

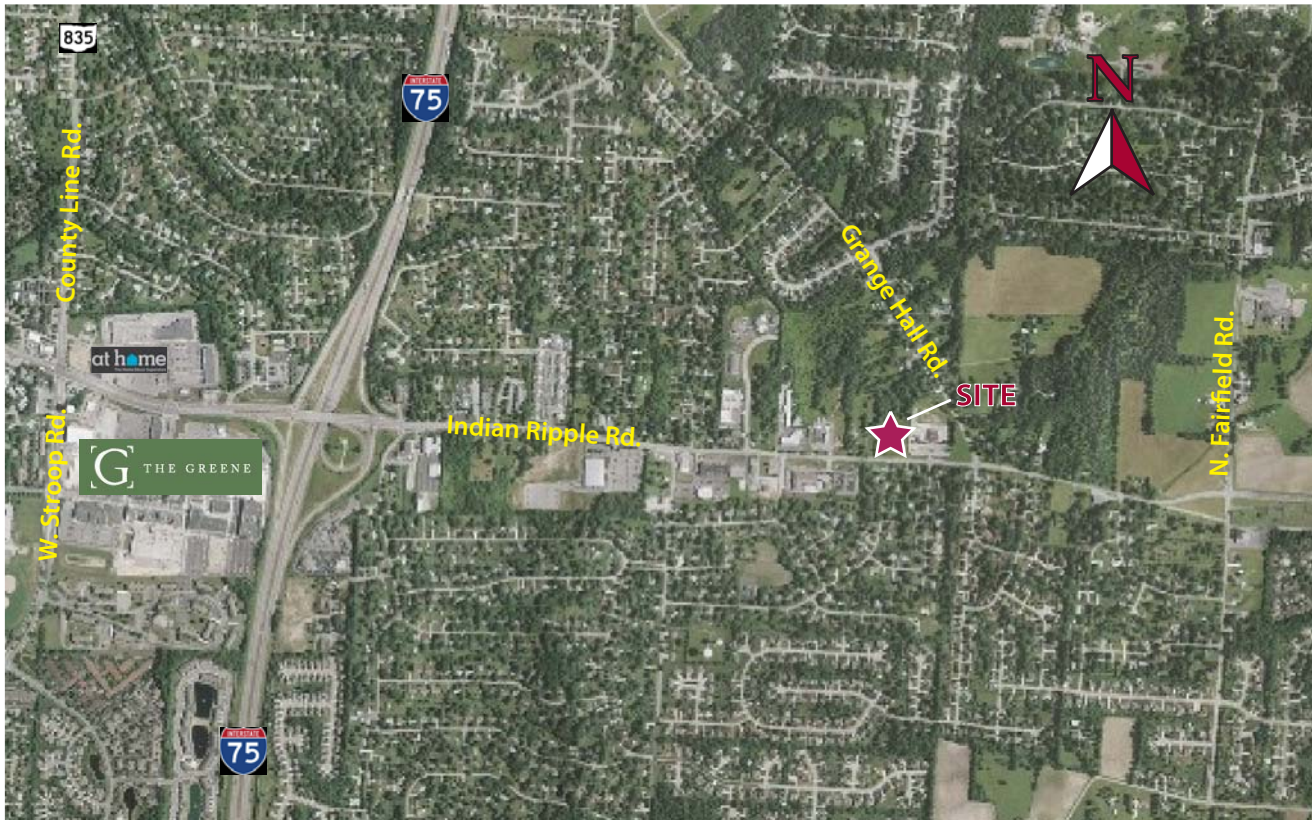


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REALTY SERVICES, LTD.

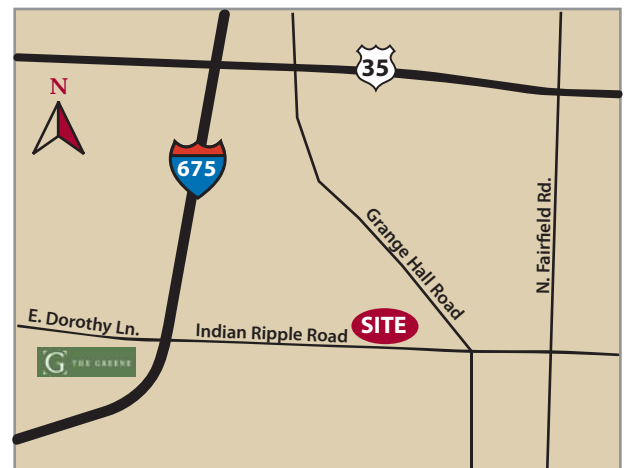
FOR SALE PRIME LAND FOR DEVELOPMENT

Beavercreek, Ohio



- **4.15 +/- ACRES** available for sale
- **IDEAL LOCATION** on Indian Ripple Rd. in Beavercreek just 1.2 miles east of the I-675 interchange and The Greene
- **NEXT TO BERN'S LANDSCAPING**
- **STRONG DEMOGRAPHICS**
- **EXCELLENT VISIBILITY** with direct frontage on Indian Ripple
- **EASY ACCESS** to I-675 and US 35
- **CALL CHRIS CONLEY OR JOHN ORR at 937-910-0851 for more information**

| 2018 DEMOGRAPHICS | 1 mile | 3 mile | 5 mile |
|-------------------|-----------|----------|----------|
| POPULATION | 5,118 | 40,539 | 146,854 |
| HH INCOME | \$125,939 | \$95,360 | \$81,430 |



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