

## 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



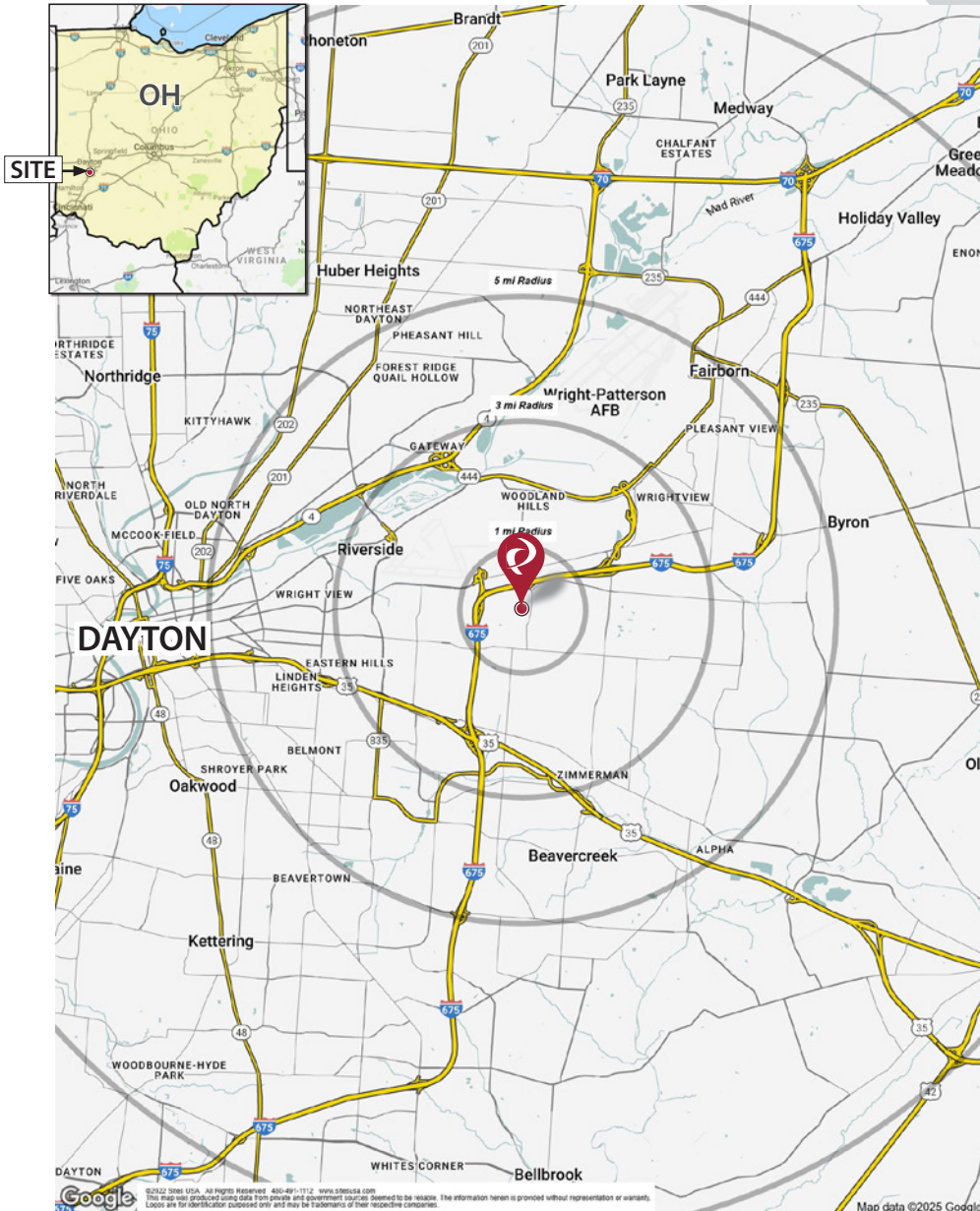
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## Market Map and Demographics



### 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<br>Dayton, OH 45431               | 1 mi<br>radius | 3 mi<br>radius | 5 mi<br>radius | 10 mi<br>radius |
|-------------------------------------------------------|----------------|----------------|----------------|-----------------|
| <b>Population</b>                                     |                |                |                |                 |
| 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            |
| <b>Households</b>                                     |                |                |                |                 |
| 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%            |
| <b>Race and Ethnicity</b>                             |                |                |                |                 |
| 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%            |
| <b>Income</b>                                         |                |                |                |                 |
| 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        |
| <b>Education (Age 25+)</b>                            |                |                |                |                 |
| 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%           |
| <b>Business</b>                                       |                |                |                |                 |
| 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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