

FOR SALE

4203 Linden Avenue Dayton, OH 45432



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Land | 0.6 Acres

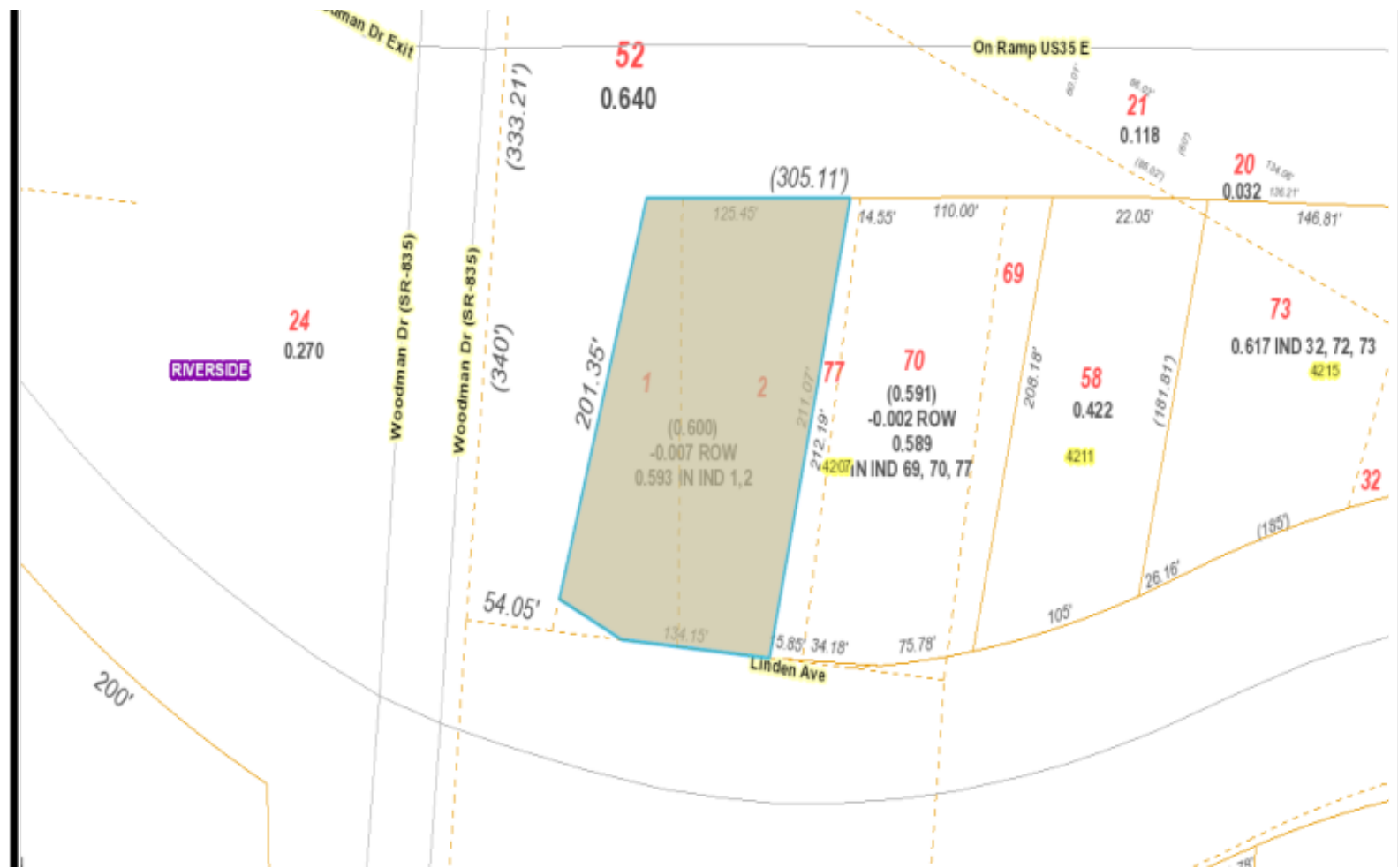
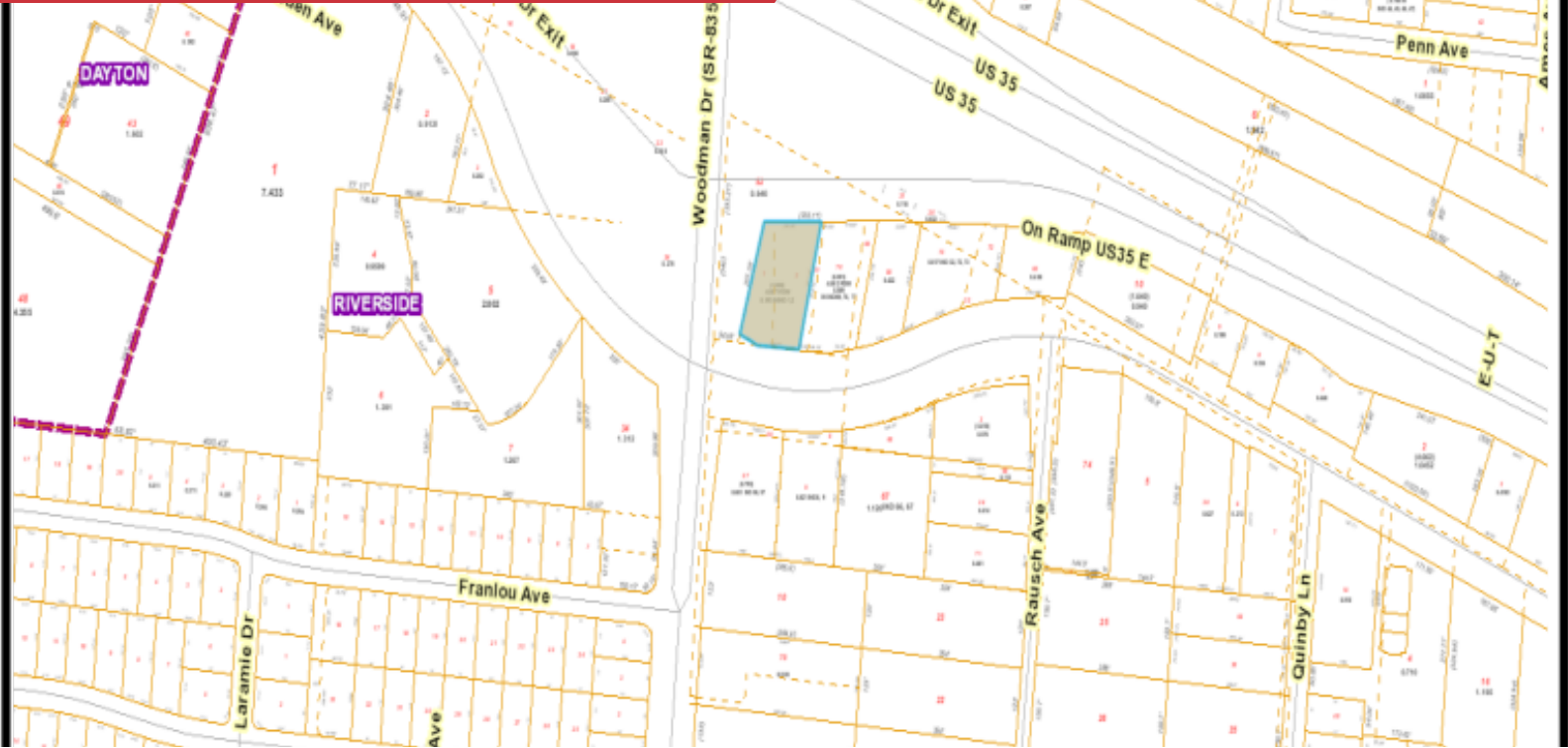
- Retail Land - 0.6 Acre Parcel at Woodman & US 35 On-ramp
- Neighboring Retail Includes - KFC, Burger King, Bob Evans
- At Signalized Intersection - All Utilities
- Traffic: 22,369 CPD Linden & Woodman;
- 68,431 CPD on US 35
- Price: \$395,000


DEMOGRAPHICS		
STATS	POPULATION	AVG. HH INCOME
1 MILE	11,064	\$67,818
3 MILES	91,669	\$67,585



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4203 Linden Avenue Dayton, OH 45432




David Metz
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No Warranty Or Representation, Express Or Implied, Is Made As To The Accuracy Of The Information Contained Herein, And The Same Is Submitted Subject To Errors, Omissions, Change Of Price, Rental Or Other Conditions, Prior Sale, Lease Or Financing, Or Withdrawal Without Notice, And Of Any Special Listing Conditions Imposed By Our Principals. No Warranties Or Representations Are Made As To The Condition Of The Property Or Any Hazards Contained Therein Are Any To Be Implied.



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NALBergman

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SUMMARY PROFILE

2000-2010 Census, 2021 Estimates with 2026 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 39.7444/-84.1202

RS1

4203 Linden Ave Dayton, OH 45432		1 mi radius	3 mi radius	5 mi radius	10 mi radius
POPULATION	2021 Estimated Population	11,064	91,669	205,144	527,289
	2026 Projected Population	10,940	91,392	206,614	530,771
	2010 Census Population	11,391	91,876	202,530	521,087
	2000 Census Population	12,238	99,293	209,006	541,153
	Projected Annual Growth 2021 to 2026	-0.2%	-	0.1%	0.1%
	Historical Annual Growth 2000 to 2021	-0.5%	-0.4%	-	-0.1%
	2021 Median Age	41.0	36.1	37.4	39.0
HOUSEHOLDS	2021 Estimated Households	5,110	38,531	85,693	220,628
	2026 Projected Households	5,050	38,313	86,153	221,473
	2010 Census Households	5,249	38,743	84,250	217,077
	2000 Census Households	5,604	41,251	85,269	219,994
	Projected Annual Growth 2021 to 2026	-0.2%	-0.1%	0.1%	-
	Historical Annual Growth 2000 to 2021	-0.4%	-0.3%	-	-
	INCOME	2021 Estimated Average Household Income	\$67,818	\$67,585	\$78,981
2021 Estimated Median Household Income		\$55,933	\$54,468	\$63,481	\$62,522
2021 Estimated Per Capita Income		\$31,332	\$28,594	\$33,352	\$33,642
BUSINESS	2021 Estimated Total Businesses	248	2,202	7,644	17,817
	2021 Estimated Total Employees	4,655	28,823	119,464	243,815
	2021 Estimated Employee Population per Business	18.8	13.1	15.6	13.7
	2021 Estimated Residential Population per Business	44.7	41.6	26.8	29.6

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.