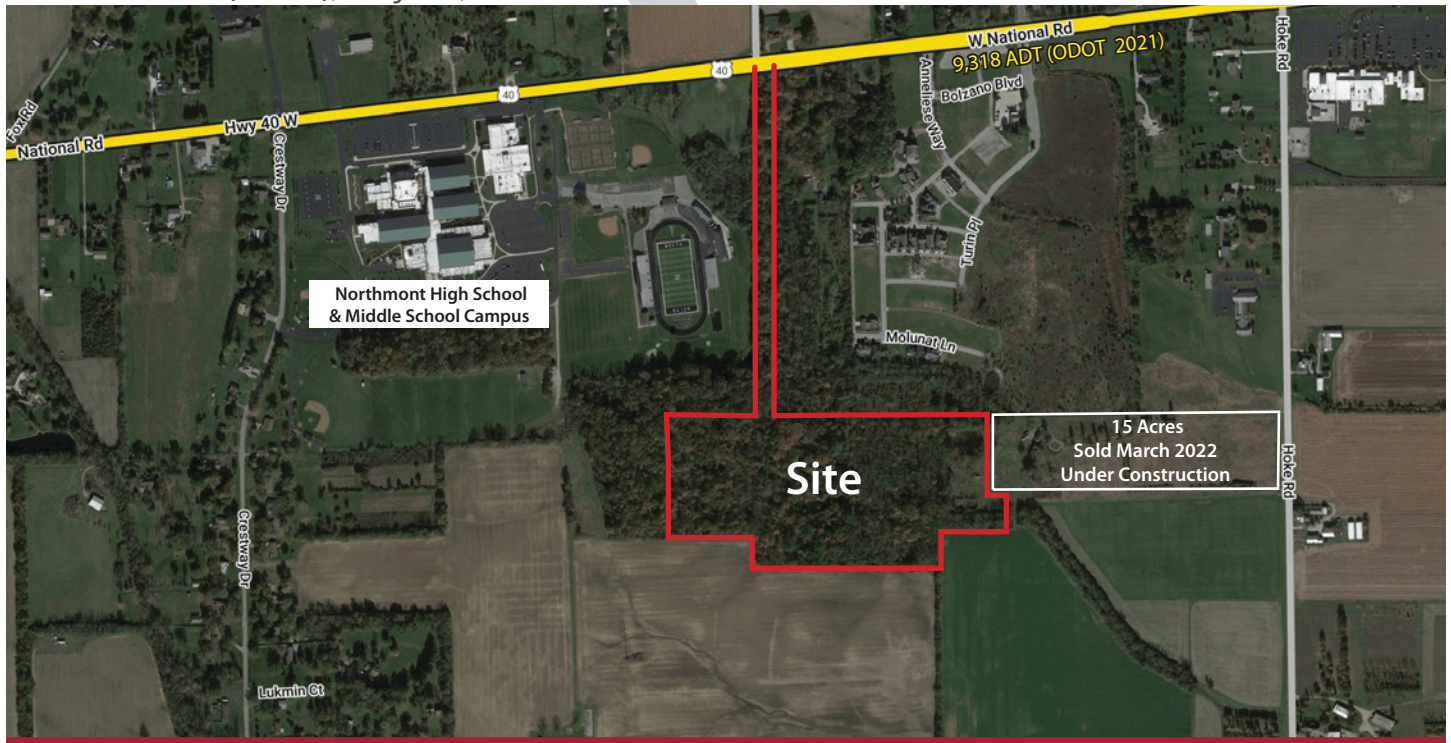


## CLAYTON OHIO LAND

National Road (US 40), Clayton, OH 45322

24.69 Acres - LAND FOR SALE



### Property Information

|                    |                                                              |
|--------------------|--------------------------------------------------------------|
| Sale Price         | \$1,500,000                                                  |
| Acres              | 24.69                                                        |
| Utilities          | All on site                                                  |
| Zoning             | PDD (Planned Development District)                           |
| Traffic Generators | Adjacent to new Northmont High School & Middle School campus |

### Demographics:

| 2025 Estimates         | 1 Mile    | 3 Mile    | 5 Mile    |
|------------------------|-----------|-----------|-----------|
| Population             | 1,560     | 23,470    | 47,955    |
| Households             | 656       | 9,803     | 20,152    |
| Average HH Income      | \$129,294 | \$104,688 | \$100,761 |
| Total No. of Employees | 215       | 7,85      | 15,307    |

### Zoning:

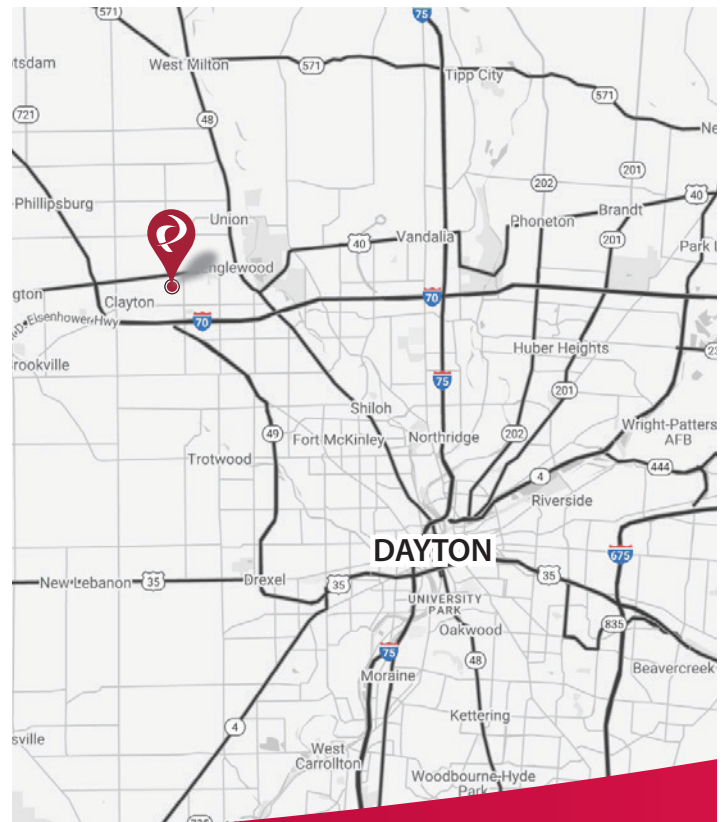
- Up to 300 apartments (on a density basis), or similar condo development
- Up to 50 1/2 acre single family homes or 100 patio homes
- Light commercial uses possible

### Contact:

**Dan Paxton**

513.489.3343 x3

dpaxton@edgegp.com



LET US GIVE YOU AN EDGE

**XTEAM**  
RETAIL ADVISORS

128 East Second Street | Suite B | Covington, KY 41011 | 513.489.3343 | edgegp.com

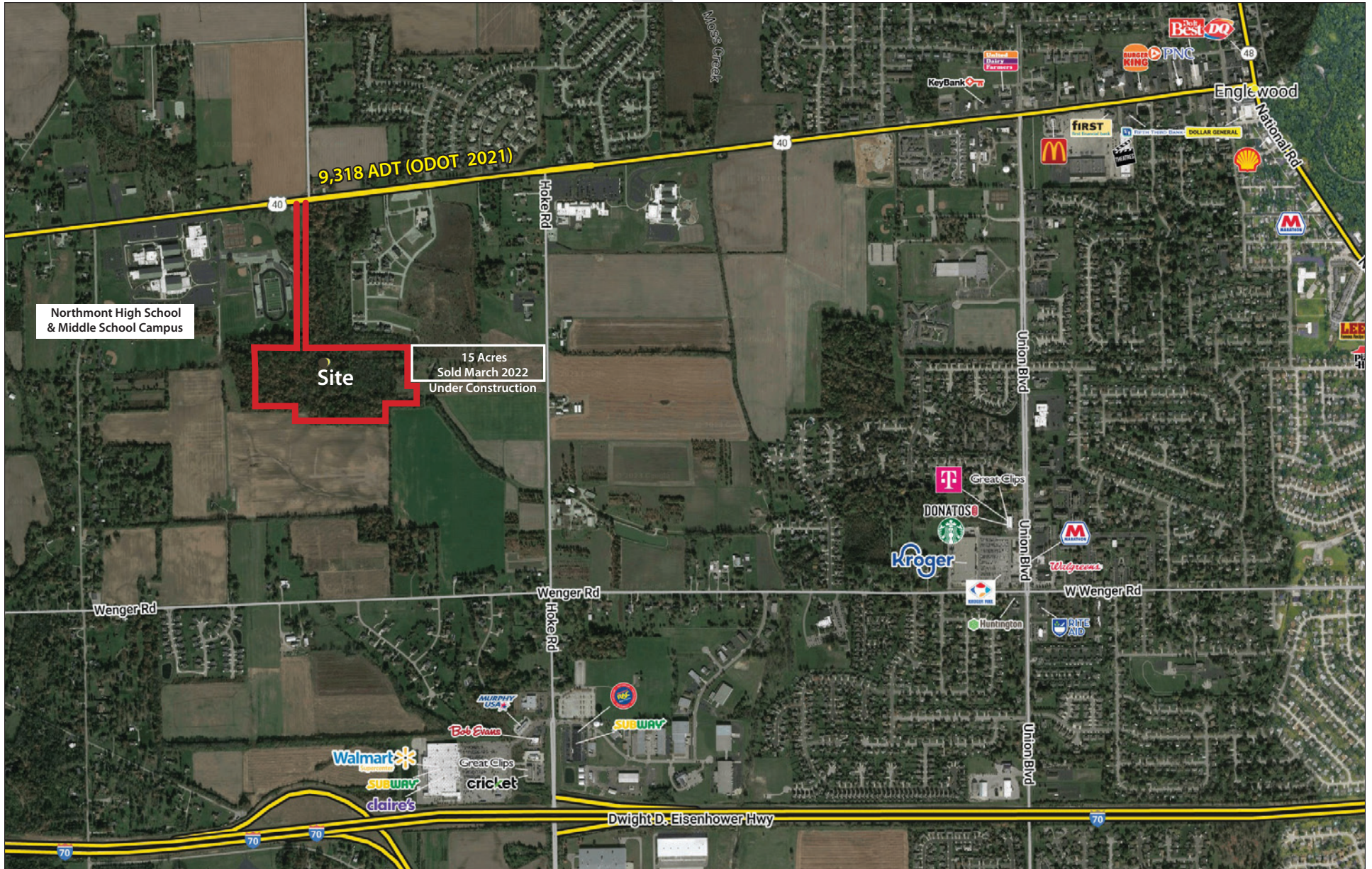
Information and any imagery is proprietary to Edge Real Estate Group and confidential. Information contained herein has been obtained from sources deemed reliable, but is not guaranteed and is subject to change.

## CLAYTON OHIO LAND

National Road (US 40), Clayton, OH 45322



Overview Aerial



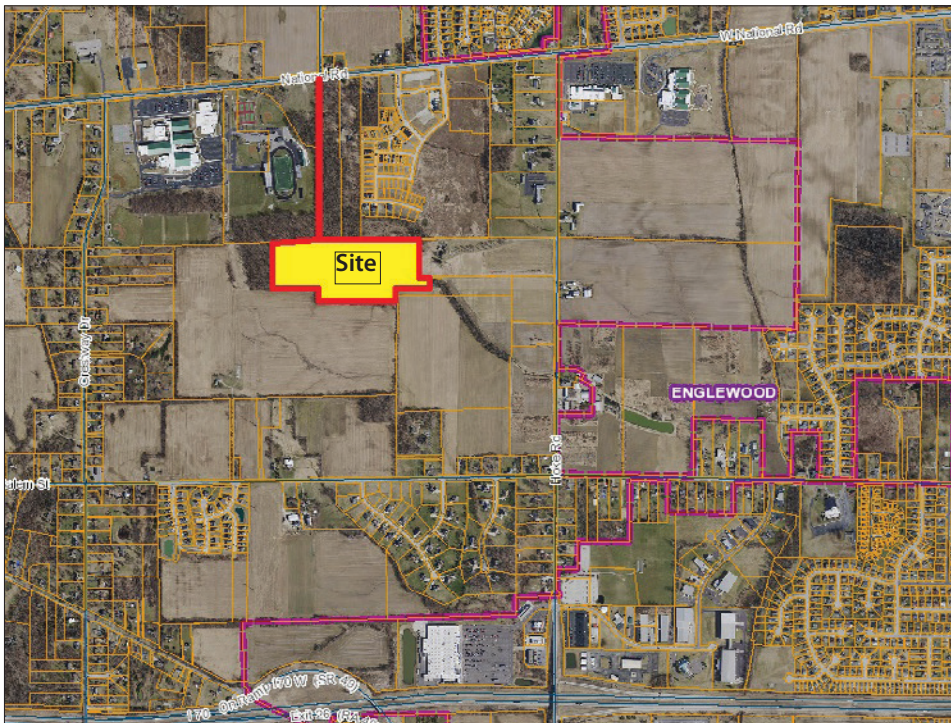
128 East Second Street | Suite B | Covington, KY 41011 | 513.489.3343 | [edgegp.com](http://edgegp.com)

Information and any imagery is proprietary to Edge Real Estate Group and confidential. Information contained herein has been obtained from sources deemed reliable, but is not guaranteed and is subject to change.

## CLAYTON OHIO LAND

National Road (US 40), Clayton, OH 45322

## Plat Map and Area Amenities



### Amenities:

- Near new Northmont preschool campus
- New community library recently completed
- YMCA of Greater Dayton – ½ mile away
- Kettering Health outpatient facilities

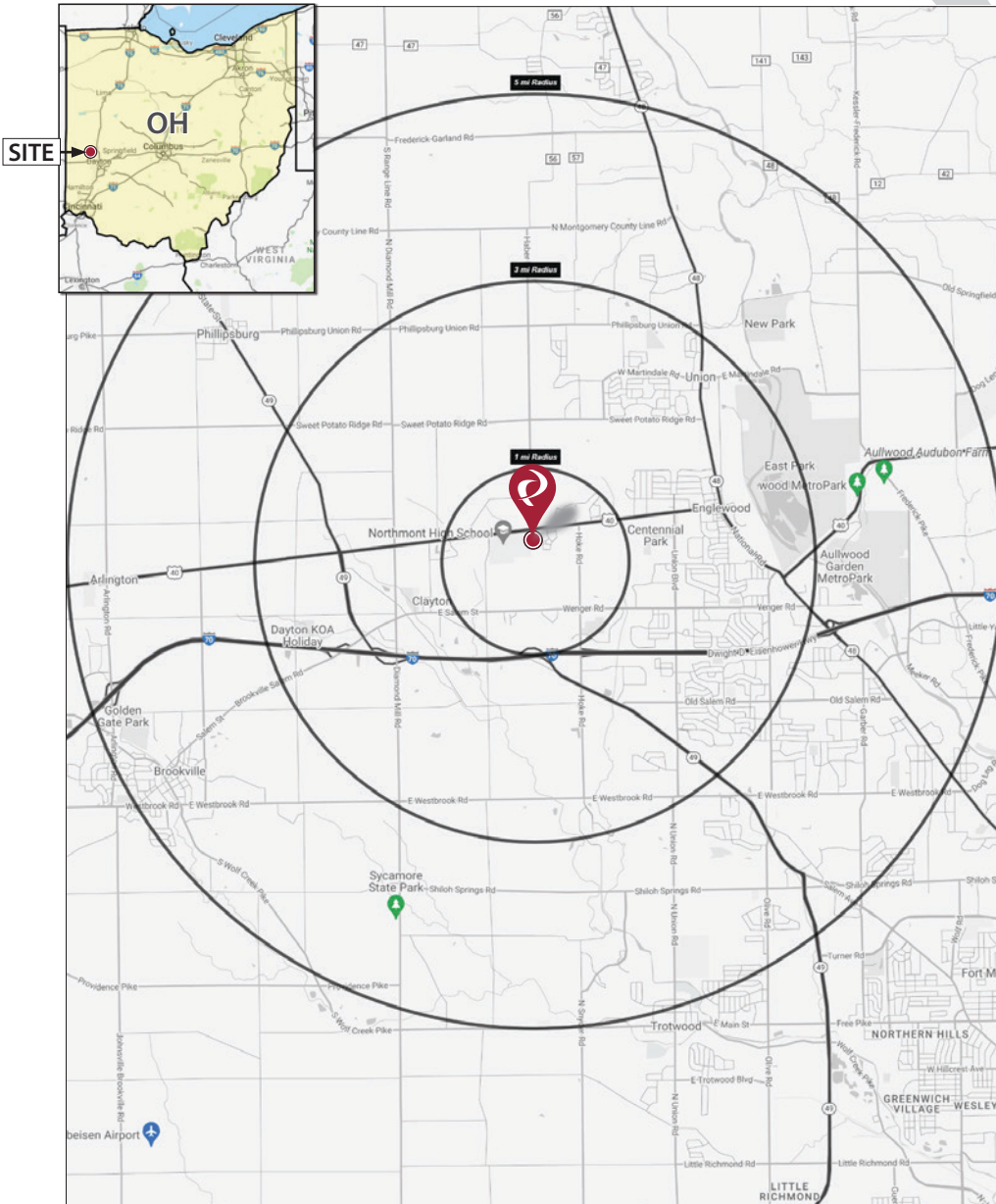
### Growing Area:

- Access to I-70 east and west
- Access to I-75 north and south
- Dayton International Airport
- Over 12M sq ft commercial space under development
- Procter & Gamble
- Amazon
- New GM Manufacturing PlantA
- Caterpillar Distribution
- Meijer Distribution
- Many others
- Over 10,000 new jobs being created
- Closed on adjacent 15 acres, March 2022 (attached ranch rental homes)

# CLAYTON OHIO LAND

National Road (US 40), Clayton, OH 45322

## Market Map and Demographics



### Summary Profile

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



Lat/Lon: 39.8742/-84.3404

| 5665 W National Rd<br>Clayton, OH 45315               | 1 mi<br>radius | 3 mi<br>radius | 5 mi<br>radius |
|-------------------------------------------------------|----------------|----------------|----------------|
| <b>Population</b>                                     |                |                |                |
| 2025 Estimated Population                             | 1,560          | 23,470         | 47,955         |
| 2030 Projected Population                             | 1,529          | 23,193         | 47,386         |
| 2020 Census Population                                | 1,561          | 24,466         | 48,824         |
| 2010 Census Population                                | 1,553          | 24,088         | 48,698         |
| Projected Annual Growth 2025 to 2030                  | -0.4%          | -0.2%          | -0.2%          |
| Historical Annual Growth 2010 to 2025                 | -              | -0.2%          | -0.1%          |
| 2025 Median Age                                       | 46.2           | 42.6           | 42.2           |
| <b>Households</b>                                     |                |                |                |
| 2025 Estimated Households                             | 656            | 9,803          | 20,152         |
| 2030 Projected Households                             | 647            | 9,731          | 20,012         |
| 2020 Census Households                                | 652            | 10,034         | 20,355         |
| 2010 Census Households                                | 630            | 9,672          | 19,926         |
| Projected Annual Growth 2025 to 2030                  | -0.3%          | -0.1%          | -0.1%          |
| Historical Annual Growth 2010 to 2025                 | 0.3%           | -              | -              |
| <b>Race and Ethnicity</b>                             |                |                |                |
| 2025 Estimated White                                  | 78.3%          | 77.8%          | 73.2%          |
| 2025 Estimated Black or African American              | 15.9%          | 16.0%          | 20.9%          |
| 2025 Estimated Asian or Pacific Islander              | 2.2%           | 1.8%           | 1.6%           |
| 2025 Estimated American Indian or Native Alaskan      | -              | -              | 0.1%           |
| 2025 Estimated Other Races                            | 3.6%           | 4.4%           | 4.2%           |
| 2025 Estimated Hispanic                               | 1.4%           | 2.3%           | 2.2%           |
| <b>Income</b>                                         |                |                |                |
| 2025 Estimated Average Household Income               | \$129,294      | \$104,688      | \$100,761      |
| 2025 Estimated Median Household Income                | \$88,326       | \$77,916       | \$74,643       |
| 2025 Estimated Per Capita Income                      | \$54,381       | \$43,848       | \$42,444       |
| <b>Education (Age 25+)</b>                            |                |                |                |
| 2025 Estimated Elementary (Grade Level 0 to 8)        | 0.1%           | 0.4%           | 0.8%           |
| 2025 Estimated Some High School (Grade Level 9 to 11) | 1.5%           | 1.9%           | 3.0%           |
| 2025 Estimated High School Graduate                   | 24.1%          | 28.6%          | 29.9%          |
| 2025 Estimated Some College                           | 30.3%          | 26.3%          | 24.0%          |
| 2025 Estimated Associates Degree Only                 | 11.0%          | 11.0%          | 11.5%          |
| 2025 Estimated Bachelors Degree Only                  | 15.4%          | 18.7%          | 17.8%          |
| 2025 Estimated Graduate Degree                        | 17.6%          | 13.1%          | 12.9%          |
| <b>Business</b>                                       |                |                |                |
| 2025 Estimated Total Businesses                       | 16             | 593            | 1,365          |
| 2025 Estimated Total Employees                        | 215            | 7,185          | 15,307         |
| 2025 Estimated Employee Population per Business       | 13.2           | 12.1           | 11.2           |
| 2025 Estimated Residential Population per Business    | 95.3           | 39.6           | 35.1           |

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

128 East Second Street | Suite B | Covington, KY 41011 | 513.489.3343 | edgegp.com

Information and any imagery is proprietary to Edge Real Estate Group and confidential. Information contained herein has been obtained from sources deemed reliable, but is not guaranteed and is subject to change.

## CLAYTON OHIO LAND

National Road (US 40), Clayton, OH 45322



**Contact:**

**Dan Paxton**

513.489.3343 x3

[dpaxton@edgegp.com](mailto:dpaxton@edgegp.com)

128 East Second Street

Suite B

Covington, KY 41011

513.489.3343

[edgegp.com](http://edgegp.com)

LET US GIVE YOU AN EDGE



128 East Second Street | Suite B | Covington, KY 41011 | 513.489.3343 | [edgegp.com](http://edgegp.com)

Information and any imagery is proprietary to Edge Real Estate Group and confidential. Information contained herein has been obtained from sources deemed reliable, but is not guaranteed and is subject to change.