

# Land for Sale

RICHARD  
**FLAGEL REALTY**  
INC.

RETAIL • OFFICE  
SALES • LEASING • MANAGEMENT



**Richard Flagel**  
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*Colonel Glenn Highway*  
Beavercreek, Ohio 45431  
**For Sale – \$2,658,000**

28.9 +/- Acres of Land for Sale  
Zoned Commercial Planned Urban Development

Across the street from Wright Patterson Air Force Base  
WPAFB boasts \$1.2 billion in spending power  
Just West of Wright State University

Easy Access to Interstate 675 and State Route 35

2,100 + Feet of Frontage on I-675  
800 + Feet of Frontage on Colonel Glenn Highway

Located within minutes of numerous restaurants, retail locations, entertainment and points of interest



**Possible Uses Include:**

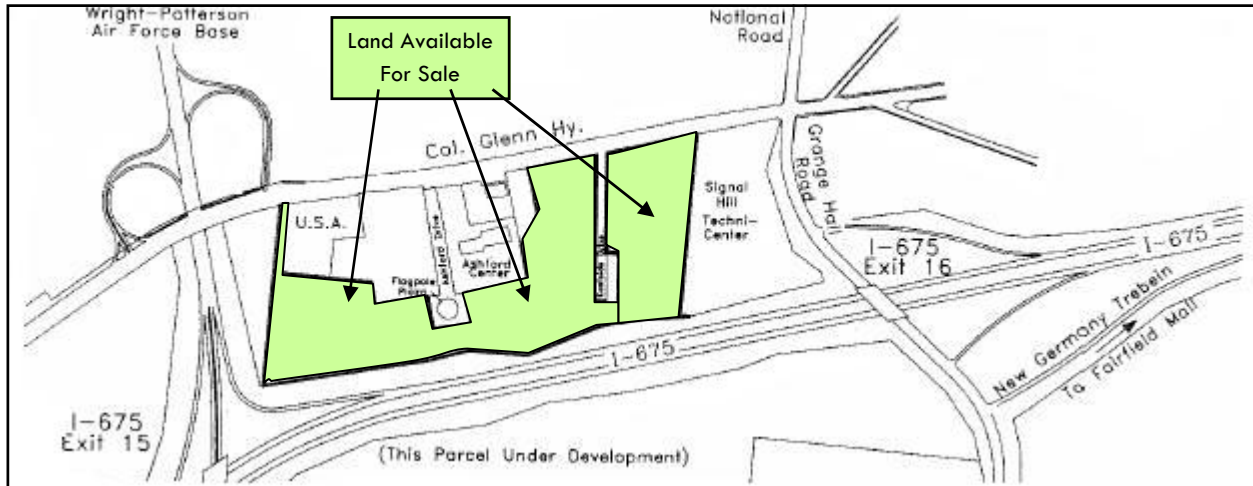
- Professional Offices
- Hotels / Motels
- Research and Development Offices
- Mixed Use Development



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"The information submitted herein is not guaranteed. Although obtained from reliable sources, it is subject to errors, omissions, prior sale and withdrawal from the market without notice."



**28.9 +/- Acres Available**



**Excellent Development Opportunity!**  
**Over 2,100 ft. of Frontage on I-675**

**Demographics:**

Population	Average Household Income
1 Mile - 4,009	1 Mile - \$45,196
3 Mile - 51,035	3 Mile - \$63,125
5 Mile - 159,892	5 Mile - \$61,108



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