

# AUSTIN CENTER

MIAMISBURG, OHIO 45342 | GREATER DAYTON



NIKOLAI BOULEVARD

OLD BYERS ROAD

Approx. 35-acre  
developable land

BYERS ROAD

UNITED GRINDING

YASKAWA



AUSTIN BOULEVARD



Austin Center

Hüber-Heigh

Needmore Rd

Riverside

Dayton



Woodman Dr

Kettering

West Carrollton City



Miamisburg

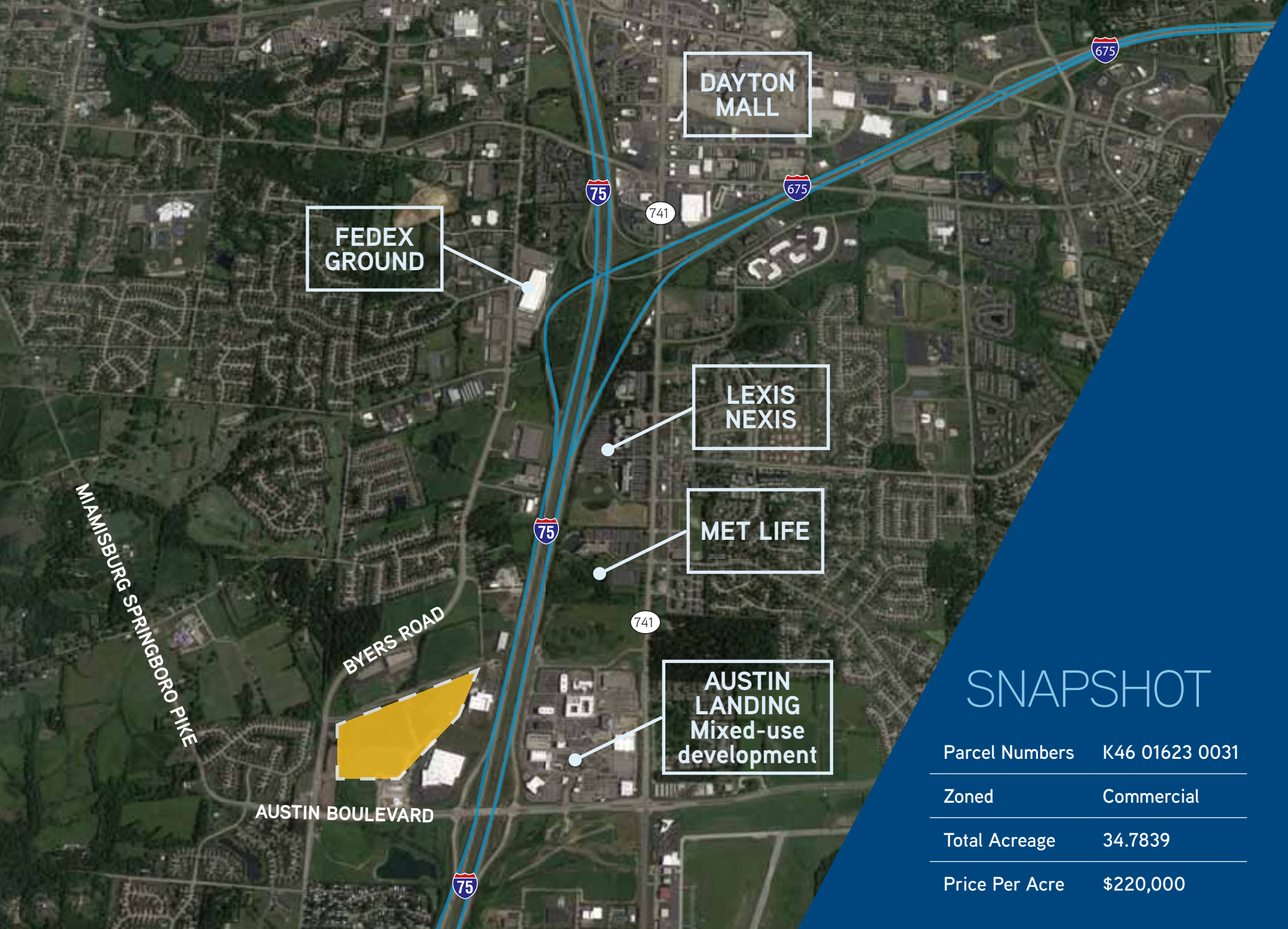


Centerville



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DAYTON MALL

FEDEX GROUND

LEXIS NEXIS

MET LIFE

AUSTIN LANDING  
Mixed-use  
development

# SNAPSHOT

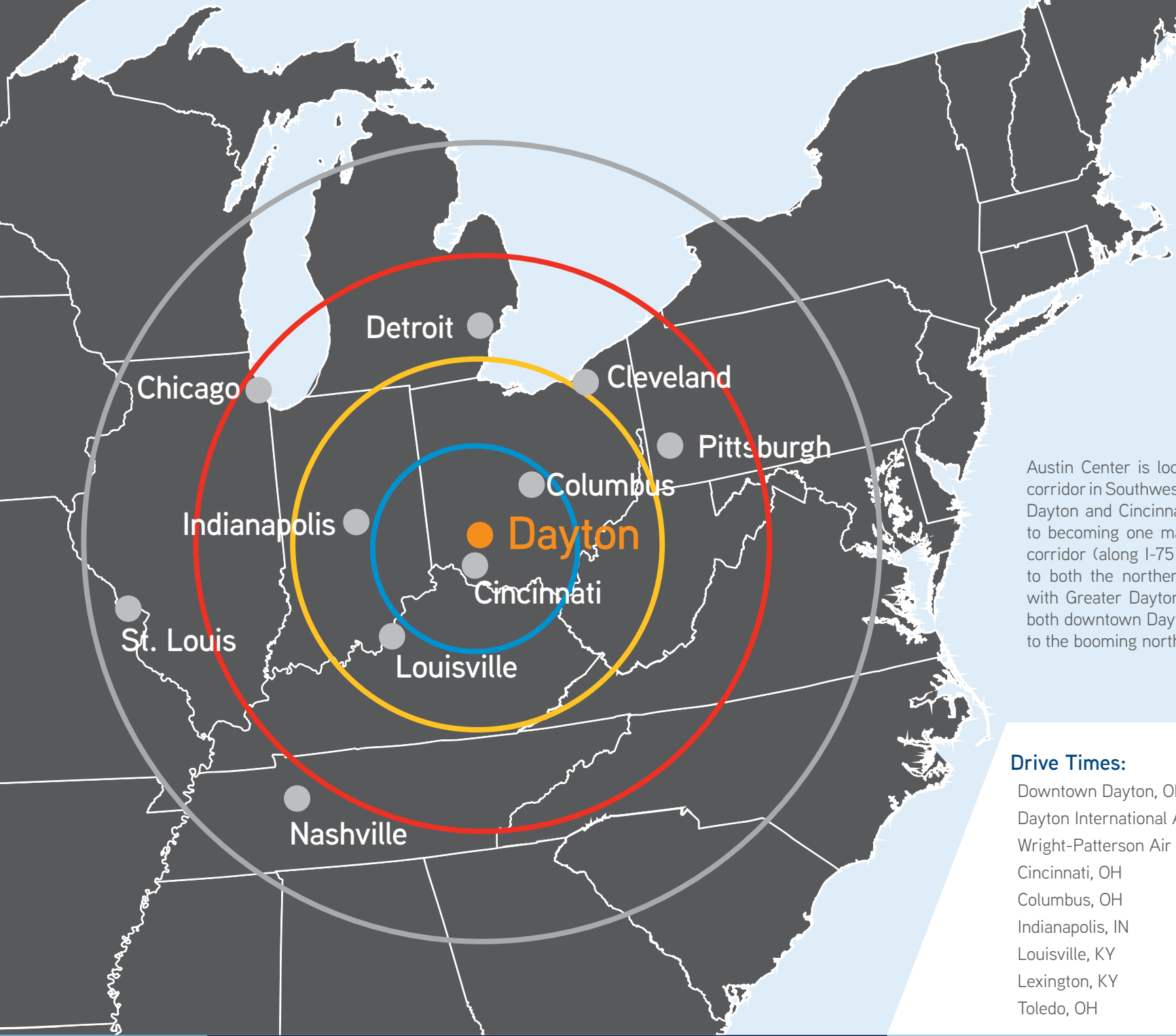
Parcel Numbers K46 01623 0031

Zoned Commercial

Total Acreage 34.7839

Price Per Acre \$220,000

Radius:  
**100 Miles**  
**200 Miles**  
**300 Miles**  
 500 Miles



Austin Center is located in the fastest growing corridor in Southwest Ohio. The corridor between Dayton and Cincinnati continues to grow closer to becoming one major metropolitan area. This corridor (along I-75) benefits from its proximity to both the northern Cincinnati suburbs along with Greater Dayton. It is fifteen minutes from both downtown Dayton and only twenty minutes to the booming northern suburbs of Cincinnati.

**Drive Times:**

Downtown Dayton, OH	15 mins.
Dayton International Airport	25 mins.
Wright-Patterson Air Force Base	25 mins.
Cincinnati, OH	45 mins.
Columbus, OH	1 hour 15 mins.
Indianapolis, IN	2 hours
Louisville, KY	2 hours 15 mins.
Lexington, KY	2 hours
Toledo, OH	3 hours



# HIGHLIGHTS

- Largest and last blocks of land available along the highway in the area
- Easy ingress/egress to Interstate-75
- Prominent highway visibility
- Two hotels and a future mixed-use building to be developed on-site
- Incredible amenities across the highway at Austin Landing includes hotels, grocery store, shopping, restaurants and entertainment

# DEMOS

	<p><b>Area Population</b> (2019, 5 miles) 123,599</p>		<p><b>Average Household Income</b> (2019, 5 miles) \$92,842</p>
	<p><b>College Degree Attainment</b> (2019, 5 miles) 32,862</p>		<p><b>Daytime Population</b> (2019, 5 miles) 69,486</p>



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