

8920 Old Troy Pike Huber Heights, OH 45371



Map data ©2025 Imagery ©2025 Airbus, Maxar
Technologies, USDA/FPAC/GEO



- 2 +/- Acres
- Retail Land
- 103' of Frontage
- Shared Driveway
- 14,800 Cars/Day on Old Troy
- Utilities at site
- Many other improvements to site in progress

| Demographics | 1 Mile | 3 Miles | 5 Miles |
|--------------------|-----------|----------|----------|
| Total Population: | 6,458 | 38,602 | 78,778 |
| Average HH Income: | \$103,229 | \$95,039 | \$97,424 |

No Warranty Or Representation, Express Or Implied, Is Made As To The Accuracy Of The Information Contained Herein, And The Same Is Submitted Subject To Errors, Omissions, Change Of Price, Rental Or Other Conditions, Prior Sale, Lease Or Financing, Or Withdrawal Without Notice, And Of Any Special Listing Conditions Imposed By Our Principals No Warranties Or Representations Are Made As To The Condition Of The Property Or Any Hazards Contained Therein Are Any To Be Implied.

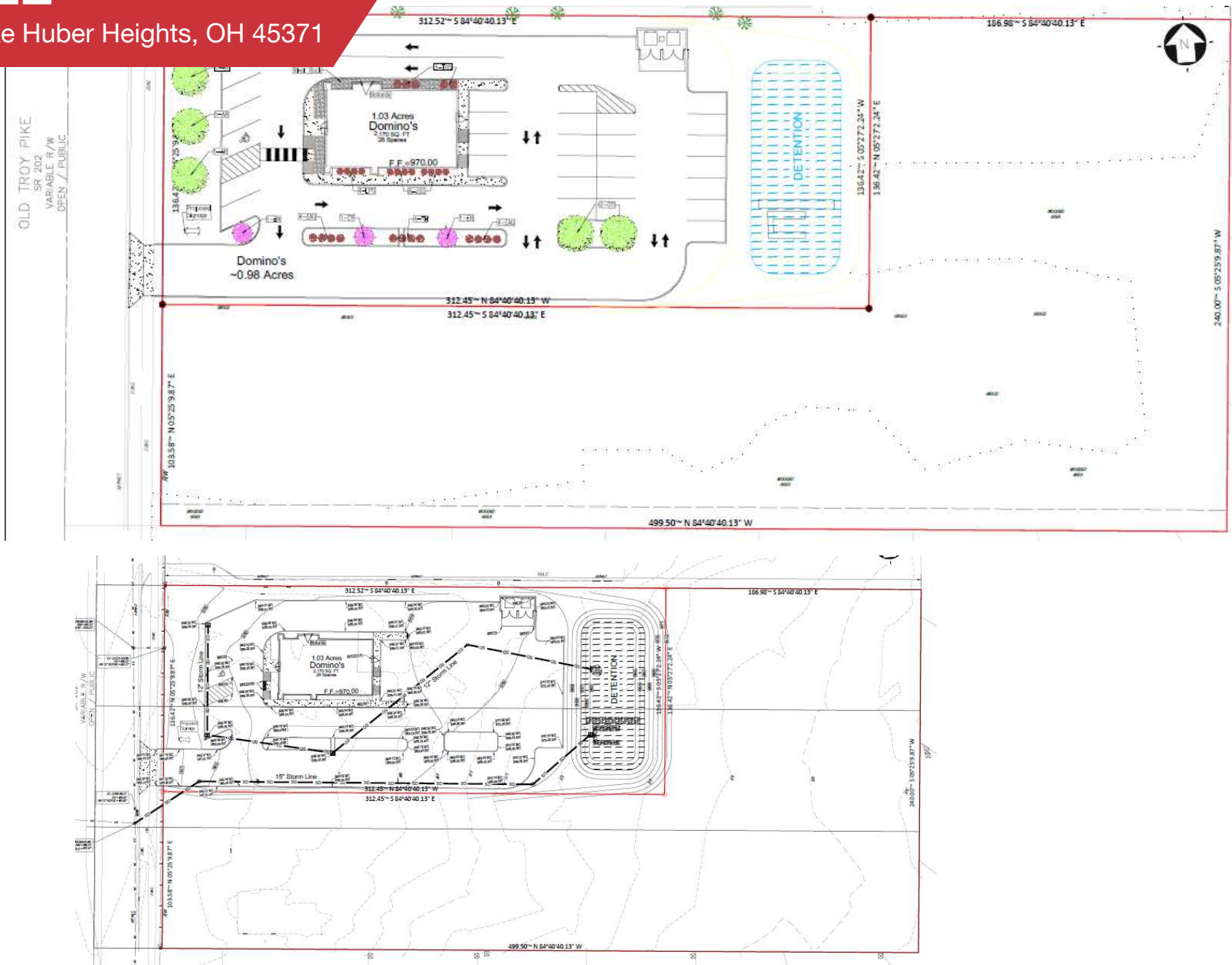


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 **Scott Kaster**
+1 937 673 4366
scott@bergman-group.com

FOR SALE

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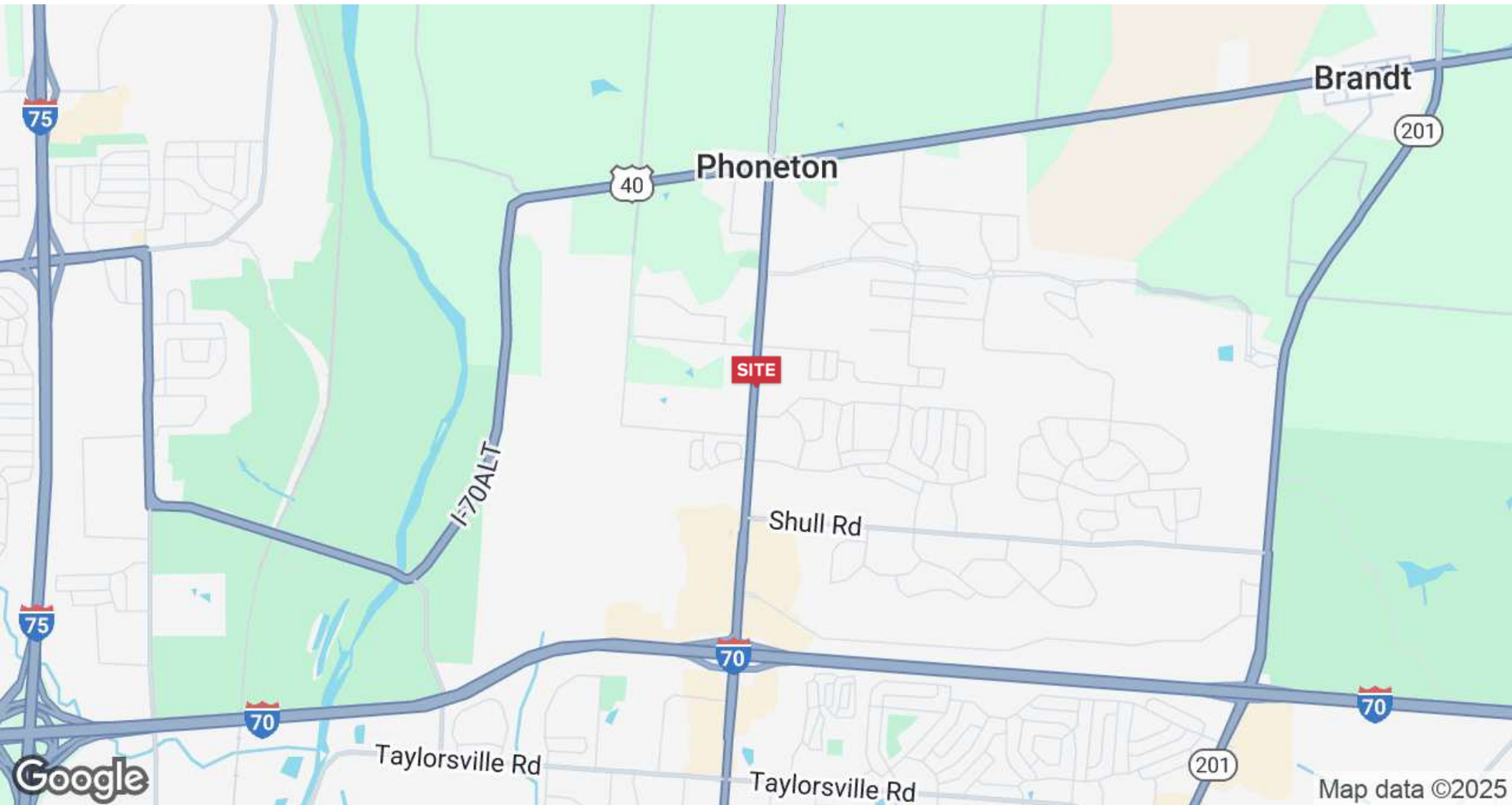
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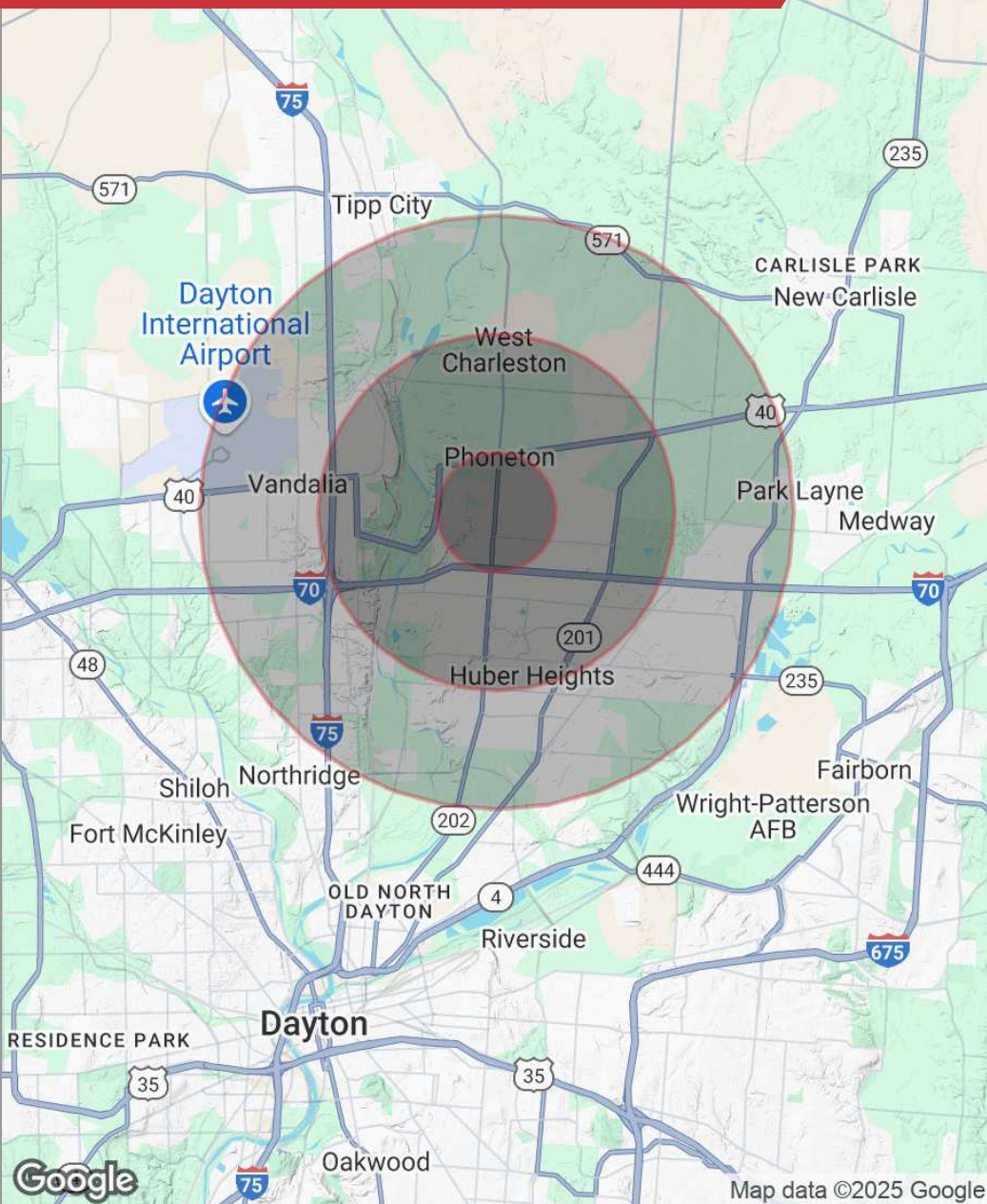
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POPULATION

| | 1 MILE | 3 MILES | 5 MILES |
|---------------------|--------|---------|---------|
| Total population | 6,458 | 38,602 | 78,778 |
| Median age | 40 | 41 | 41 |
| Median age (male) | 38 | 40 | 40 |
| Median age (Female) | 41 | 42 | 42 |

HOUSEHOLDS & INCOME

| | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total households | 2,406 | 15,315 | 31,768 |
| # of persons per HH | 2.7 | 2.5 | 2.5 |
| Average HH income | \$103,229 | \$95,039 | \$97,424 |
| Average house value | \$289,925 | \$229,643 | \$230,833 |

** Demographic data derived from 2020 ACS - US Census*

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