

BEAVERCREEK RESIDENTIAL LAND

2555 Grange Hall Road, Beavercreek, OH 45431

17 Acres Available for SALE



Property Details:

- Residential land site available in fast-growing Beavercreek, OH
- Located in highly-regarded Beavercreek City School District
- Less than 10 minute drive to Wright Patterson Air Force Base, Wright State University, and Mall at Fairfield Commons
- Easy access via Interstate 675 to jobs throughout Dayton, OH metro

Area Traffic Generators Include:



Demographics:

2024 Estimates	1 Mile	3 Mile	5 Mile	10 Mile
Population	6,713	51,488	167,038	495,671
Households	3,018	22,039	71,463	210,593
Average HH Income	\$129,995	\$98,377	\$92,992	\$95,365
Total No. of Employees	6,146	26,725	52,612	194,594

Traffic Counts:

Inrix 2023	ADT
Grange Hall Road	12,160
I-675	64,121

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Market Aerial



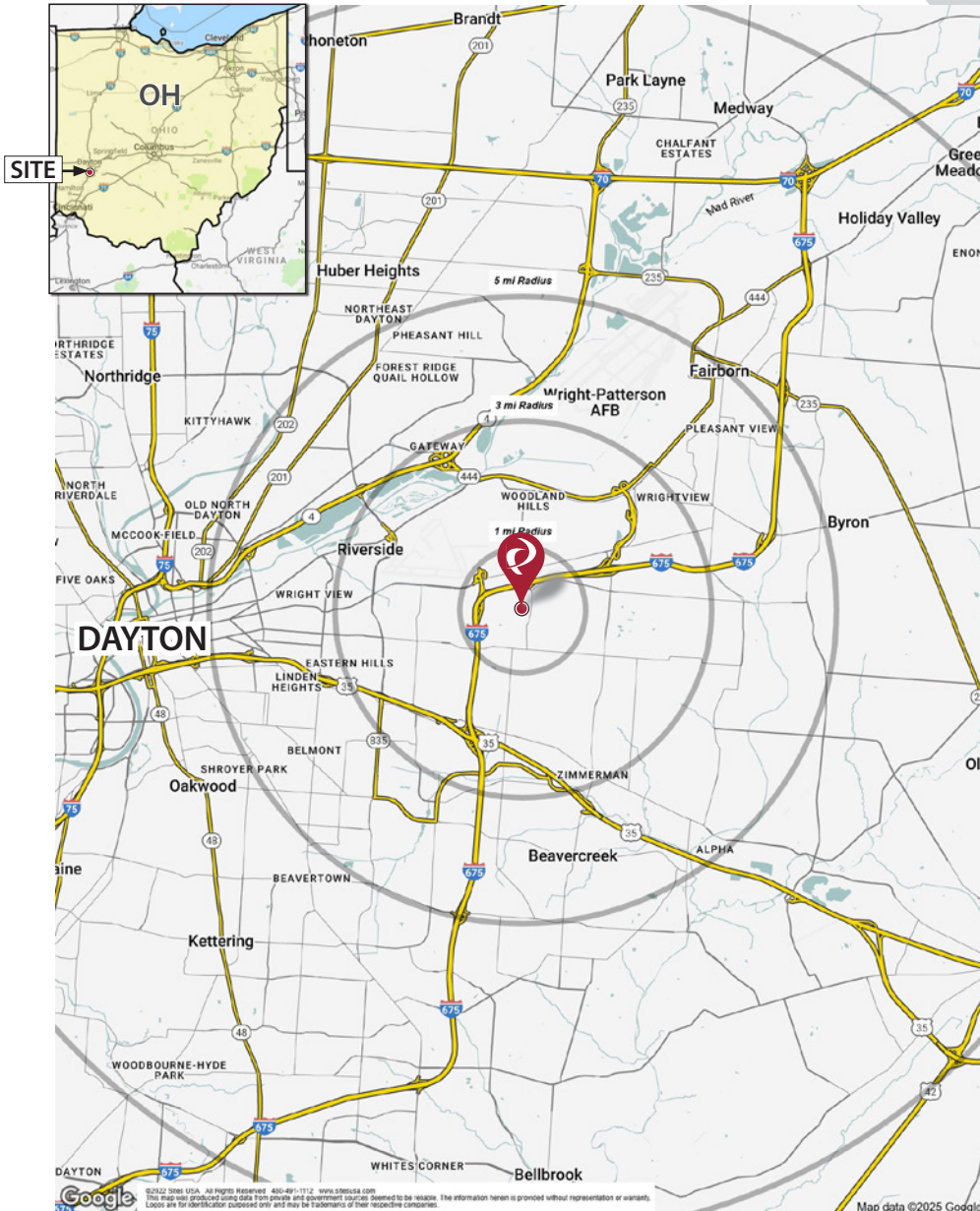
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Market Map and Demographics



Summary Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 39.7655/-84.0783

2555 Grange Hall Rd Dayton, OH 45431	1 mi radius	3 mi radius	5 mi radius	10 mi radius
Population				
2025 Estimated Population	6,713	51,488	167,038	495,671
2030 Projected Population	6,992	51,952	167,911	498,400
2020 Census Population	6,214	50,620	165,637	486,149
2010 Census Population	5,735	51,756	164,045	478,169
Projected Annual Growth 2025 to 2030	0.8%	0.2%	0.1%	0.1%
Historical Annual Growth 2010 to 2025	1.1%	-	0.1%	0.2%
2025 Median Age	34.6	35.4	36.6	38.4
Households				
2025 Estimated Households	3,018	22,039	71,463	210,593
2030 Projected Households	3,221	22,559	72,595	213,495
2020 Census Households	2,657	21,141	69,915	204,329
2010 Census Households	2,477	20,650	67,507	197,593
Projected Annual Growth 2025 to 2030	1.3%	0.5%	0.3%	0.3%
Historical Annual Growth 2010 to 2025	1.5%	0.4%	0.4%	0.4%
Race and Ethnicity				
2025 Estimated White	76.3%	79.4%	78.6%	72.4%
2025 Estimated Black or African American	6.5%	8.8%	10.2%	18.5%
2025 Estimated Asian or Pacific Islander	10.4%	5.1%	3.6%	2.6%
2025 Estimated American Indian or Native Alaskan	0.1%	0.2%	0.2%	0.2%
2025 Estimated Other Races	6.7%	6.5%	7.4%	6.3%
2025 Estimated Hispanic	5.2%	5.2%	5.7%	4.4%
Income				
2025 Estimated Average Household Income	\$129,995	\$98,377	\$92,992	\$95,365
2025 Estimated Median Household Income	\$112,859	\$83,076	\$77,932	\$75,770
2025 Estimated Per Capita Income	\$58,687	\$42,300	\$39,930	\$40,726
Education (Age 25+)				
2025 Estimated Elementary (Grade Level 0 to 8)	1.5%	2.3%	2.8%	2.4%
2025 Estimated Some High School (Grade Level 9 to 11)	2.9%	4.0%	5.3%	5.1%
2025 Estimated High School Graduate	15.9%	22.3%	24.9%	25.3%
2025 Estimated Some College	19.6%	21.8%	22.4%	22.5%
2025 Estimated Associates Degree Only	7.2%	11.4%	10.8%	10.3%
2025 Estimated Bachelors Degree Only	24.3%	19.7%	18.6%	19.0%
2025 Estimated Graduate Degree	28.6%	18.4%	15.3%	15.4%
Business				
2025 Estimated Total Businesses	330	1,854	4,543	16,461
2025 Estimated Total Employees	6,146	26,725	52,612	194,594
2025 Estimated Employee Population per Business	18.6	14.4	11.6	11.8
2025 Estimated Residential Population per Business	20.3	27.8	36.8	30.1

©2025, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 5/2025, TIGER Geography - RS1

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