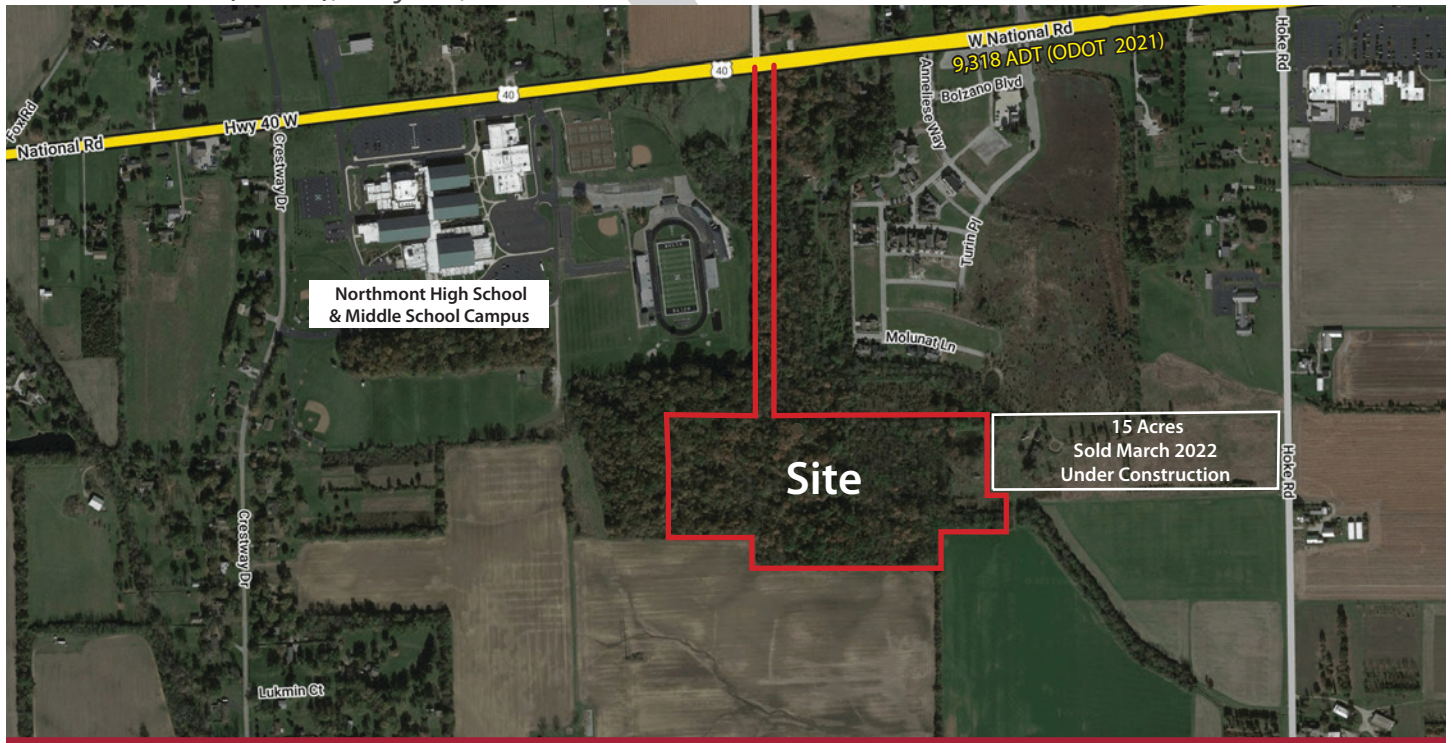


CLAYTON OHIO LAND

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:

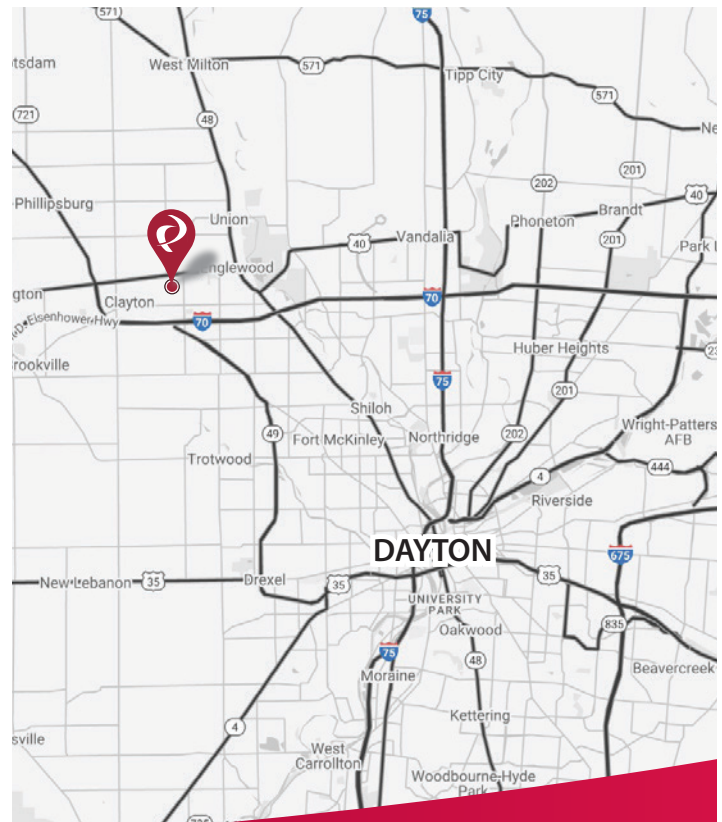
- Up to 300 apartments (on a density basis), or similar condo development
- Up to 50 1/2 acre single family homes or 100 patio homes
- Light commercial uses possible

Contact:

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XTEAM
RETAIL ADVISORS

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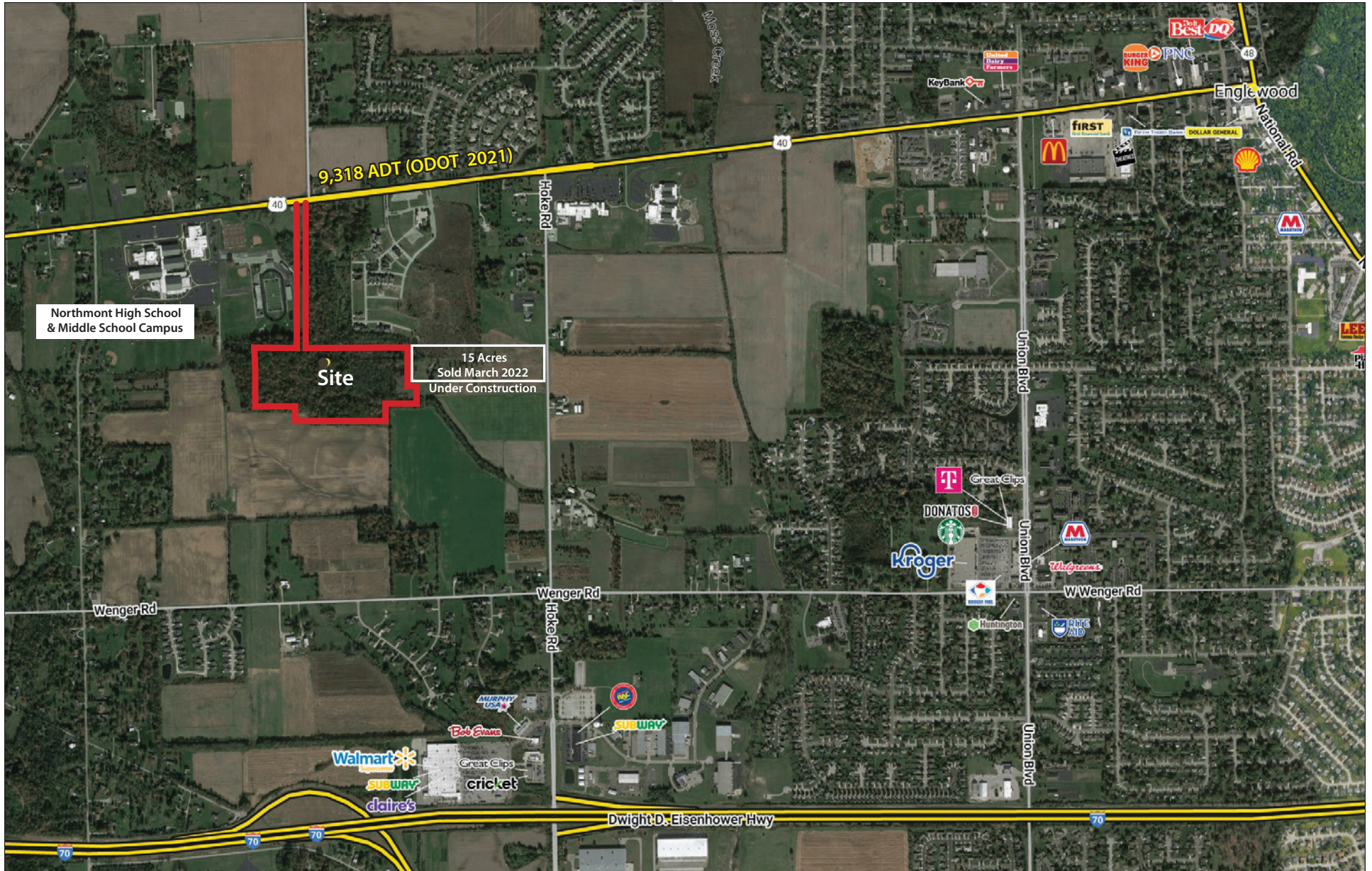
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CLAYTON OHIO LAND

National Road (US 40), Clayton, OH 45322



Overview Aerial



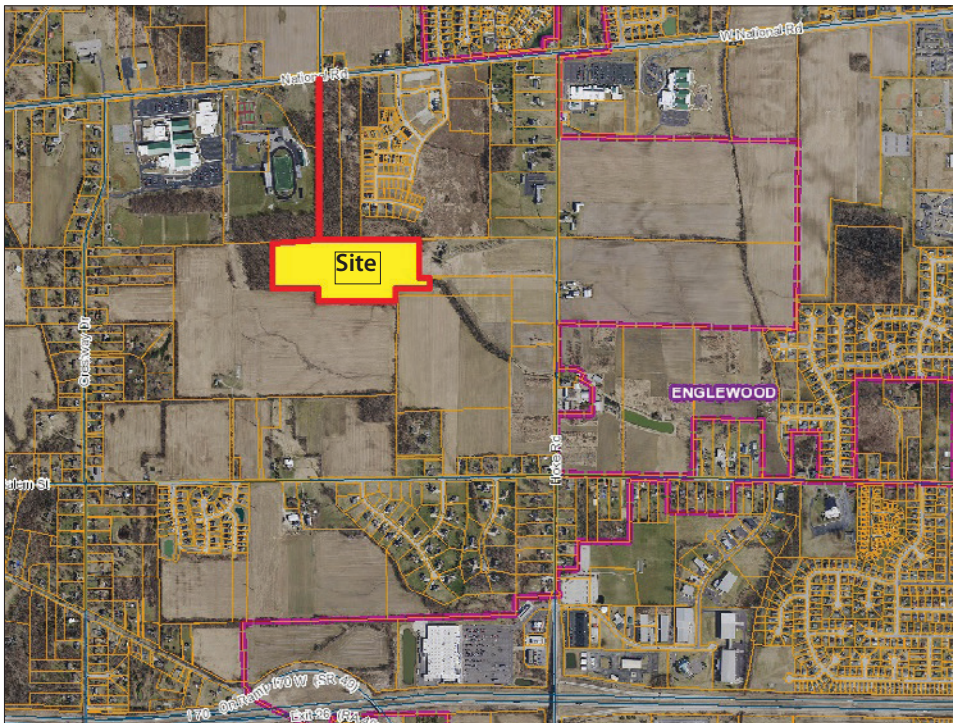
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CLAYTON OHIO LAND

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

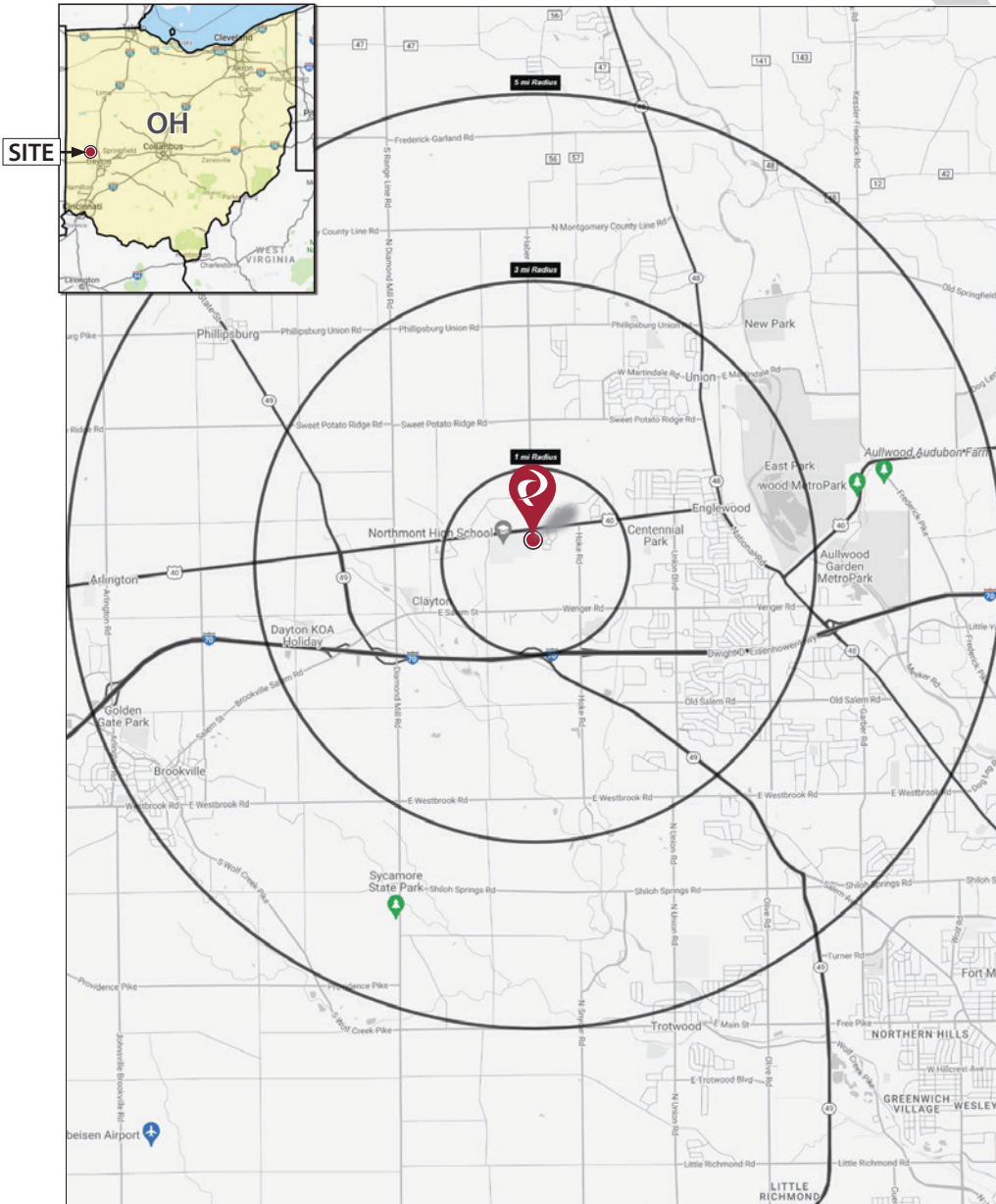
Growing Area:

- 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 Clayton, OH 45315	1 mi radius	3 mi radius	5 mi radius
Population			
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
Households			
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%	-	-
Race and Ethnicity			
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%
Income			
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
Education (Age 25+)			
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%
Business			
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

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