



**1.73 Acres at High Traffic Intersection**

- **LOCATION**  
30 E. Social Row (Continuation of Austin Blvd)  
10578 Dayton-Lebanon Pike (SR 48)  
Dayton (Washington Township), Ohio 45458  
One mile south of Kroger's "Superstore"
- **ZONING**  
Currently Residential
- **TRAFFIC COUNTS**  
Dayton-Lebanon Pike 11,400  
E. Social Row Road 6,900
- **DEMOS**

	<u>1-Mile</u>	<u>3-Miles</u>	<u>5-Miles</u>
Population	5,751	35,569	99,176
Income	\$112,511	\$90,716	\$85,361
- **POTENTIAL ADDITIONAL LOT**  
72 E. Social Row Rd - 0.818 Acres

**For More Information Contact: Dick Tipton 937-477-7103 dtipton@tiptonbuildings.com**

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