

Gander Creek Office Building for Sale or Lease

8540 Gander Creek Drive | Miami Township, OH | 45342

CALL FOR OFFERS



COUNTY	PROPERTY TYPE	ZONING	SPACE AVAILABLE	SALE PRICE
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Montgomery	Office	PD-5	~77,000 SF 9.74 Acres	Call for Offers
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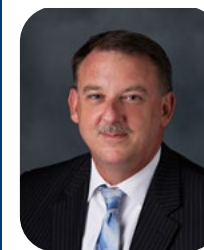
Property & Location Highlights:

- Beautiful Class A office building built in 2007 for sale or lease
- Ample land available for SCIF development/construction
- Located in Miami Township – income tax-free
- Located in a JEDD eligible zone for possible incentives
- Walking Trail Onsite

- Dayton employment market
- Easy access to I-675 and I-75
- Thriving South Dayton market
- Close to Austin Landing and Springboro
- 1 mile to Dayton-Wright Brothers Airport
- Dayton International Airport: 24 miles
- 400 parking spots on site

All information furnished is from sources deemed reliable and is subject to errors, omissions and changes prior to sale as withdrawal without notice.

For more information, contact:



Henkle Schueler Est. 1935
CORFAC
INTERNATIONAL

Mark Langdon

Commercial Sales Agent

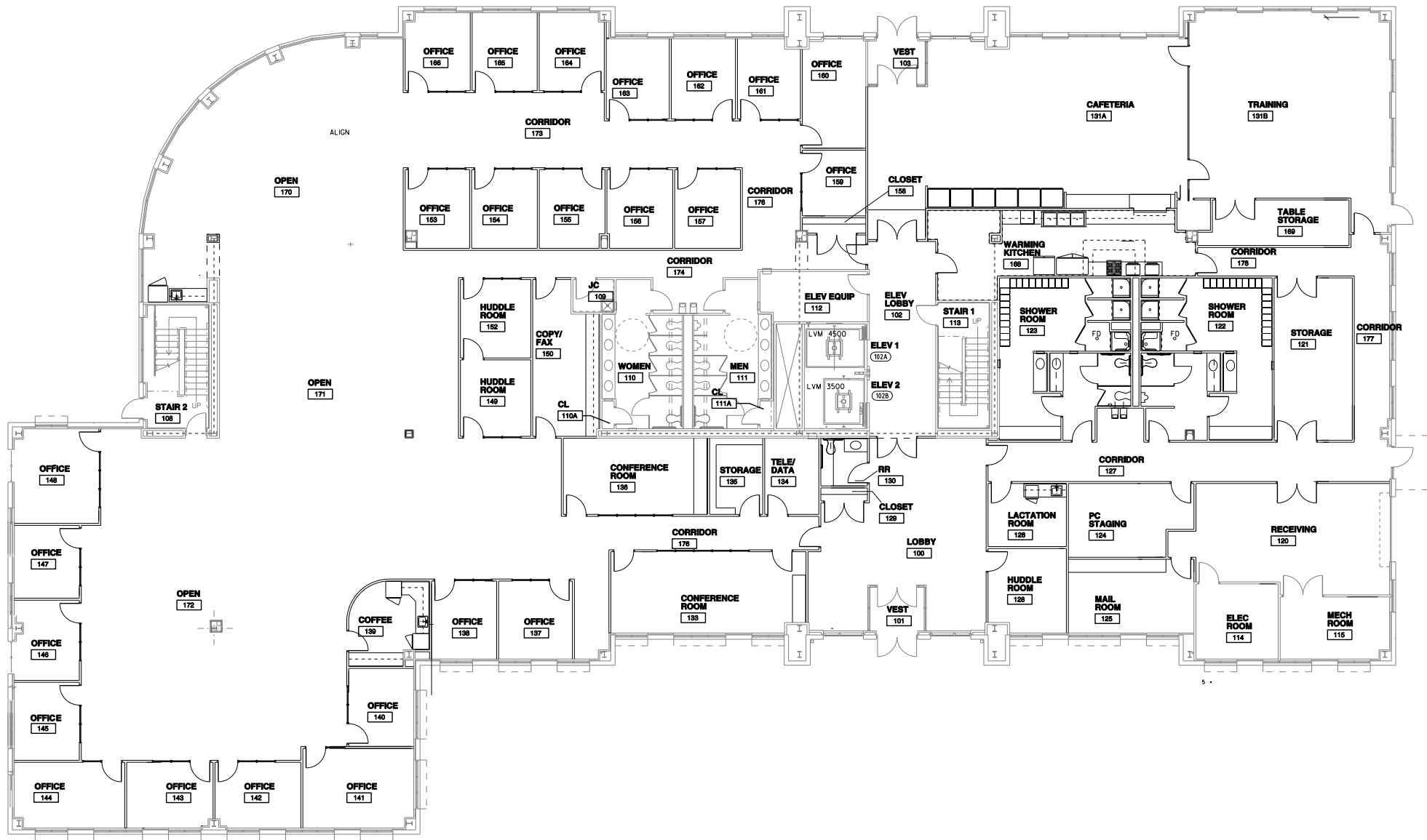
O: 513.228.6244

C: 937.684.9847

mlangdon@hsabh.com

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FIRST FLOOR

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3000-G Henkle Drive | Lebanon, OH 45036 | 513.932.6010 | 800.589.7535

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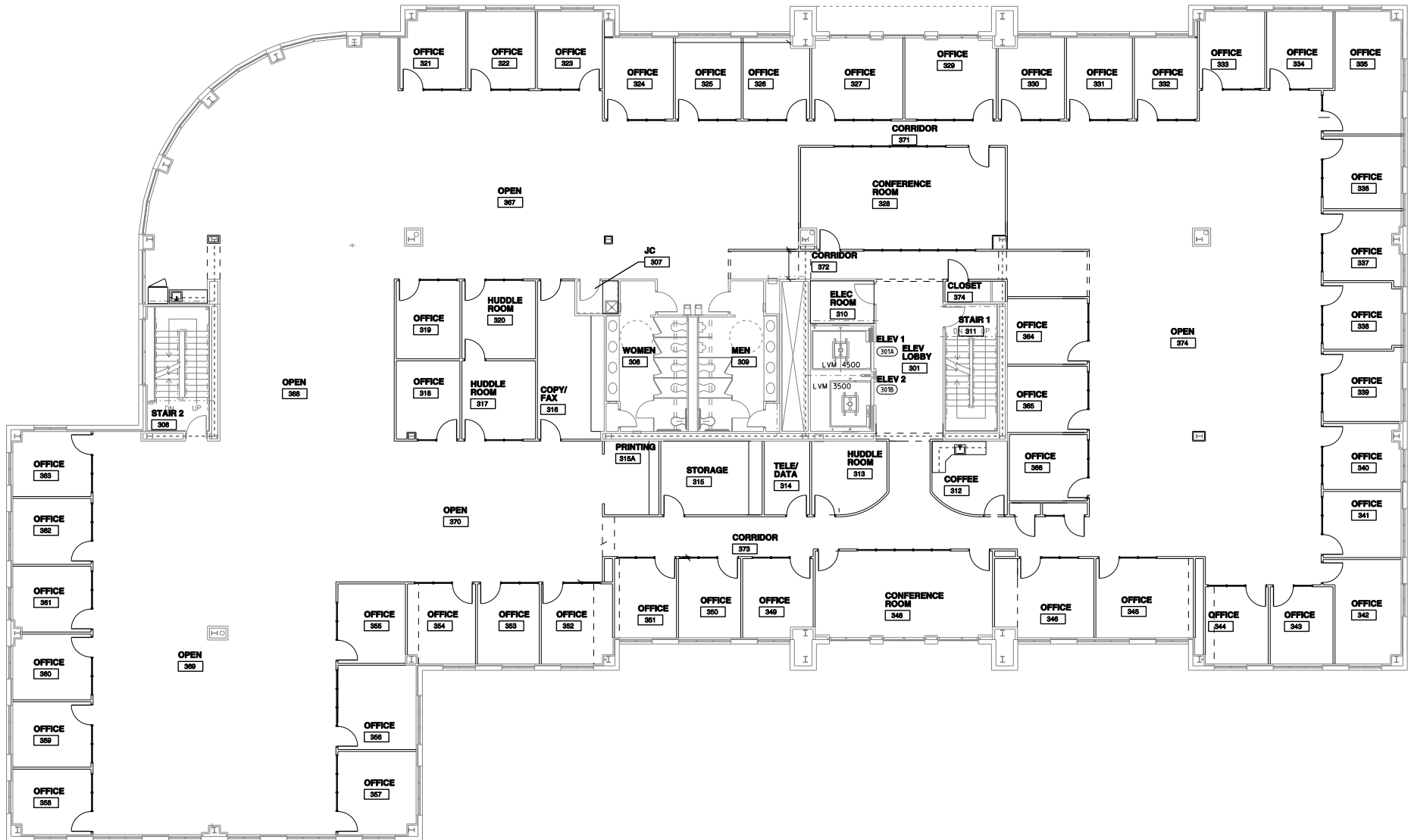


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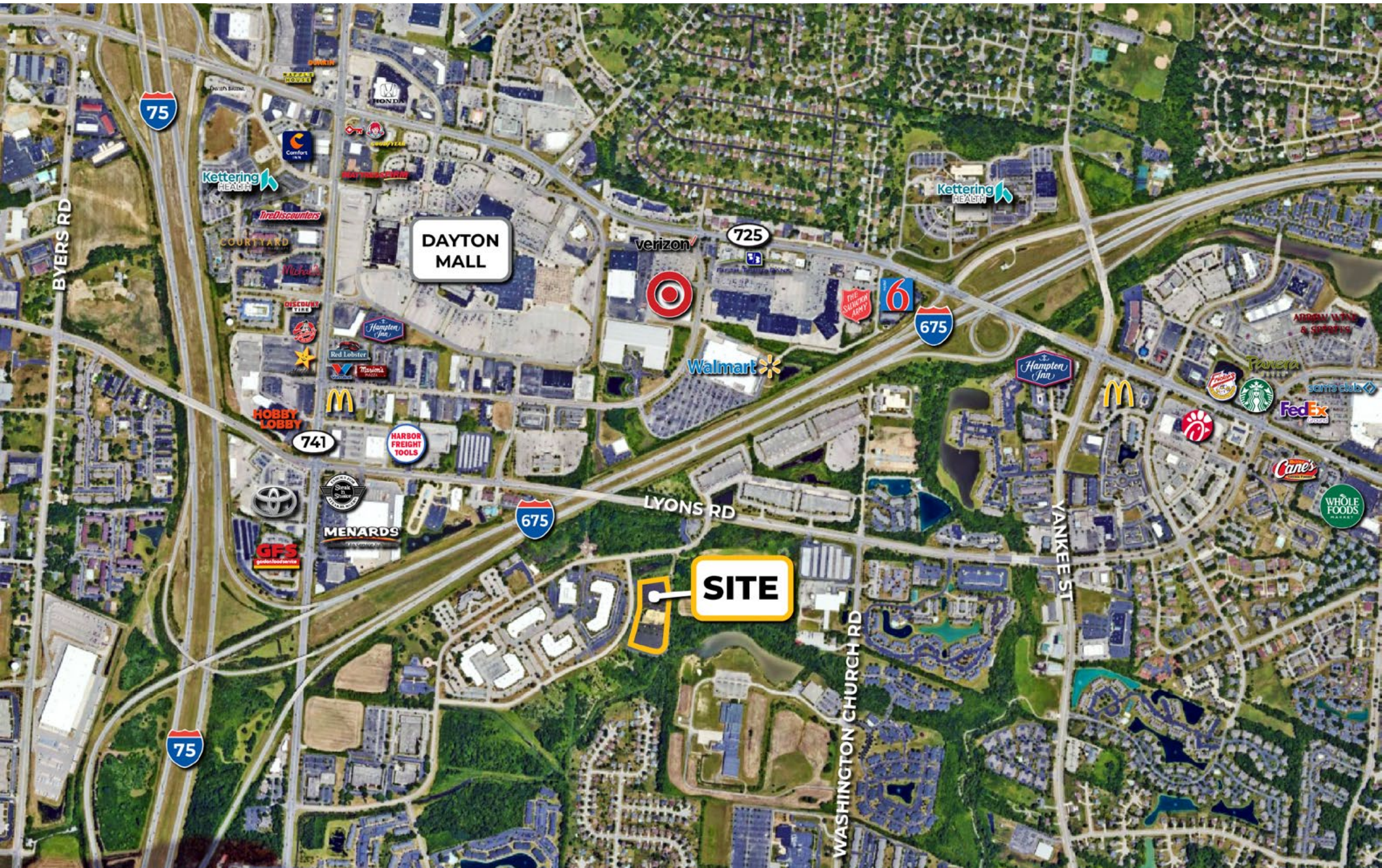


FOURTH FLOOR

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Radius	1 Mile		5 Mile		10 Mile	
Population						
2028 Projection	7,608		151,745		406,710	
2023 Estimate	7,512		148,846		400,281	
2010 Census	7,276		141,178		386,360	
Growth 2023 - 2028	1.28%		1.95%		1.61%	
Growth 2010 - 2023	3.24%		5.43%		3.60%	
2023 Population by Hispanic Origin	274		5,156		13,205	
2023 Population	7,512		148,846		400,281	
White	5,117	68.12%	128,330	86.22%	328,701	82.12%
Black	809	10.77%	8,559	5.75%	47,975	11.99%
Am. Indian & Alaskan	16	0.21%	325	0.22%	1,008	0.25%
Asian	1,340	17.84%	7,735	5.20%	11,989	3.00%
Hawaiian & Pacific Island	4	0.05%	90	0.06%	220	0.05%
Other	227	3.02%	3,806	2.56%	10,387	2.59%
U.S. Armed Forces	6		380		1,265	
Households						
2028 Projection	3,891		63,372		167,185	
2023 Estimate	3,837		62,249		164,682	
2010 Census	3,701		59,487		159,792	
Growth 2023 - 2028	1.41%		1.80%		1.52%	
Growth 2010 - 2023	3.67%		4.64%		3.06%	
Owner Occupied	1,556	40.55%	42,766	68.70%	109,066	66.23%
Renter Occupied	2,281	59.45%	19,484	31.30%	55,616	33.77%
2023 Households by HH Income						
Income: <\$25,000	453	11.81%	8,133	13.06%	29,150	17.70%
Income: \$25,000 - \$50,000	728	18.98%	12,258	19.69%	34,235	20.79%
Income: \$50,000 - \$75,000	950	24.77%	11,096	17.82%	28,718	17.44%
Income: \$75,000 - \$100,000	606	15.80%	8,071	12.97%	22,181	13.47%
Income: \$100,000 - \$125,000	513	13.37%	7,277	11.69%	16,719	10.15%
Income: \$125,000 - \$150,000	270	7.04%	4,685	7.53%	10,667	6.48%
Income: \$150,000 - \$200,000	208	5.42%	4,734	7.60%	10,929	6.64%
Income: \$200,000+	108	2.82%	5,997	9.63%	12,081	7.34%
2023 Avg Household Income	\$81,058		\$98,410		\$87,502	
2023 Med Household Income	\$69,481		\$74,149		\$66,127	

Business Employment by Type	# of Businesses	# Employees	#Emp/Bus
Total Businesses	969	11,557	12
Retail & Wholesale Trade	177	2,755	16
Hospitality & Food Service	65	1,731	27
Real Estate, Renting, Leasing	59	630	11
Finance & Insurance	64	2,802	44
Information	15	159	11
Scientific & Technology Services	92	703	8
Management of Companies	1	3	3
Health Care & Social Assistance	387	1,416	4
Educational Services	4	176	44
Public Administration & Sales	6	111	19
Arts, Entertainment, Recreation	8	93	12
Utilities & Waste Management	10	90	9
Construction	21	257	12
Manufacturing	12	363	30
Agriculture, Mining, Fishing	1	3	3
Other Services	47	265	6

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