

# Land for Sale/Build to Suit

**RICHARD  
FLAGEL REALTY  
INC.**

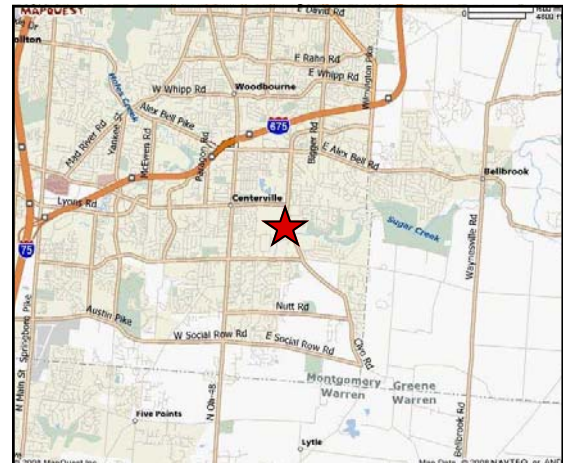
RETAIL • OFFICE  
SALES • LEASING • MANAGEMENT



**Clyo Road | Centerville | OH | 45459**

**Richard Flagel**  
937-433-4123 ext. 205  
937-433-4093 (Fax)  
rflagel@flagelrealty.com  
www.flagelrealty.com

1.3 Acres For Sale at \$189,900  
Available to Lease at \$18,900/year  
Zoned I-1 Industrial  
**Permitted Uses Are:**  
Office, Warehouse, Business,  
and Industrial  
Will Build to Suit  
150' Frontage



<b>Demographics:</b>	<u>Average</u>
<u>Population</u>	<u>Household Income</u>
1 Mile - 6,389	1 Mile - \$ 80,872
3 Mile - 54,010	3 Mile - \$ 80,313
5 Mile - 115,368	5 Mile - \$ 78,020



8120 Washington Village Drive, Dayton, Ohio 45458 • 937-433-4123 • 937-433-4093 Fax  
"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."



Montgomery County  
Karl L. Keith, Auditor

