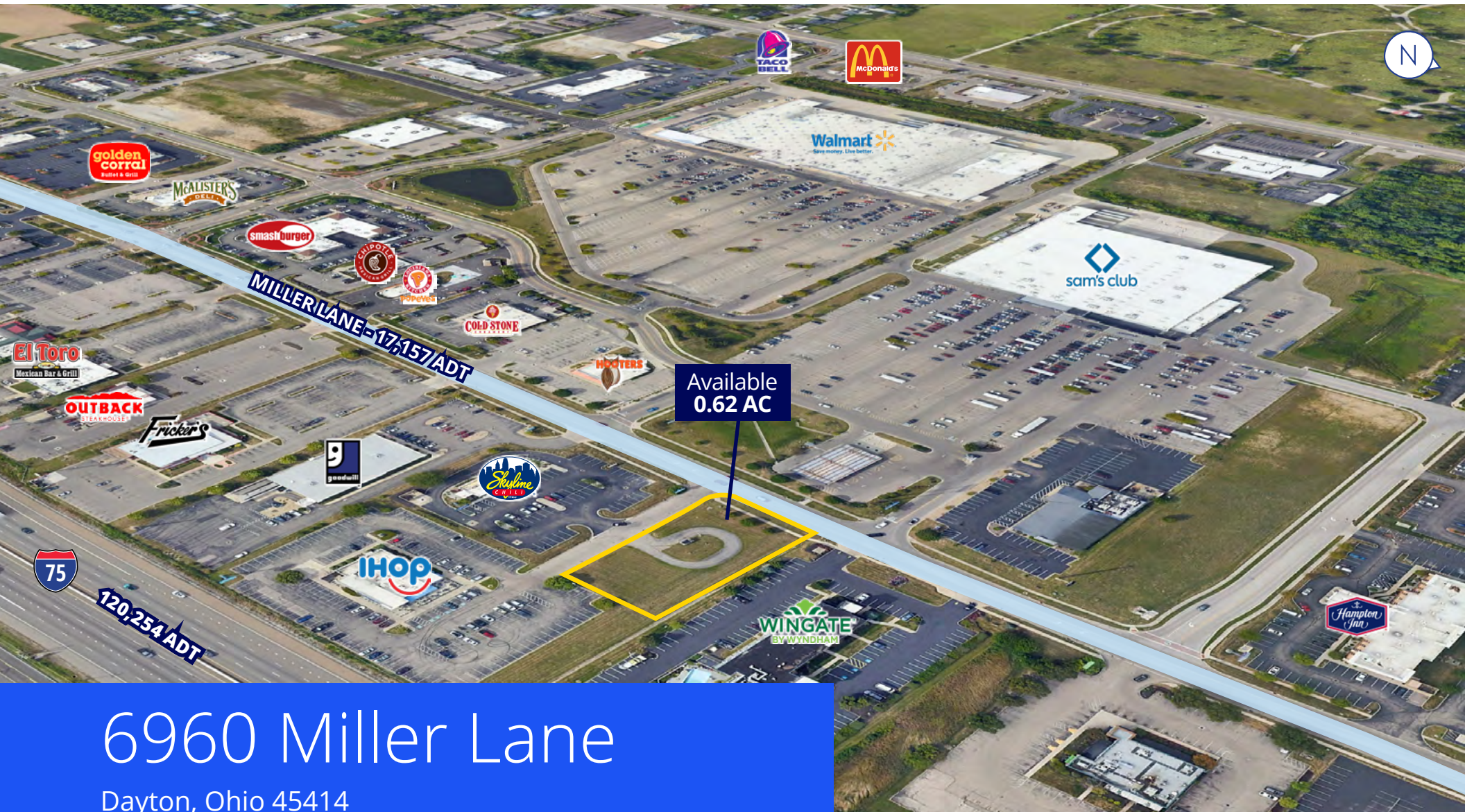


DEVELOPABLE PAD AVAILABLE



6960 Miller Lane

Dayton, Ohio 45414

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DEVELOPABLE PAD RIGHT OFF I-75

6960 MILLER LANE, DAYTON, OHIO 45414

[VIEW FULL PYLON
INFORMATION HERE](#)



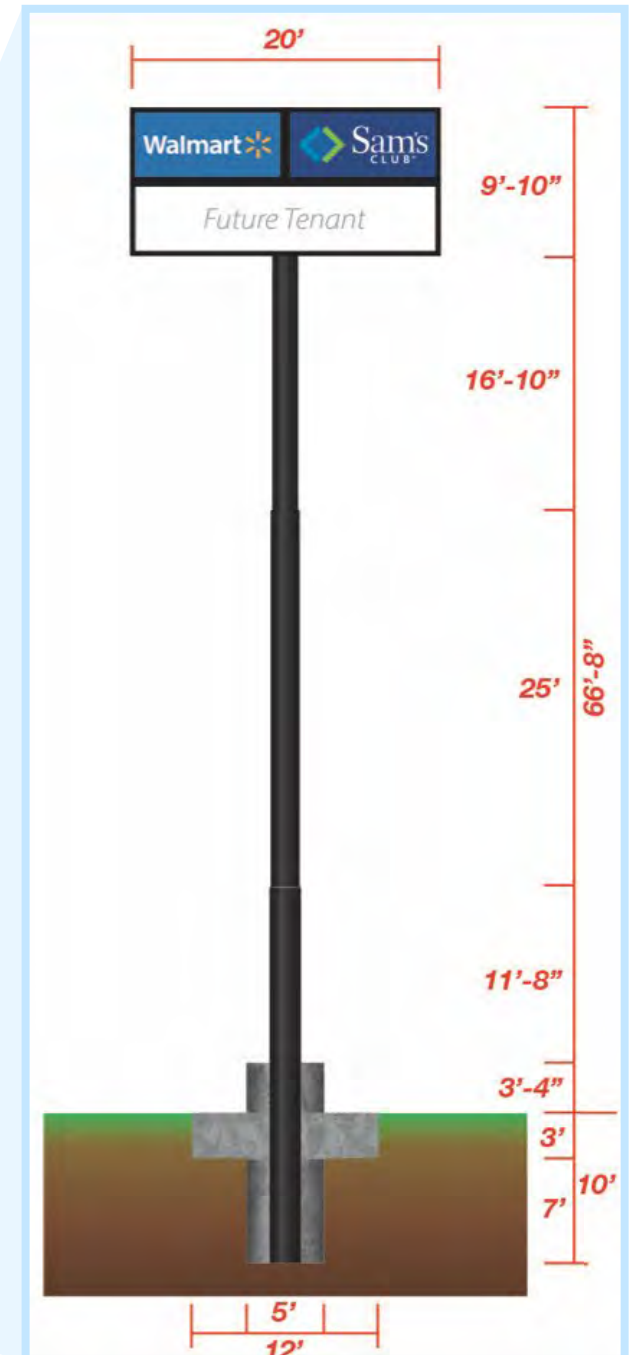
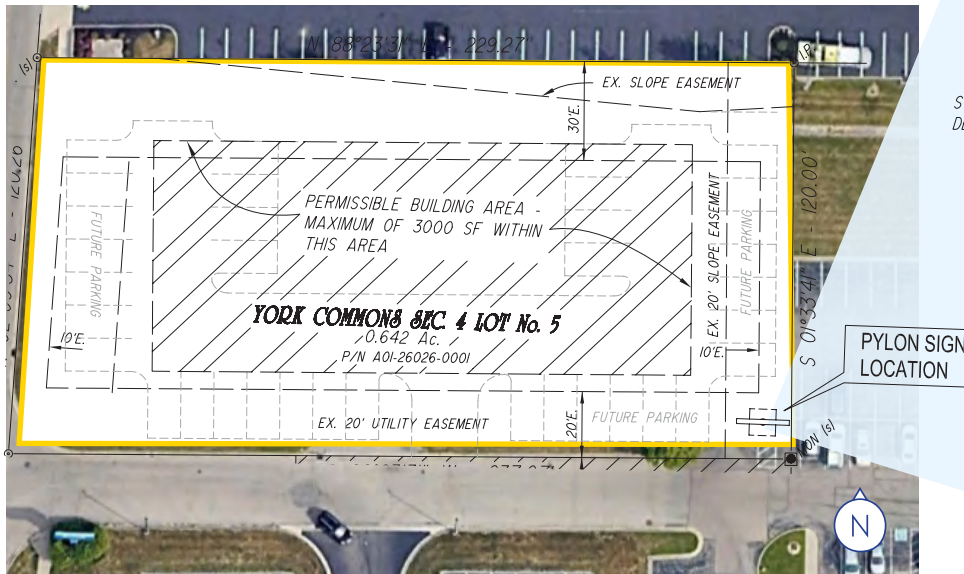
PYLON SIGNAGE

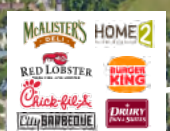
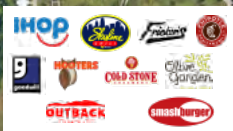
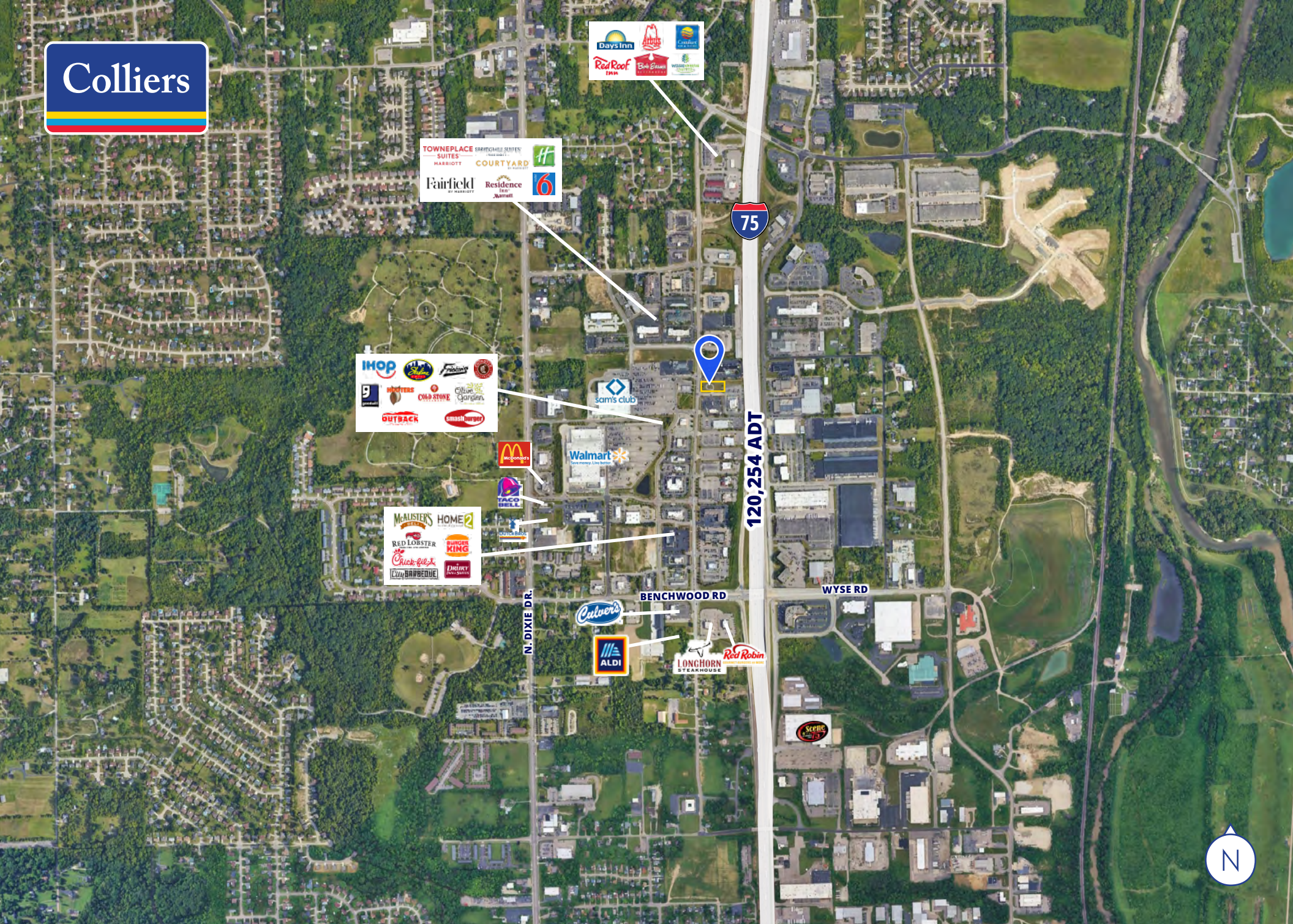
Highlights

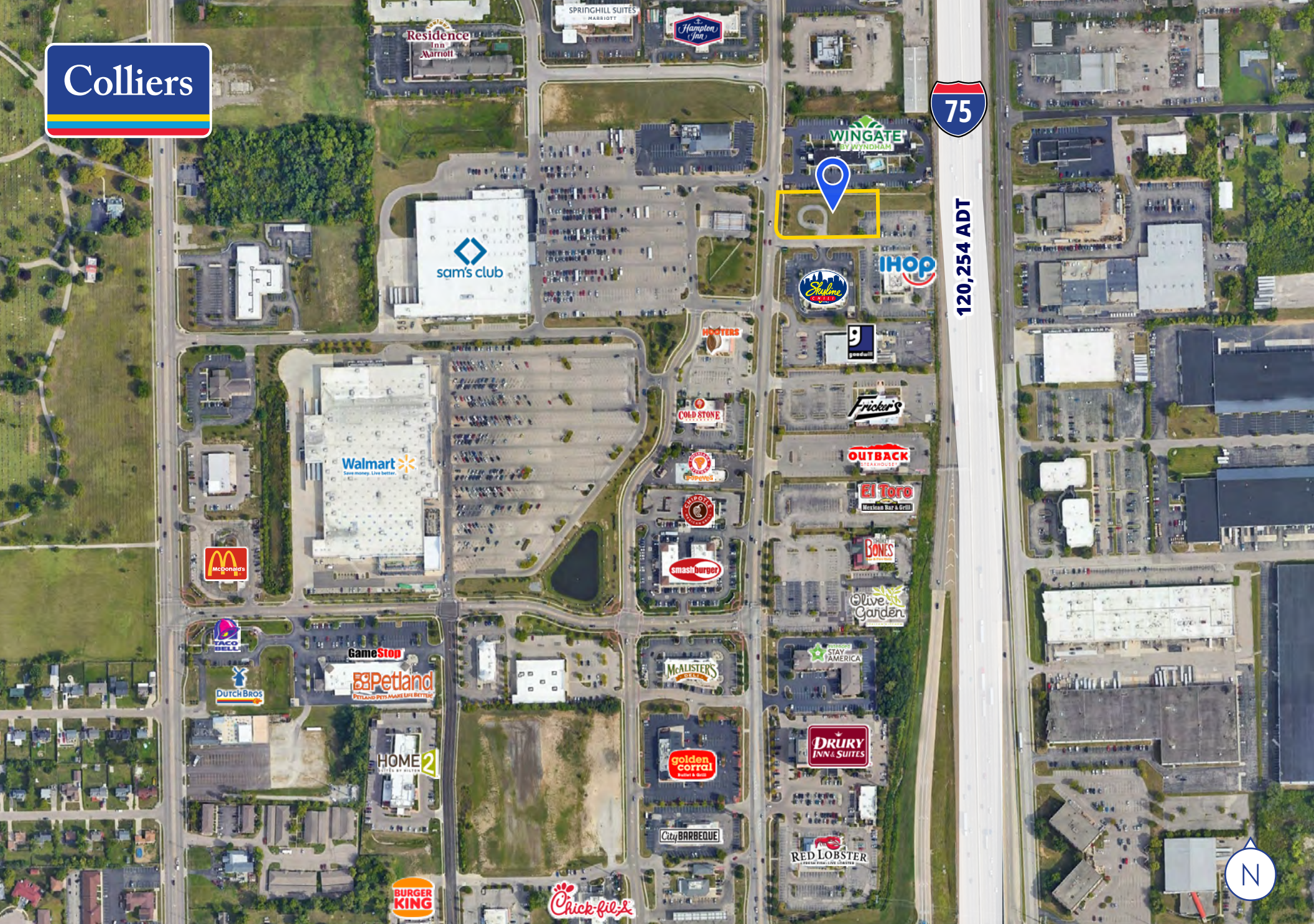
- Pad Ready Site available For Sale, Lease or Build to Suit
- Regional Commercial Service Zoning (RCS-1)
- Dense concentration of retail, restaurants & hotels
- Close access and visibility from I-75
- Monument & pylon signage opportunity
- Traffic counts:
 - Miller Lane - 17,157 ADT
 - I-75 - 120,254 ADT

0.62 AC Available

PROPOSED PLAN

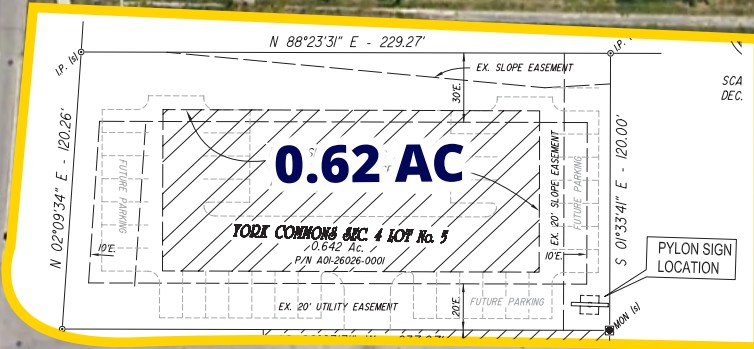








MILLER LANE - 17,157 ADT



120,254 ADT



Demographics

	1 mile radius	3 mile radius	5 mile radius
Population Summary			
2000 Total Population	2,246	36,606	134,658
2010 Total Population	2,195	36,750	128,252
2020 Total Population	2,445	36,493	130,638
2025 Total Population	2,569	36,233	131,864
2025 Group Quarters	99	467	1,018
2030 Total Population	2,617	36,057	132,644
2000-2020 Growth Rate: Population (CAGR)	0.4%	-0.0%	-0.1%
2010-2020 Growth Rate: Population (CAGR)	1.1%	-0.1%	0.2%
2020-2025 Growth Rate: Population (CAGR)	0.9%	-0.1%	0.2%
2025-2030 Growth Rate: Population (CAGR)	0.4%	-0.1%	0.1%
2025 Total Daytime Population	8,189	40,874	132,982
Workers	6,876	22,327	63,504
Residents	1,313	18,547	69,478
2025 Workers % of Daytime Population	84.0%	54.6%	47.8%
2025 Residents % of Daytime Population	16.0%	45.4%	52.3%
Household Summary			
2000 Households	954	15,280	55,178
2010 Households	982	15,618	53,148
2025 Households	1,101	15,969	55,900
2025 Average Household Size	2.24	2.24	2.34
2030 Households	1,122	15,961	56,462
2000-2020 Growth Rate: Households (CAGR)	0.5%	0.2%	0.0%
2010-2020 Growth Rate: Households (CAGR)	0.7%	0.2%	0.4%
2020-2025 Growth Rate: Households (CAGR)	0.8%	0.0%	0.3%
2025-2030 Growth Rate: Households (CAGR)	0.4%	-0.0%	0.2%
2010 Families	643	10,208	33,882
2025 Families	668	9,453	32,937
2030 Families	672	9,325	32,881
2025-2030 Annual Rate	0.12%	-0.27%	-0.03%
Housing Unit Summary			
2025 Housing Units	1,184	16,874	60,979
Owner Occupied Housing Units	52.5%	64.5%	59.5%
Renter Occupied Housing Units	47.5%	35.5%	40.5%
Vacant Housing Units	7.0%	5.4%	8.3%
Owner Occupied Median Home Value			
2025 Median Home Value	\$282,927	\$212,660	\$182,688
2030 Median Home Value	\$349,643	\$272,567	\$243,352
Income			
2025 Per Capita Income	\$35,640	\$39,338	\$35,181
2025 Median Household Income	\$68,644	\$66,127	\$62,318
2025 Average Household Income	\$83,957	\$88,978	\$82,762
Household Income Base	1,101	15,969	55,900
<\$15,000	8.2%	11.5%	11.9%
\$15,000 - \$24,999	10.1%	7.9%	7.6%
\$25,000 - \$34,999	8.0%	6.4%	7.3%
\$35,000 - \$49,999	9.5%	11.6%	13.0%
\$50,000 - \$74,999	19.7%	18.5%	19.8%
\$75,000 - \$99,999	12.5%	13.4%	12.7%
\$100,000 - \$149,999	12.3%	13.8%	14.1%
\$150,000 - \$199,999	17.0%	9.2%	7.5%
\$200,000+	2.9%	7.7%	6.0%

	1 mile radius	3 mile radius	5 mile radius
Median Age			
2010	42.8	41.1	39.2
2020	44.3	42.9	39.7
2025	45.0	43.4	40.4
2030	46.3	44.3	41.4
2025 Population by Age			
Total	2,571	36,234	131,865
0 - 4	4.7%	5.5%	5.9%
5 - 9	5.2%	5.8%	6.2%
10 - 14	6.2%	5.6%	6.1%
15 - 19	5.8%	5.7%	6.0%
20 - 24	4.9%	5.2%	6.0%
25 - 29	5.2%	5.8%	6.1%
30 - 34	5.8%	6.5%	6.9%
35 - 39	5.8%	6.0%	6.5%
40 - 44	6.4%	6.0%	6.2%
45 - 49	6.0%	5.6%	5.8%
50 - 54	5.1%	5.8%	5.8%
55 - 59	5.7%	6.3%	6.0%
60 - 64	7.1%	7.2%	6.6%
65 - 69	6.6%	6.9%	6.4%
70 - 74	6.9%	6.2%	5.3%
75 - 79	5.6%	4.9%	4.0%
80 - 84	3.4%	2.9%	2.5%
85+	3.7%	2.3%	1.9%
18+	80.2%	79.7%	78.2%
21+	77.5%	76.5%	74.6%
2025 Population by Race/Ethnicity			
Total	2,568	36,233	131,863
White Alone	70.0%	71.2%	59.3%
Black Alone	18.0%	18.3%	29.3%
American Indian Alone	0.0%	0.3%	0.3%
Asian Alone	2.8%	2.0%	1.9%
Pacific Islander Alone	0.1%	0.0%	0.1%
Some Other Race Alone	1.4%	1.1%	1.9%
Two or More Races	7.8%	7.0%	7.3%
Hispanic Origin	3.2%	3.1%	3.8%
Diversity Index	50.4	48.6	58.9
2025 Population 25+ by Educational Attainment			
Total	1,881	26,181	92,092
Less than 9th Grade	3.6%	2.9%	2.6%
9th - 12th Grade, No Diploma	3.9%	5.9%	4.9%
High School Graduate	34.9%	25.2%	26.3%
GED/Alternative Credential	2.1%	3.2%	4.3%
Some College, No Degree	17.6%	22.1%	23.3%
Associate Degree	6.3%	11.0%	12.1%
Bachelor's Degree	19.0%	18.1%	16.8%
Graduate/Professional Degree	12.7%	11.6%	9.7%

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