



INDUSTRIAL LAND FOR SALE

ORCHARD LANE

ORCHARD LANE, DAYTON, OH 45434



SALE PRICE **\$150,000 / ACRE**

OFFERING SUMMARY

Lot Size: 1.65 Acres

Zoning: PUD; Industrial

PROPERTY HIGHLIGHTS

- 5 Minutes to I-675
- Easy Access
- Fully Developed Commerce Parcel
- High Speed Fiber Installed 2023

EXECUTIVE SUMMARY

TIMOTHY ECHMANN, SIOR, CCIM
937.492.4423
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INDUSTRIAL PROPERTY BROKERS, LLC
2490 Landman Mill Road, Piqua, OH 45356
937.492.4423 | IPBindustrial.com



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ADDITIONAL PHOTOS

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LOCATION MAP

TIMOTHY ECEMANN, SIOR, CCIM
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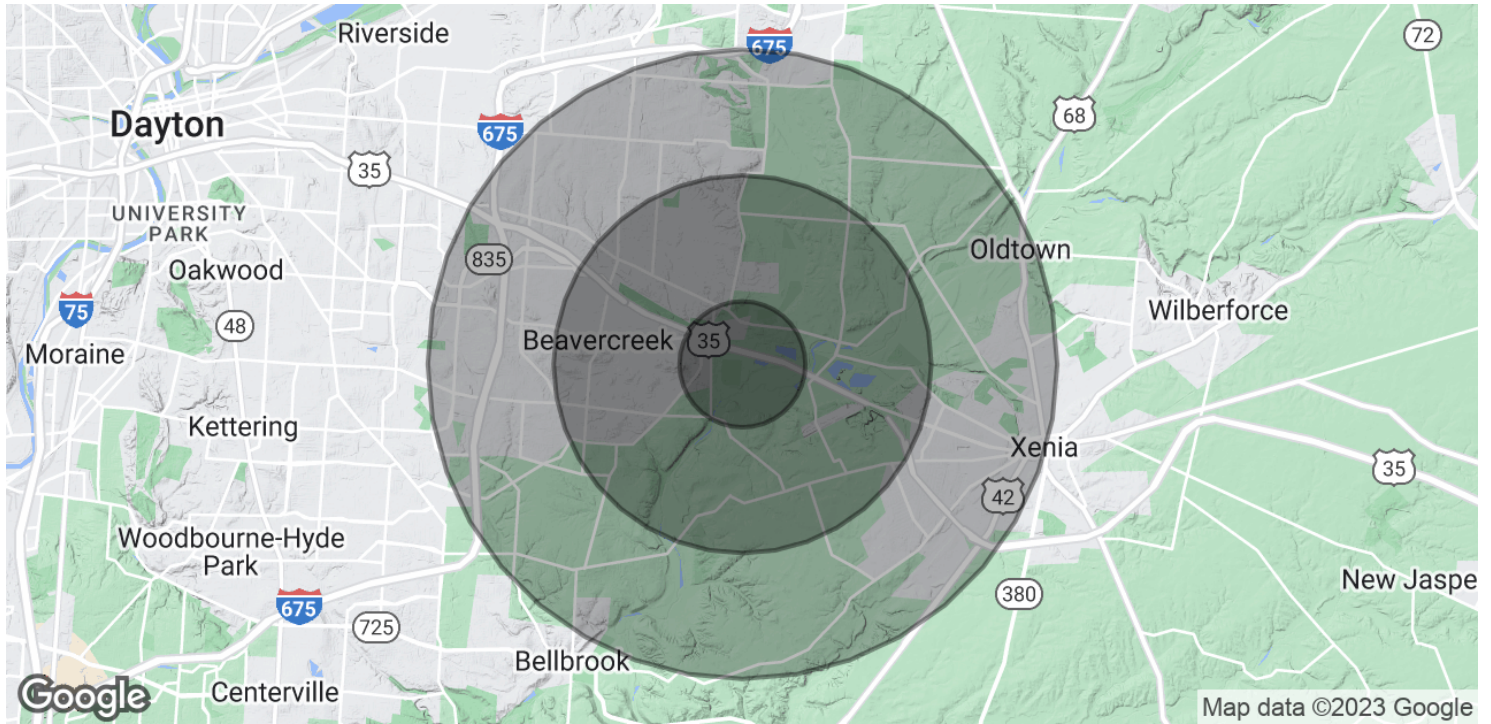
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,850	23,056	76,824
Average Age	43.8	44.7	42.5
Average Age (Male)	43.7	43.1	40.1
Average Age (Female)	44.5	46.5	44.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	679	8,791	32,169
# of Persons per HH	2.7	2.6	2.4
Average HH Income	\$141,160	\$124,969	\$96,748
Average House Value	\$329,354	\$266,219	\$205,295

* Demographic data derived from 2020 ACS - US Census

DEMOGRAPHICS MAP & REPORT

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