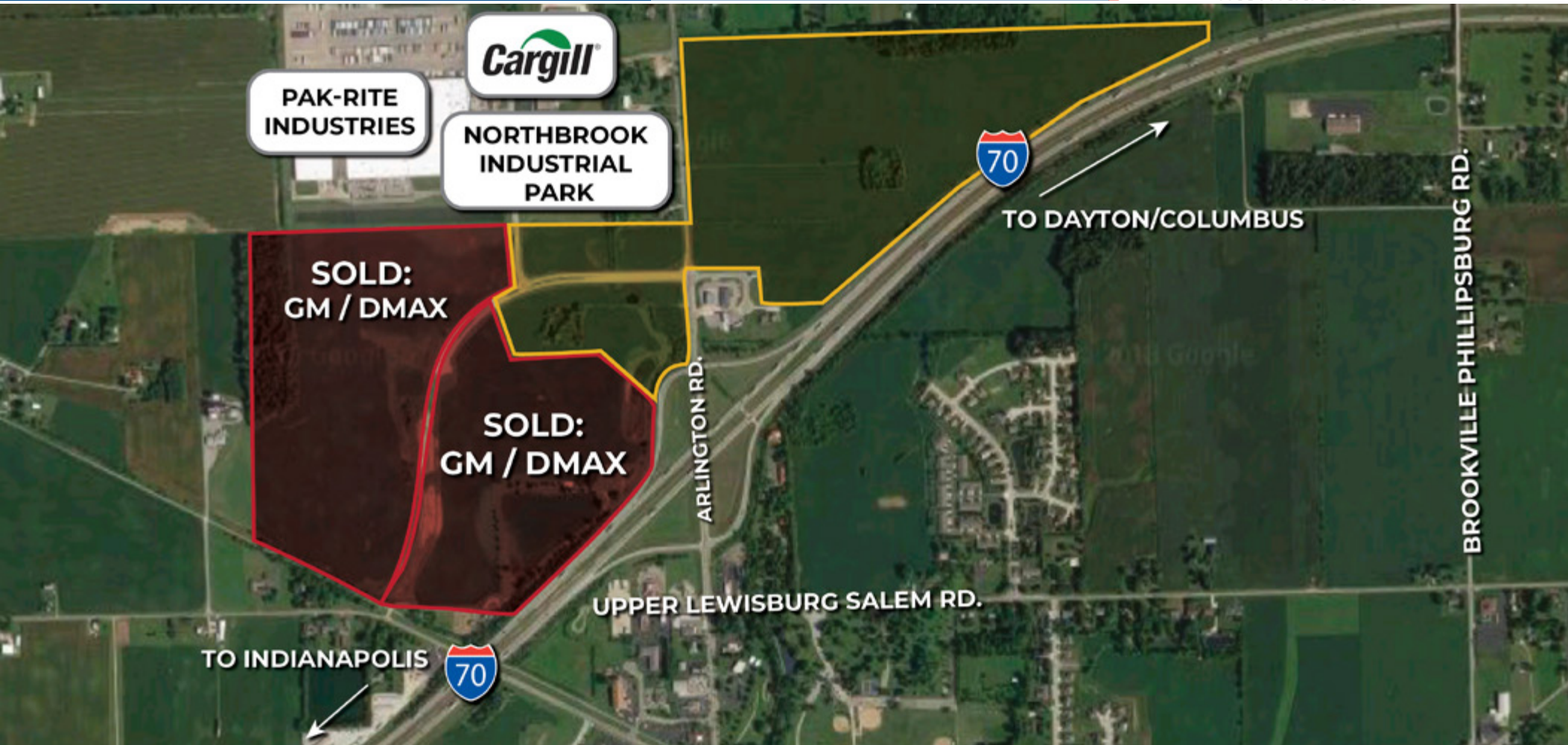


# Commercial Campus Industrial Park & Highway Service Sites

I-70, Exit 21 | Brookville, OH | 45309

Henkle Schueler Est. 1935

CERFAC  
International



COUNTY	PROPERTY TYPE	ZONING	SPACE AVAILABLE	PRICE
Montgomery	Land	Various - See Index	100+ Acres	Call for details

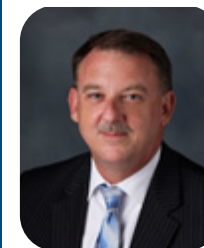
## Property & Location Highlights:

- 100+ acres available visible from I-70, Exit 21
- Multiple zoning options
- Some lots can be split or combined
- Within 12-miles of Dayton International Airport

- Utilities in place
- Abatements available/ CRA and PRE94
- Shovel-ready
- More detailed information about this property can be found at:  
[www.BrookvilleCommercialCampus.com](http://www.BrookvilleCommercialCampus.com)

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:



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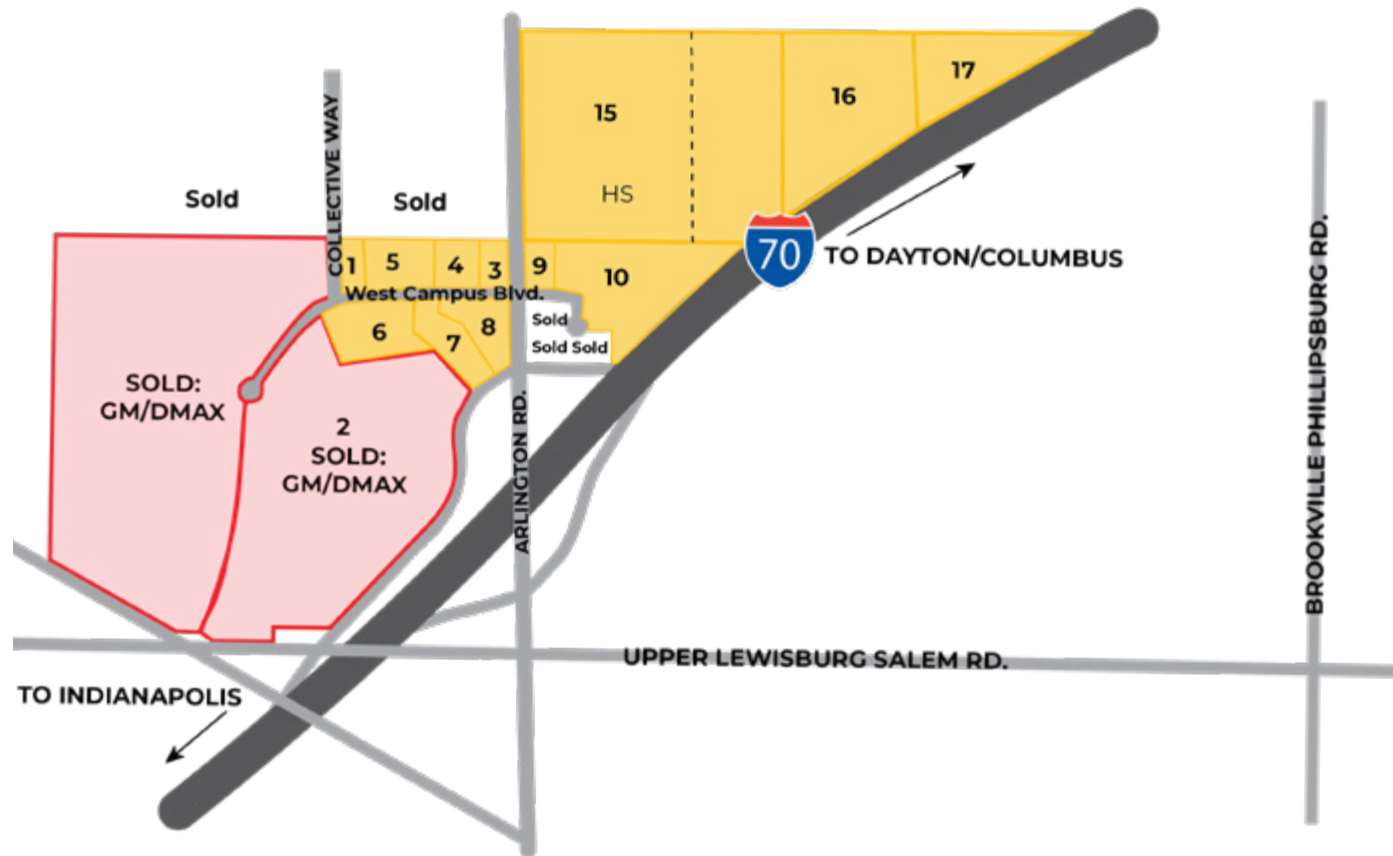
**Mark Langdon**

Commercial Sales Agent

513.228.6244

937.684.9847

[mlangdon@hsabh.com](mailto:mlangdon@hsabh.com)



## LOT DESCRIPTION

**Lot 1:** 1.67 AC - zoned HS

**Lot 2:** 54 AC - zoned HS **SOLD**

**Lot 3:** 1.2 AC - zoned HS

**Lot 4:** 2.2 AC - zoned HS

**Lot 5:** 3.4 AC - zoned HS

**Lot 6:** 4.8 AC - zoned HS

**Lot 7:** 3.6 AC - zoned HS

**Lot 8:** 2.5 AC - zoned HS

**Lot 9:** 1.8 AC - zoned HS

**Lot 10:** 12.8 AC - zoned HS

**Lot 15:**

34.4 AC - zoned HS

16 AC - zoned I-2

**Lot 16:** 15.1 AC - zoned I-2

**Lot 17:** 9.7 AC - zoned I-2

## Location Highlights

- Brookville is located in Montgomery County and in the heart of the Midwest. Situated at the intersection of highways I-70 and I-75, Montgomery County provides access to one of the most highly traveled intersections in the United States.
- Montgomery County is within only 600 miles of 61% of the US Population, 63% of US manufacturers, 70% of all North American manufacturers and 80% of US Corporate Headquarters.

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# Commercial Campus Industrial Park & Highway Service Sites

I-70, Exit 21 | Brookville, OH | 45309

Radius	1 Mile		3 Mile		5 Mile	
Population						
2027 Projection	1,972		8,451		13,728	
2022 Estimate	1,969		8,508		13,885	
2010 Census	1,955		8,820		14,732	
Growth 2022 - 2027	0.15%		-0.67%		-1.13%	
Growth 2010 - 2022	0.72%		-3.54%		-5.75%	
2022 Population by Hispanic Origin	17		83		170	
2022 Population	1,969		8,508		13,885	
White	1,898	96.39%	8,254	97.01%	13,260	95.50%
Black	5	0.25%	33	0.39%	246	1.77%
Am. Indian & Alaskan	3	0.15%	22	0.26%	30	0.22%
Asian	41	2.08%	87	1.02%	125	0.90%
Hawaiian & Pacific Island	0	0.00%	0	0.00%	1	0.01%
Other	21	1.07%	112	1.32%	223	1.61%
U.S. Armed Forces	0		1		4	
Households						
2027 Projection	839		3,526		5,541	
2022 Estimate	837		3,545		5,596	
2010 Census	830		3,658		5,907	
Growth 2022 - 2027	0.24%		-0.54%		-0.98%	
Growth 2010 - 2022	0.84%		-3.09%		-5.26%	
Owner Occupied	550	65.71%	2,527	71.28%	4,303	76.89%
Renter Occupied	287	34.29%	1,018	28.72%	1,294	23.12%
2022 Households by HH Income	835		3,546		5,598	
Income: <\$25,000	168	20.12%	592	16.69%	771	13.77%
Income: \$25,000 - \$50,000	184	22.04%	691	19.49%	1,072	19.15%
Income: \$50,000 - \$75,000	110	13.17%	720	20.30%	1,223	21.85%
Income: \$75,000 - \$100,000	166	19.88%	610	17.20%	935	16.70%
Income: \$100,000 - \$125,000	97	11.62%	411	11.59%	669	11.95%
Income: \$125,000 - \$150,000	78	9.34%	315	8.88%	493	8.81%
Income: \$150,000 - \$200,000	11	1.32%	70	1.97%	197	3.52%
Income: \$200,000+	21	2.51%	137	3.86%	238	4.25%
2022 Avg Household Income	\$72,912		\$78,209		\$82,400	
2022 Med Household Income	\$59,356		\$64,285		\$68,838	

Business Employment by Type	# of Businesses	# Employees	#Emp/Bus
<b>Total Businesses</b>	<b>125</b>	<b>1,129</b>	<b>9</b>
Retail & Wholesale Trade	21	212	10
Hospitality & Food Service	20	386	19
Real Estate, Renting, Leasing	8	56	7
Finance & Insurance	20	88	4
Information	0	0	0
Scientific & Technology Services	7	27	4
Management of Companies	0	0	0
Health Care & Social Assistance	16	55	3
Educational Services	0	0	0
Public Administration & Sales	4	41	10
Arts, Entertainment, Recreation	1	5	5
Utilities & Waste Management	2	5	3
Construction	13	65	5
Manufacturing	2	137	69
Agriculture, Mining, Fishing	0	0	0
Other Services	11	52	5

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