

PROGRESSIVE INSURANCE RESIDUAL LOT

1.616 ACRE LOT AVAILABLE

NORTH DIXIE DRIVE
DAYTON, OHIO 45414



- 1.616 ACRE LOT
- DIRECT ACCESS TO I75 (100,00 CARS/DAY)
- PAD READY SITE
- 15 MINUTE DRIVETIME POPULATION 244,800
- OVER 1,600 EXISTING HOTEL ROOMS
- ROAD SIGNAGE
- SHADOW ANCHORED BY WALMART SUPERCENTER AND SAM'S CLUB
- OFF-SITE STORM DETENTION IN PLACE
- MCDONALDS, FIFTH THIRD BANK, PROGRESSIVE, TACO BELL
- THREE MILES TO AIRPORT



CONTACT:

Alex Kolodesh, CCIM
937-222-1313 (OFFICE)

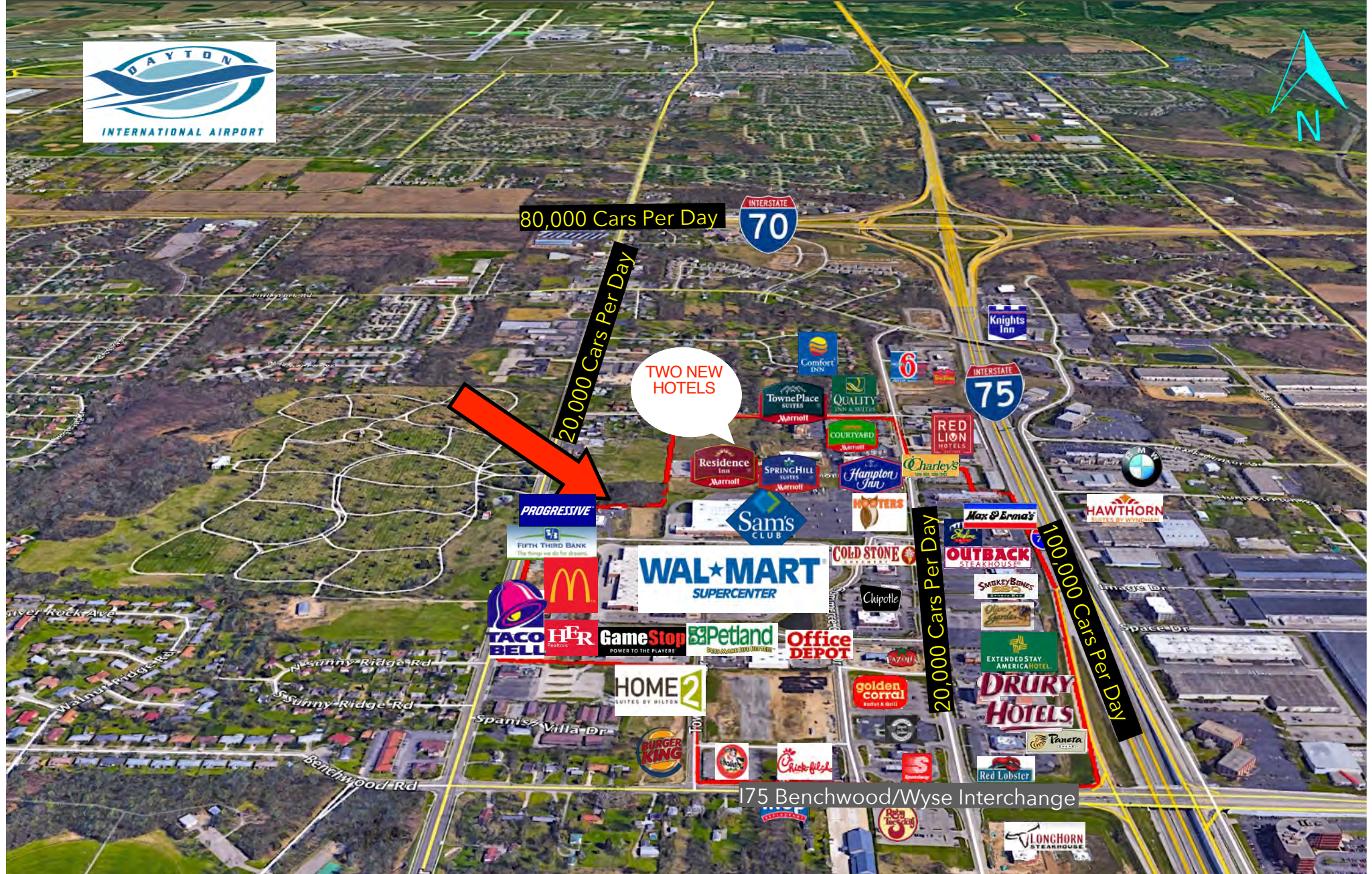
SINGER PROPERTIES / KOLODESH DEVELOPMENT

◆ 937-830-6300 (MOBILE)

◆ Akolodesh@mac.com

PROGRESSIVE INSURANCE RESIDUAL LOT

NORTH DIXIE DRIVE
DAYTON, OHIO 45414



80,000 Cars Per Day



20,000 Cars Per Day

TWO NEW HOTELS



20,000 Cars Per Day

100,000 Cars Per Day

175 Benchwood/Wyse Interchange

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Sunny Ridge Rd

Sunny Ridge Rd

N Dixie Dr

WAL*MART
SUPERCENTER

HOME 2
SUITES BY HILTON

DRURY
HOTELS

Office
DEPOT

GameStop

Petland

McDonald's

TACO BELL

Chick-fil-e

BURGER KING

golden corral

Red Lobster

Panera

Sussex

IHOP

Baja Fresh

Red Lobster

INTERSTATE 75

York Commons Blvd

PROGRESSIVE

FIFTH THIRD BANK

TireDiscounters

Residence Inn
Marriott

Sam's CLUB

SPRING HILL
SUITES
Marriott

Hampton Inn

TownePlace
SUITES
Marriott

COMFORT SUITES

QUALITY
INN & SUITES

COURTYARD
Marriott

RED LION
HOTELS

Charley's

Max & Erma's

Hotzels

COLD STONE

OUTBACK

SMOKEY BONES

Wendy's

EXTENDED STAY
AMERICA HOTEL

HAWTHORN

Knights Inn

6

BMW

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Sam's CLUB

WALMART SUPERCENTER

PROGRESSIVE

York Commons Blvd

FIFTH THIRD BANK

TireDiscounters

McDonald's

TACO BELL

Sprint

HOME 2 SUITES BY HILTON

Office DEPOT

Premier Health

smash burger

DRURY HOTELS

EXTENDED STAY AMERICAS HOTEL

SMOKEY BONES

OUTBACK STEAKHOUSES

COLD STONE

Great Clips

Hooters

75

90

100

110

120

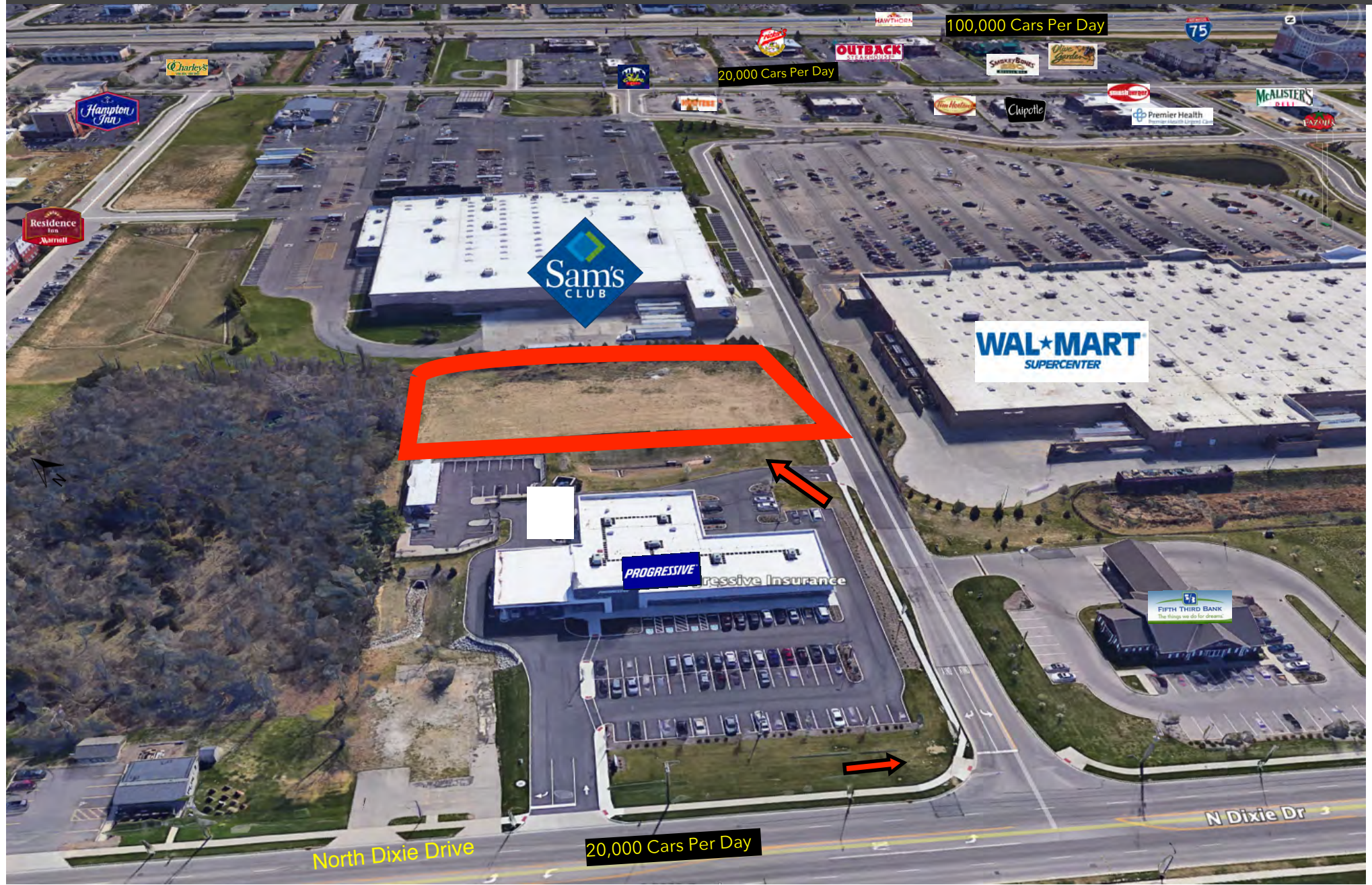
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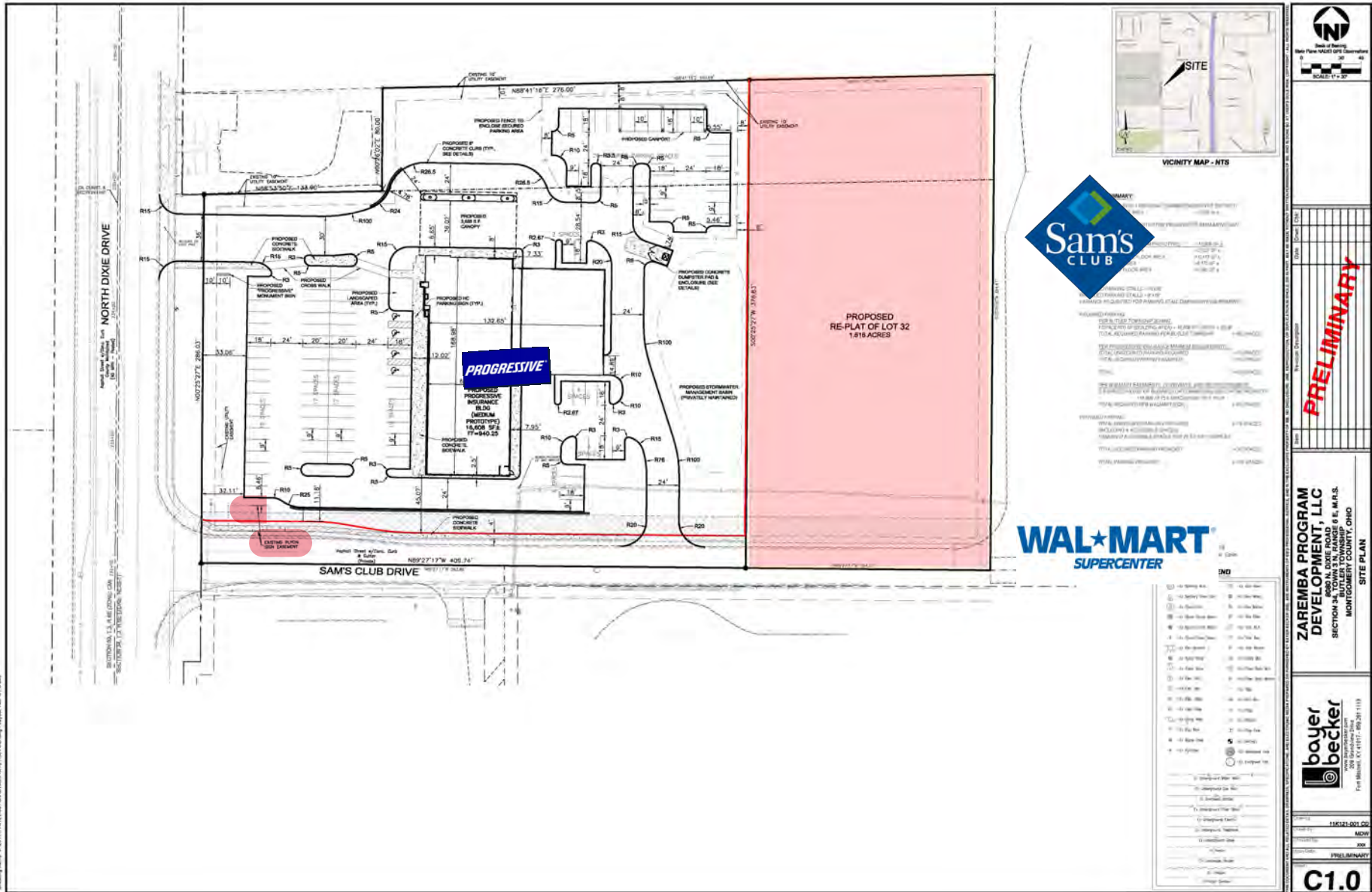
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Plot Area: 847,202 sq. ft. (20.66 acres)
 Project Name: ZAREMBA PROGRAM DEVELOPMENT, LLC
 Project Address: 8800 N. DIXIE ROAD, BUTLER TOWNSHIP, MONTGOMERY COUNTY, OHIO 45414