



6300 Block of Miller Lane, Dayton, Ohio 45414

PROPERTY HIGHLIGHTS

- Rare Opportunity to Purchase land with Miller Lane and I-75 Exposure
- Approx. 1.44 Acres
- Traffic Counts on I-75 are 108,498 ADT
- Closest Interchange to Junction of I-75 and I-70
- Regional Retail and Restaurant Trade Area
- High Daytime Population

DEMOGRAPHICS

<u>Year 2022</u>	<u>Three Mile</u>	<u>Five Mile</u>	<u>Ten Mile</u>
Estimated Population	38,796	145,509	420,063
Median Income	\$57,990	\$56,400	\$57,582
Average HH Income	\$75,489	\$71,556	\$73,904
Daytime Population	22,294	62,926	197,829

Avg Daily Traffic Count: 27,800 (2016)



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MILLER LANE/BENCHWOOD ROAD MARKET
 Dayton, OH 45414



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5.4K ADT '19

29,700 ADT '16

Benchwood Rd

Benchwood Rd



112,400 ADT '19



Miller Ln



Coming Soon

1.44 AC +/-

300' +/-

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Summary Profile

2010-2020 Census, 2022 Estimates with 2027 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 39.84/-84.1926

6379 Miller Ln Dayton, OH 45414	3 mi radius	5 mi radius	10 mi radius
Population			
2022 Estimated Population	38,796	145,509	420,063
2027 Projected Population	38,564	146,882	424,846
2020 Census Population	38,902	145,208	420,251
2010 Census Population	38,823	145,389	420,768
Projected Annual Growth 2022 to 2027	-0.1%	0.2%	0.2%
Historical Annual Growth 2010 to 2022	-	-	-
2022 Median Age	41.3	38.8	37.8
Households			
2022 Estimated Households	16,949	61,415	176,604
2027 Projected Households	16,406	60,291	174,454
2020 Census Households	16,924	61,086	175,980
2010 Census Households	16,664	60,039	172,526
Projected Annual Growth 2022 to 2027	-0.6%	-0.4%	-0.2%
Historical Annual Growth 2010 to 2022	0.1%	0.2%	0.2%
Race and Ethnicity			
2022 Estimated White	68.8%	60.5%	65.0%
2022 Estimated Black or African American	24.3%	31.9%	25.1%
2022 Estimated Asian or Pacific Islander	1.8%	1.8%	3.8%
2022 Estimated American Indian or Native Alaskan	0.1%	0.2%	0.2%
2022 Estimated Other Races	4.9%	5.7%	5.9%
2022 Estimated Hispanic	2.8%	3.4%	4.1%
Income			
2022 Estimated Average Household Income	\$75,489	\$71,556	\$73,904
2022 Estimated Median Household Income	\$57,990	\$56,400	\$57,582
2022 Estimated Per Capita Income	\$33,092	\$30,275	\$31,318
Education (Age 25+)			
2022 Estimated Elementary (Grade Level 0 to 8)	2.4%	2.3%	2.3%
2022 Estimated Some High School (Grade Level 9 to 11)	6.9%	6.6%	6.9%
2022 Estimated High School Graduate	29.7%	30.8%	29.1%
2022 Estimated Some College	24.7%	25.4%	24.4%
2022 Estimated Associates Degree Only	9.8%	9.9%	9.8%
2022 Estimated Bachelors Degree Only	16.2%	15.5%	16.4%
2022 Estimated Graduate Degree	10.3%	9.4%	11.1%
Business			
2022 Estimated Total Businesses	1,632	4,901	13,772
2022 Estimated Total Employees	22,294	62,926	197,829
2022 Estimated Employee Population per Business	13.7	12.8	14.4
2022 Estimated Residential Population per Business	23.8	29.7	30.5