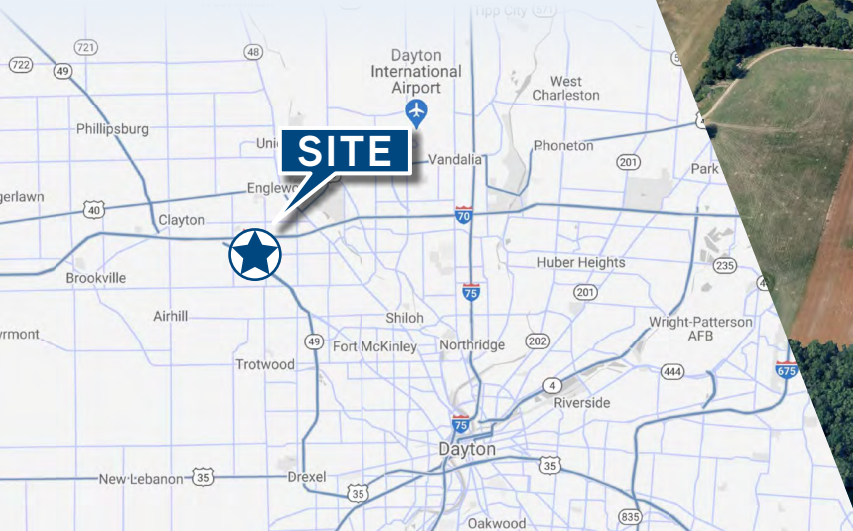


FOR SALE

51 ACRES

6942 Salem Avenue  
Clayton, Ohio 45315



Colliers International  
10 West 2nd Street | Suite 200  
Dayton, Ohio 45402  
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## Property Specifics

Address	6942 Salem Ave Clayton, Ohio 45315
County	Montgomery
Size	Approx. 51 Acres
Asking Price	\$35,000/acre
Zoning	City of Clayton General Industrial

## Interstate Access

### Interstate 70

- Approximately 2 miles

### Interstate 75

- Approximately 10 miles



## Demographics

\* FULL DEMOGRAPHICS CAN BE PROVIDED ON REQUEST



### Total Population

(1 mile)	(3 mile)	(5 mile)
4,833	33,291	68,590



### Total Households

(1 mile)	(3 mile)	(5 mile)
1,888	13,805	28,752



### Average Household Income

(1 mile)	(3 mile)	(5 mile)
\$114,531	\$85,615	\$80,576

## Utilities

### Electric - Dayton Power & Light

- One 3-phase circuit serving the site, having approximately 4.5MW of excess capacity
- 3-phase overhead power on the North side of wSalem Avenue

### Gas - Vectren

- 20" high-pressure main on the North property line
- 8" medium pressure main running perpendicular to the North property line
- 4" medium pressure main running perpendicular to the West property line

### Water/Sewer - Montgomery County, available on site

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