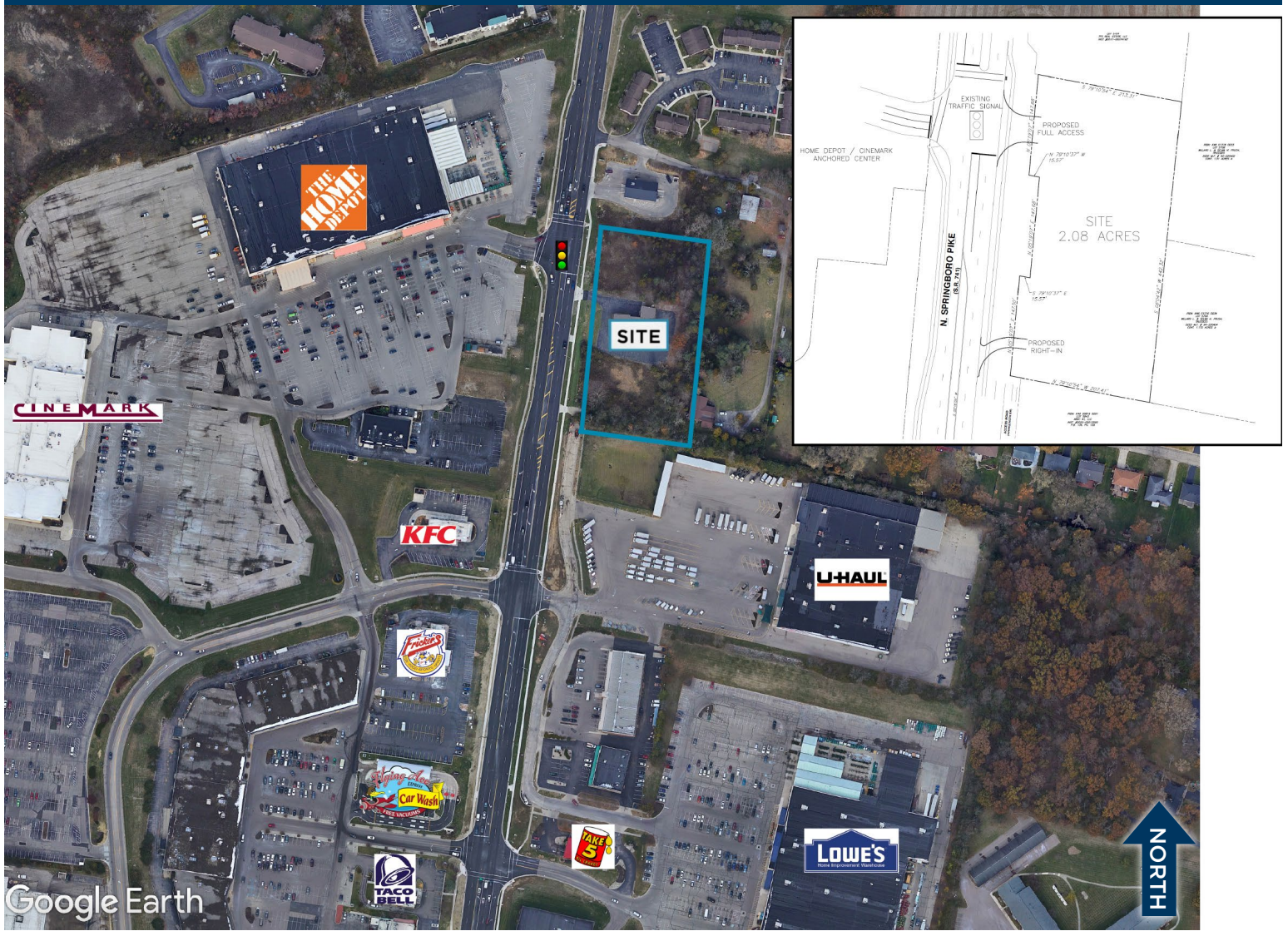


# ± 2 Acres Available for Development

310 Springboro Pike | Miamisburg, Ohio



- Well-located in strong retail corridor with signalized access
- Adjacent retail enjoys strong performance (Placer site visits):
  - Lowe's (17/83 OH stores)
  - Home Depot (16/70 OH stores)
  - Take 5 Oil (3/42 OH stores)
  - Flying Ace Express (3/9 OH stores)
- Favorable zoning: General Business (GB-1)

## Property Contact

**Jason Freeman** [JFreeman@castoinfo.com](mailto:JFreeman@castoinfo.com)  
614.744.2024 Direct | 614.228.531 Office



## Location

310 Springboro Pike,  
Miamisburg, Ohio  
(39.64412, -84.22387)  
[Click to navigate to Google Maps](#)

## Traffic Counts

North Springboro Pike: 22,863 VPD



## Key Demographics

5-Mile Radius

Current Estimated Population	138,367
Current Estimated Households	60,271
Average Household Income	\$93,504
Median Age	42 years
Businesses	4,186
Total Retail Expenditure	\$1.9 B