

FOR SALE



\$275,000

0 W Dorothy Lane, Moraine, OH 45439

- Approximately 3.24 acre lot for sale.
- Currently zoned M-2 in Moraine but will allow a wide variety of uses.
- Located on high traffic road with easy highway access.
- Near Chipotle, Tesla Service Center, Long Horn Steak House, Walmart Supercenter, and other industrial businesses.
- Potential for self storage development.

BEST CORPORATE REAL ESTATE
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This information has either been given to us by the Owner of the Property or received through sources that we deem to be reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

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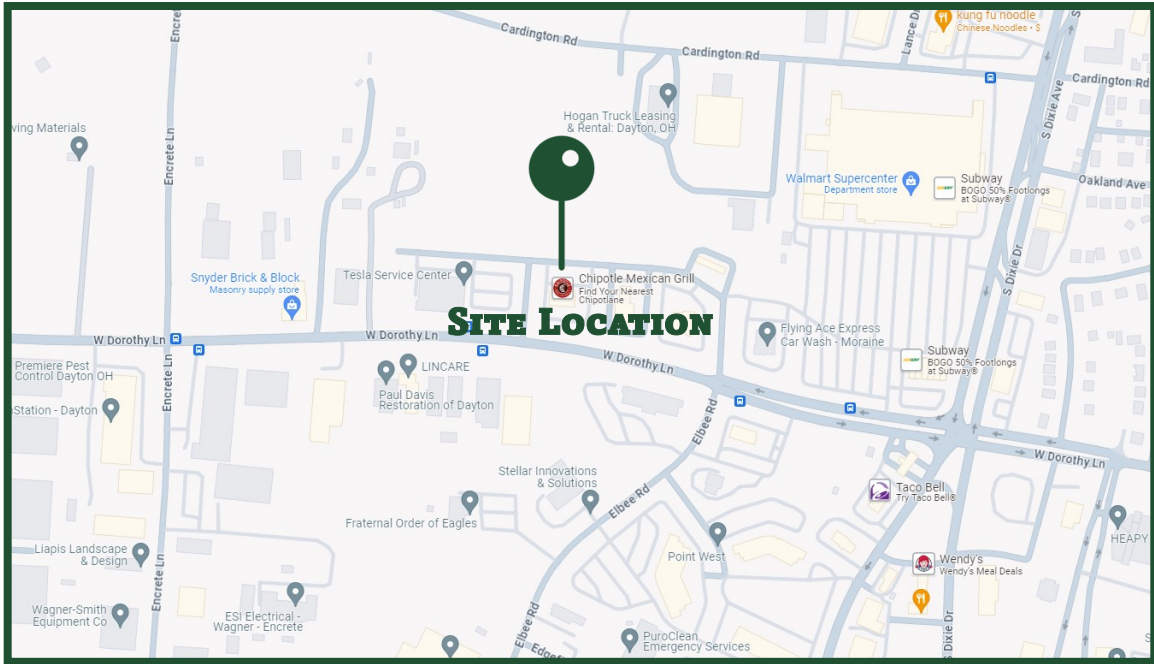
Aerial



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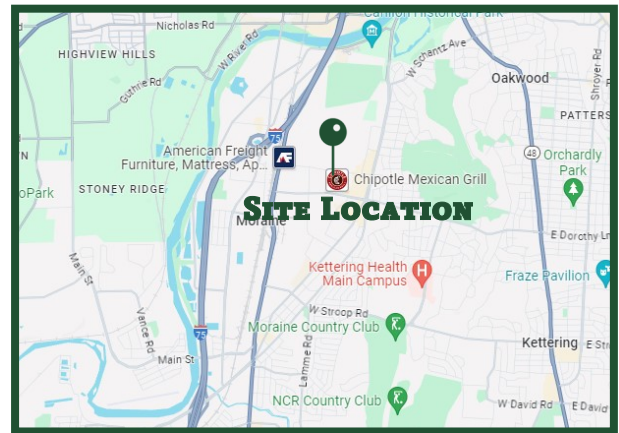


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NEARBY TRAFFIC COUNT (2023)

Street	Avg Daily Volume
W DOROTHY LN - ELBEE RD	15,995
KETTERING BLVD- S DIXIE DR	14,119
S DIXIE AVE - OAKLAND AVE	18,472



DEMOGRAPHICS

		WITHIN 1 MILE	WITHIN 3 MILES	WITHIN 5 MILES
Population		2,160	30,500	121,012
Households		2,388	17,673	57,774
Avg Household Income		\$66,973	\$70,489	\$53,136

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