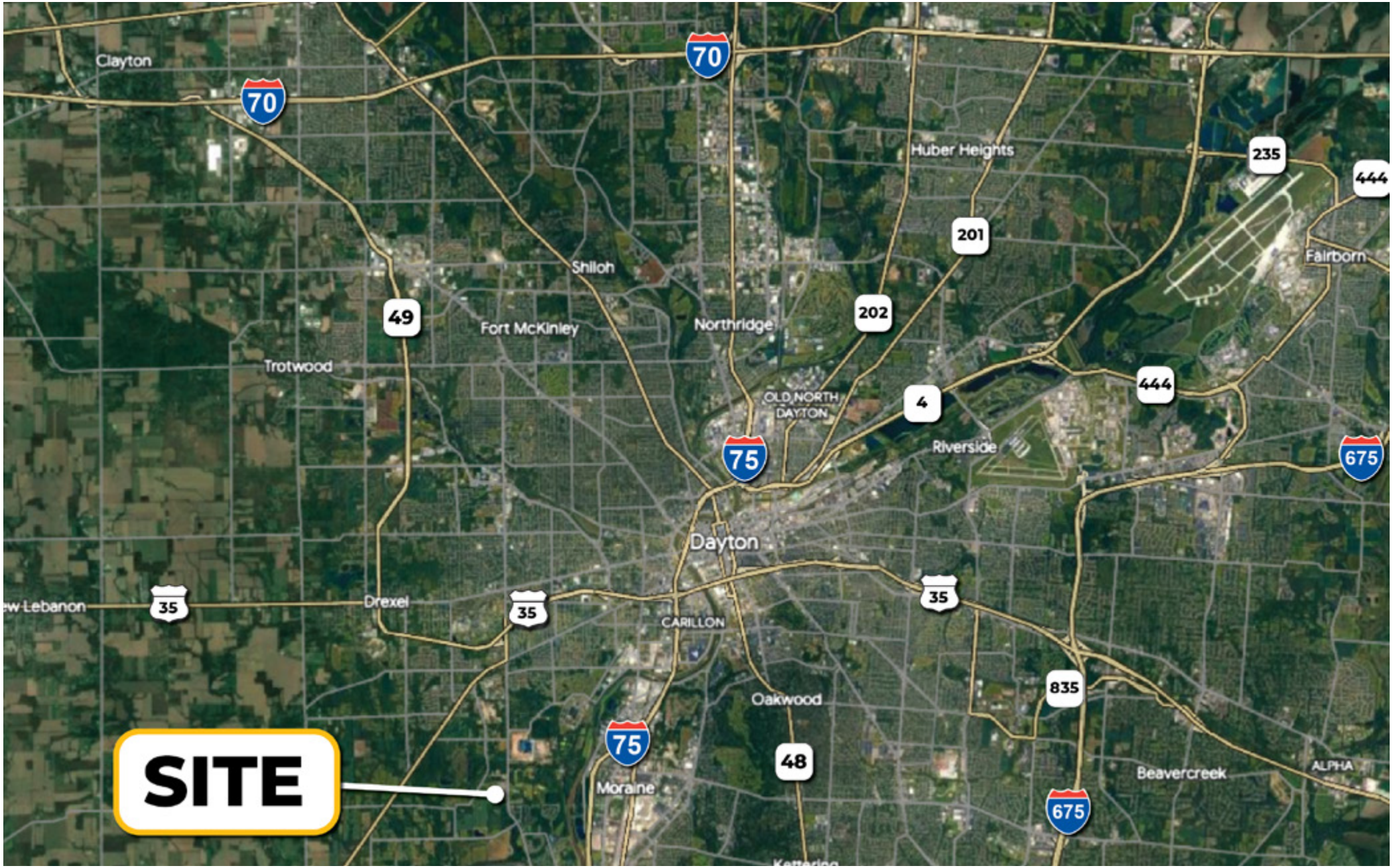

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3000-G Henkle Drive | Lebanon, OH 45036 | 513.932.6010 | 800.589.7535

DEMOGRAPHICS

Radius	1 Mile		3 Mile		5 Mile	
Population						
2027 Projection	2,124		31,843		126,350	
2022 Estimate	2,067		31,833		126,095	
2010 Census	1,771		31,863		124,734	
Growth 2022 - 2027	2.76%		0.03%		0.20%	
Growth 2010 - 2022	16.71%		-0.09%		1.09%	
2022 Population by Hispanic Origin	29		1,013		3,796	
2022 Population	2,067		31,833		126,095	
White	1,601	77.46%	18,485	58.07%	78,061	61.91%
Black	373	18.05%	11,976	37.62%	42,363	33.60%
Am. Indian & Alaskan	3	0.15%	92	0.29%	342	0.27%
Asian	20	0.97%	396	1.24%	1,809	1.43%
Hawaiian & Pacific Island	0	0.00%	23	0.07%	64	0.05%
Other	68	3.29%	861	2.70%	3,458	2.74%
U.S. Armed Forces	3		10		226	
Households						
2027 Projection	788		12,938		51,297	
2022 Estimate	765		12,941		51,175	
2010 Census	647		13,004		50,732	
Growth 2022 - 2027	3.01%		-0.02%		0.24%	
Growth 2010 - 2022	18.24%		-0.48%		0.87%	
Owner Occupied	526	68.76%	7,930	61.28%	30,315	59.24%
Renter Occupied	239	31.24%	5,011	38.72%	20,860	40.76%
2022 Households by HH Income	768		12,939		51,176	
Income: <$25,000	155	20.18%	3,458	26.73%	13,870	27.10%
Income: $25,000 - $50,000	186	24.22%	3,564	27.54%	12,748	24.91%
Income: $50,000 - $75,000	186	24.22%	2,432	18.80%	8,669	16.94%
Income: $75,000 - $100,000	80	10.42%	1,620	12.52%	5,580	10.90%
Income: $100,000 - $125,000	88	11.46%	922	7.13%	3,892	7.61%
Income: $125,000 - $150,000	50	6.51%	539	4.17%	2,324	4.54%
Income: $150,000 - $200,000	13	1.69%	268	2.07%	1,640	3.20%
Income: $200,000+	10	1.30%	136	1.05%	2,453	4.79%
2022 Avg Household Income	$64,382		$56,839		$68,001	
2022 Med Household Income	$55,000		$44,499		$46,886	

Business Employment by Type	# of Businesses	# Employees	#Emp/Bus
Total Businesses	**51**	**439**	**9**
Retail & Wholesale Trade	5	22	4
Hospitality & Food Service	0	0	0
Real Estate, Renting, Leasing	1	2	2
Finance & Insurance	0	0	0
Information	1	12	12
Scientific & Technology Services	0	0	0
Management of Companies	0	0	0
Health Care & Social Assistance	31	284	9
Educational Services	0	0	0
Public Administration & Sales	2	54	27
Arts, Entertainment, Recreation	0	0	0
Utilities & Waste Management	5	37	7
Construction	0	0	0
Manufacturing	1	14	14
Agriculture, Mining, Fishing	0	0	0
Other Services	5	14	3