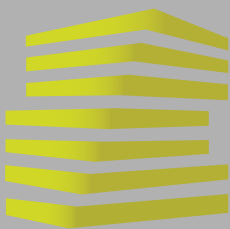


0.52 ACRES OF LAND FOR SALE OR LEASE

ENGLEWOOD, OH
602 TAYWOOD RD



LOCATION.
commercial real estate



602 TAYWOOD RD

NEIGHBORHOOD VIBE

TONY CAROSELLO

614.401.8110 (OFFICE)

330.732.7250 (MOBILE)

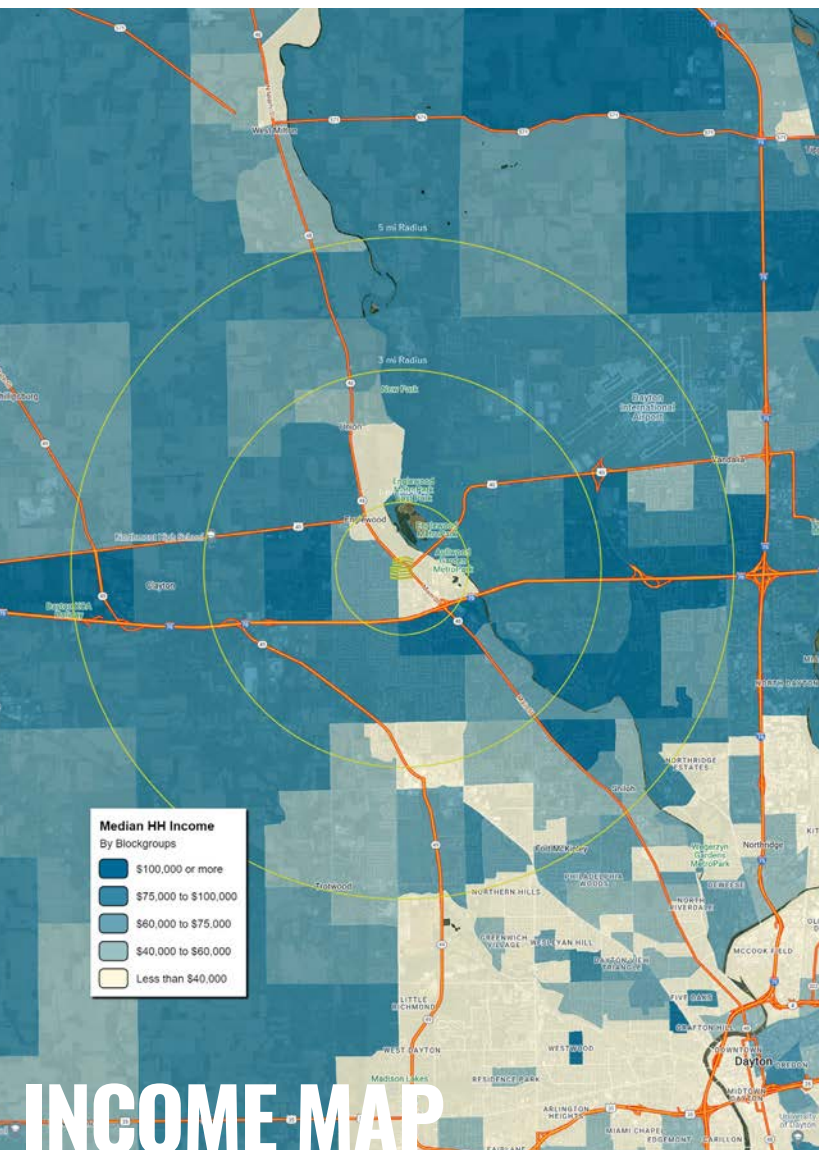
Anthony@LocationCRE.com

IAN SILBERMAN

314.818.1550 (OFFICE)

314.409.9904 (MOBILE)

Ian@LocationCRE.com



INCOME MAP

TRADE AREA OVERVIEW

Englewood, OH is a northern suburb of Dayton located in Montgomery County. Englewood is a thriving community uniquely located in the Dayton metro area, less than 10 minutes from the Dayton International Airport, and positioned with two direct access points to Interstate 70, and just 5 miles west of Interstate 75.

With outstanding access, Englewood is ideally situated for residents and businesses. The city boasts a strong employee base, diverse housing choices, numerous parks with outdoor recreational opportunities, and a business-friendly municipal government.

The City of Englewood was founded in 1841 by settlers from Harrisburg, Pennsylvania. Originally named for Harrisburg, the area was renamed twice before it became Englewood in 1898.

Englewood was named best overall community in the Dayton-Springfield metro area, according to Smart Moves TM.

DEMOGRAPHICS

| | 1 mile | 3 miles | 5 miles |
|---------------|----------|----------|----------|
| POPULATION | 5,742 | 33,414 | 70,837 |
| HOUSEHOLDS | 2,504 | 13,966 | 30,488 |
| EMPLOYEES | 2,783 | 13,942 | 25,117 |
| MED HH INCOME | \$55,170 | \$69,126 | \$63,905 |

AREA RETAIL | RESTAURANTS



HARBOR FREIGHT TOOLS



Goodwill

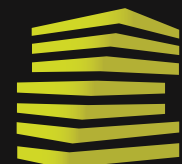


meijer

GROCERY OUTLET
bargain market

FAMILY DOLLAR

petco



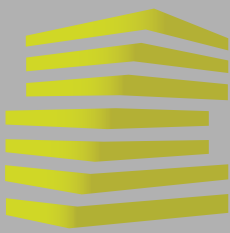
LOCATION.
commercial real estate



REALTY
RESOURCES
MEMBER

www.LocationCRE.com

THE INFORMATION IN THIS FLYER HAS BEEN OBTAINED FROM SOURCES BELIEVED RELIABLE. WHILE WE DO NOT DOUBT ITS ACCURACY, WE HAVE NOT VERIFIED IT AND MAKE NO GUARANTEE ABOUT IT. IT IS YOUR RESPONSIBILITY TO INDEPENDENTLY CONFIRM ITS ACCURACY AND COMPLETENESS. ANY PROJECTIONS, OPINIONS, ASSUMPTIONS OR ESTIMATES USED ARE FOR EXAMPLE ONLY AND DO NOT REPRESENT THE CURRENT OR FUTURE PERFORMANCE OF THE PROPERTY. THE VALUE OF THIS TRANSACTION TO YOU DEPENDS ON TAX AND OTHER FACTORS WHICH SHOULD BE EVALUATED BY YOUR TAX, FINANCIAL AND LEGAL ADVISORS. YOU AND YOUR ADVISORS SHOULD CONDUCT A CAREFUL, INDEPENDENT INVESTIGATION OF THE PROPERTY TO DETERMINE TO YOUR SATISFACTION THE SUITABILITY OF THE PROPERTY FOR YOUR NEEDS.



602 TAYWOOD RD
MARKET AERIAL

TONY CAROSELLO

614.401.8110 (OFFICE)

330.732.7250 (MOBILE)

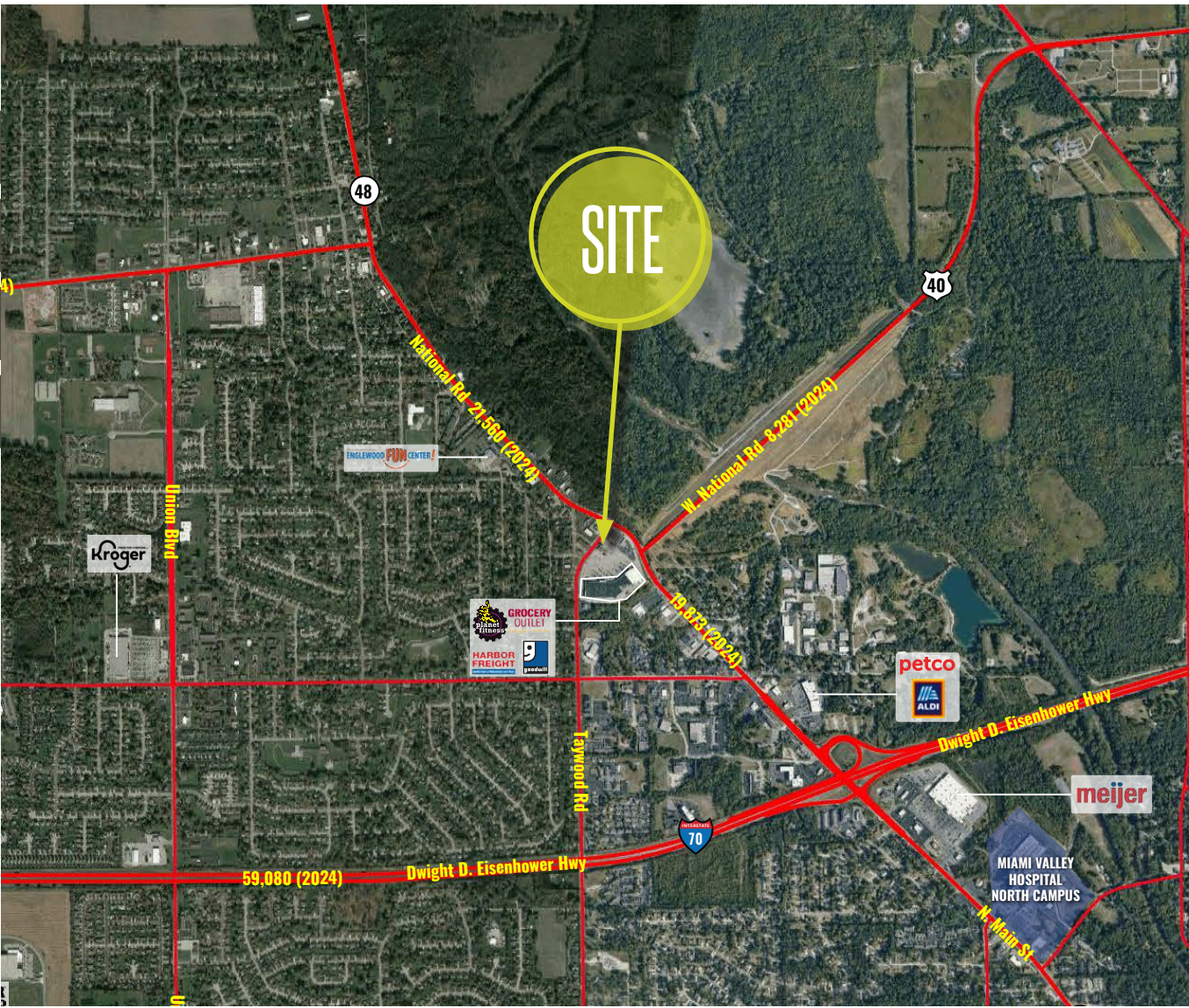
Anthony@LocationCRE.com

IAN SILBERMAN

314.818.1550 (OFFICE)

314.409.9904 (MOBILE)

Ian@LocationCRE.com



- 0.52 ACRES AVAILABLE
- OUTPARCEL TO NORTHMONT PLAZA - 132,276 SF CENTER WITH NATIONAL TENANT MIX
- BUSY COMMERCIAL AND RETAIL CORRIDOR OF ENGLEWOOD
- LOCATED ON TAYWOOD RD AT NATIONAL RD
- CONVENIENT ACCESS TO I-70
- SALE PRICE: \$225,000
- LICENSEE LISTED HAS OWNERSHIP INTEREST IN THIS PROPERTY.



 **LOCATION.**
commercial real estate

f i n REALTY RESOURCES MEMBER

www.LocationCRE.com

THE INFORMATION IN THIS FLYER HAS BEEN OBTAINED FROM SOURCES BELIEVED RELIABLE. WHILE WE DO NOT DOUBT ITS ACCURACY, WE HAVE NOT VERIFIED IT AND MAKE NO GUARANTEE ABOUT IT. IT IS YOUR RESPONSIBILITY TO INDEPENDENTLY CONFIRM ITS ACCURACY AND COMPLETENESS. ANY PROJECTIONS, OPINIONS, ASSUMPTIONS OR ESTIMATES USED ARE FOR EXAMPLE ONLY AND DO NOT REPRESENT THE CURRENT OR FUTURE PERFORMANCE OF THE PROPERTY. THE VALUE OF THIS TRANSACTION TO YOU DEPENDS ON TAX AND OTHER FACTORS WHICH SHOULD BE EVALUATED BY YOUR TAX, FINANCIAL AND LEGAL ADVISORS. YOU AND YOUR ADVISORS SHOULD CONDUCT A CAREFUL, INDEPENDENT INVESTIGATION OF THE PROPERTY TO DETERMINE TO YOUR SATISFACTION THE SUITABILITY OF THE PROPERTY FOR YOUR NEEDS.