

## 5.45 ACRE DEVELOPMENT SITE FOR SALE



## MIAMI TOWNSHIP (DAYTON), OHIO 45342

### Southeast Corner of Springboro Pike (SR 741) & Newmark Drive

#### Zoning & Uses

- Miami Township Office-2
- Business Office
- Medical Office
- Nursing Care
- Bank
- Hotel (Conditional)

#### Features

- No local Earnings Tax
- Traffic Light at Springboro Pike & Newmark Drive
- Springboro Pike Traffic Count 24,900
- 1.8 Acre Lake

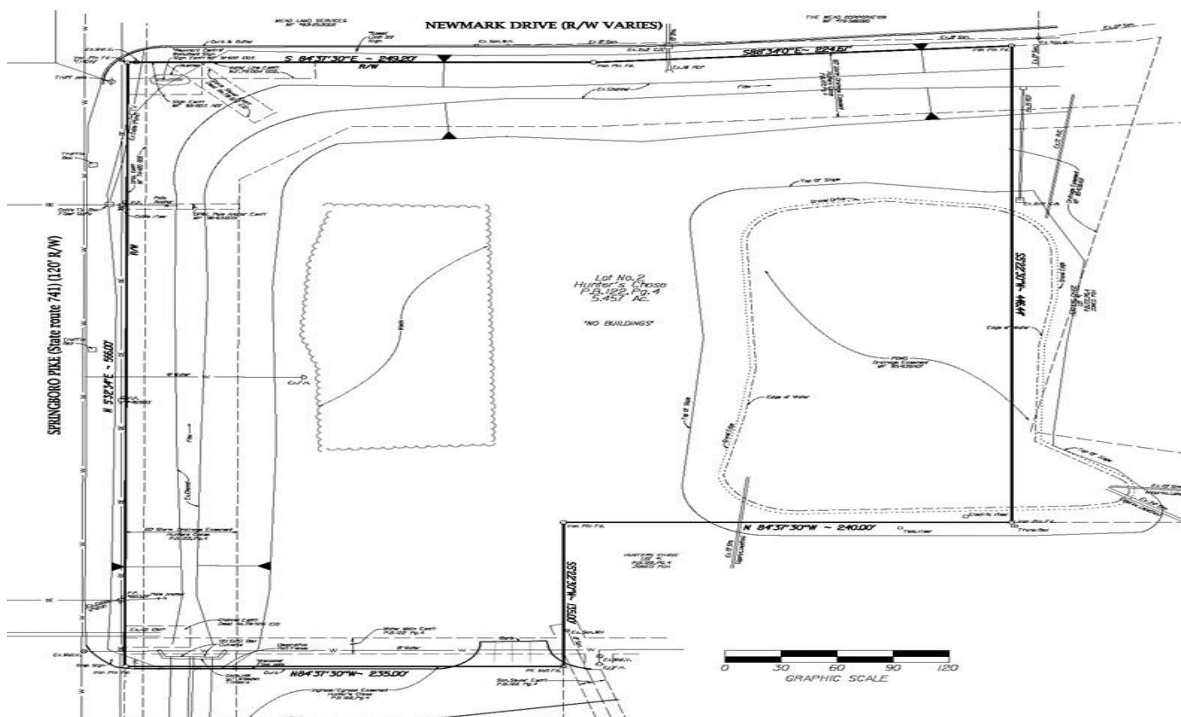


For more information contact:  
Dick Tipton  
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937-477-7103

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## LOCATION

- Southeast corner of Springboro Pike (SR 741) & Newmark Drive
- Dayton (Miami Township), Ohio 45342
- 1.5 Miles North of Austin Landing
- 1.25 Miles South of Dayton Mall



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[dtipton@tiptongroupinc.com](mailto:dtipton@tiptongroupinc.com)  
 937-477-7103

## ABOUT TIPTON



Medical Office Building, Union, KY



Surgery Center, Centerville, OH



Community College, Mason, OH



Industrial, Miamisburg, OH

### WHO WE ARE

We have been active in all aspects of commercial and investment real estate since 1981.

Our strength is the experience we have acquired, the contacts we've made over the last 40 years, and our ability to adapt the lessons learned to today's business environment.

Our office is strategically located between Cincinnati and Dayton along the I-75 corridor.

### WHAT WE DO

#### CONSTRUCTION SERVICES

We provide design, estimating and construction services for new buildings, renovations, expansions and interior construction.

#### PROPERTY MANAGEMENT

We provide commercial property management and facility management. Our services include budgeting, administration, financial reporting, tenant relations, 24-Hour maintenance response and capital expenditure or replacement programs.

#### SALES & LEASING

We have successfully completed numerous Business Office, Medical Office, Retail and Industrial Sale and Lease transactions. Our services include the preparation of marketing materials, posting on popular online commercial listing services, exposure of the property information to the potential prospect market and regional commercial brokers and guidance through the sale or lease process.



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