



112-118 W Main St

FOR SALE

16,850 SF/ Redevelopment

NABergman



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bergmancommercial.com



4695 Lake Forest Drive, Suite 100, Cincinnati, OH 45242

112-118 W Main St

Sale Information

The Odd Fellows/former Miami County Courthouse is a one of kind development opportunity. This property has recently undergone a large amount of restoration work including all new roofing, all new Commercial Pella windows and doors, all of the brick has been tuckpointed and the interior demoed to leave a blank slate for the new owner. The owners had architectural drawings prepared to give the owners a head start on developing the historic property. The property has private parking spaces in the rear and also includes a liquor license. The property is located in the DORA district. Call today to discuss this opportunity and incentives through the city of Troy.

Sale Highlights

- \$1,590,000
- 16,850 SF
- Development opportunity in downtown Troy
- NEW roof, window and doors
- All brick tuckpointing completed
- Interior is a blank slate for new ownership
- DORA District
- Off street private parking
- Incentives available, call broker to discuss



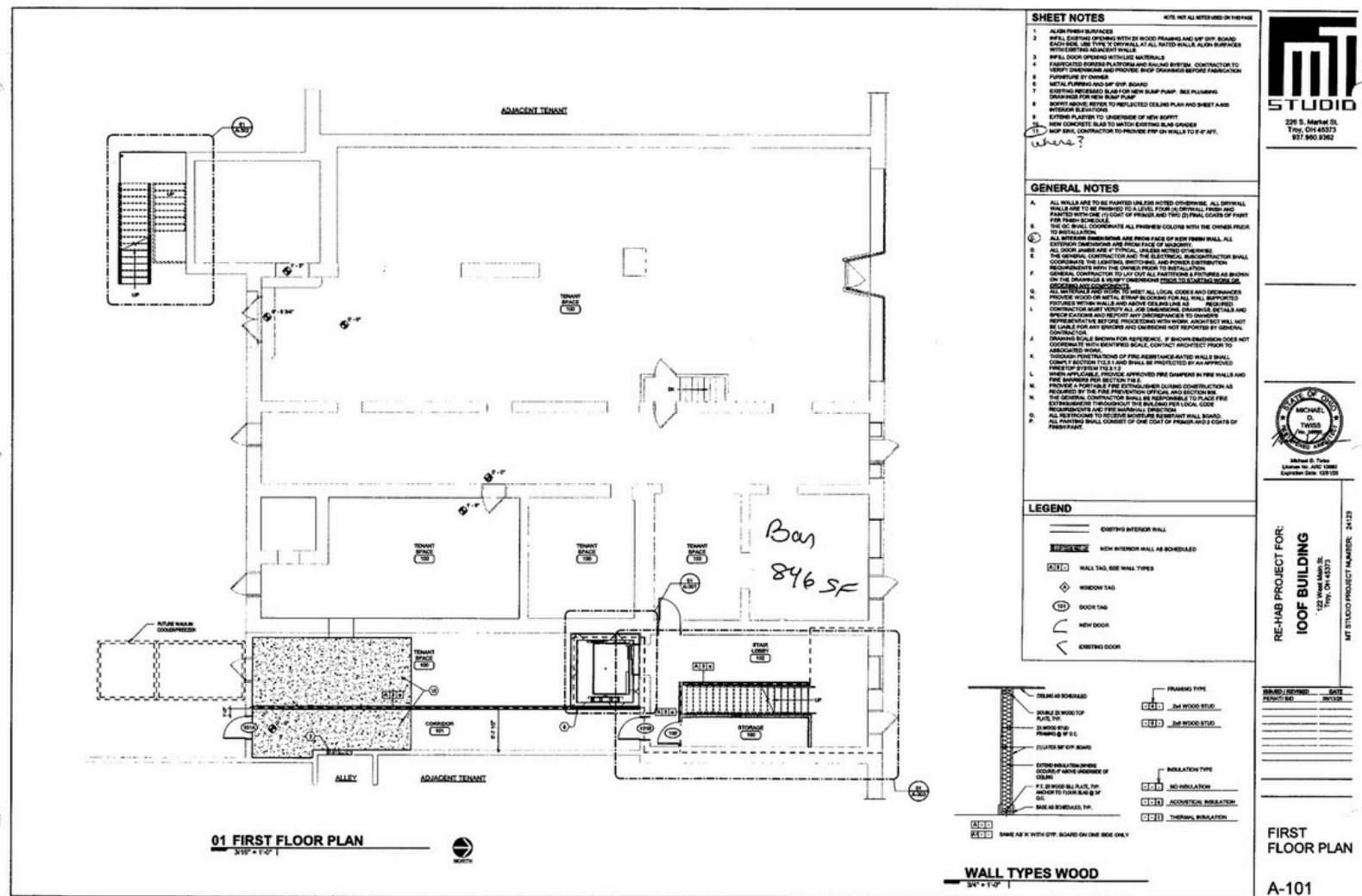
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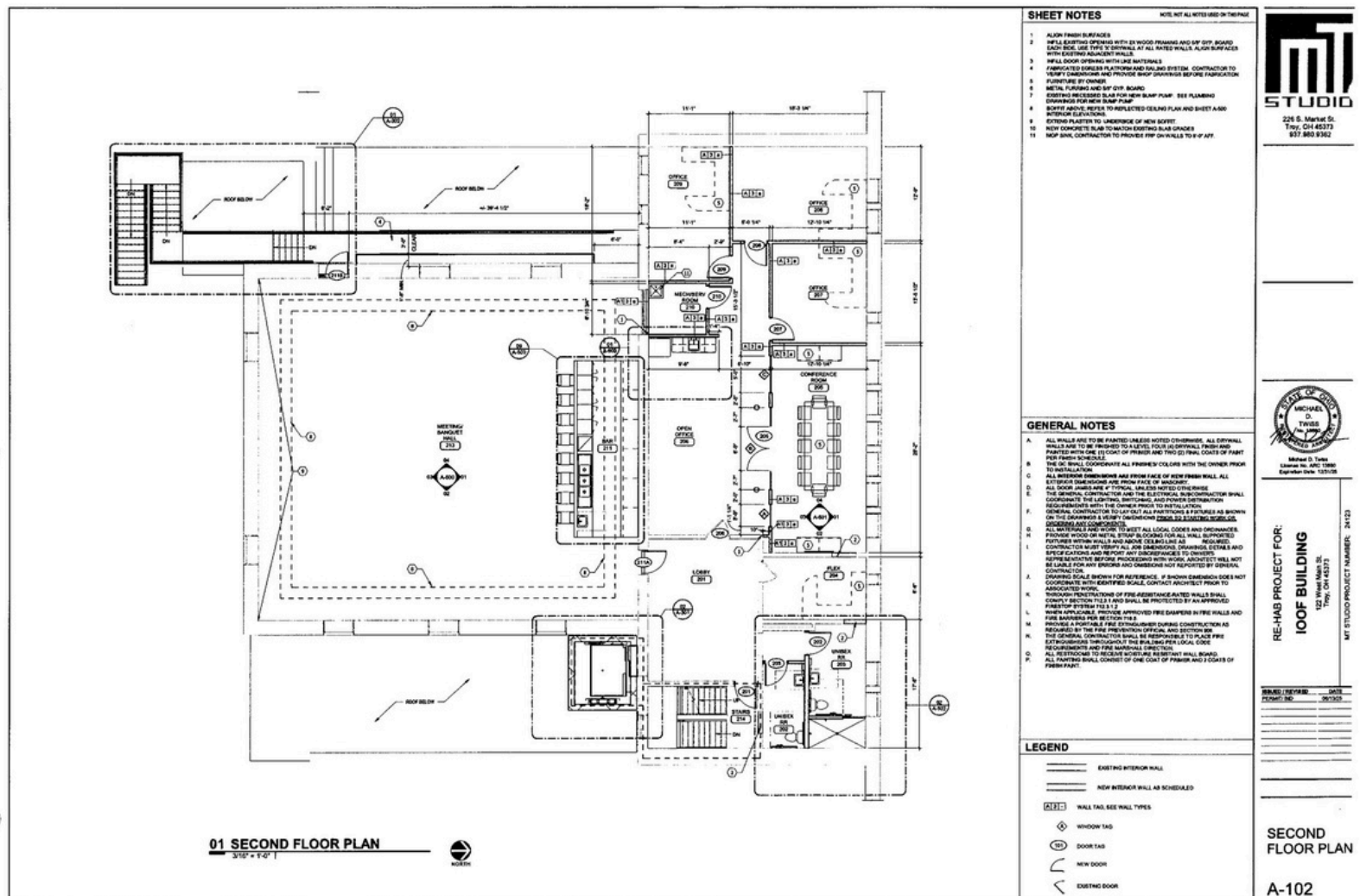
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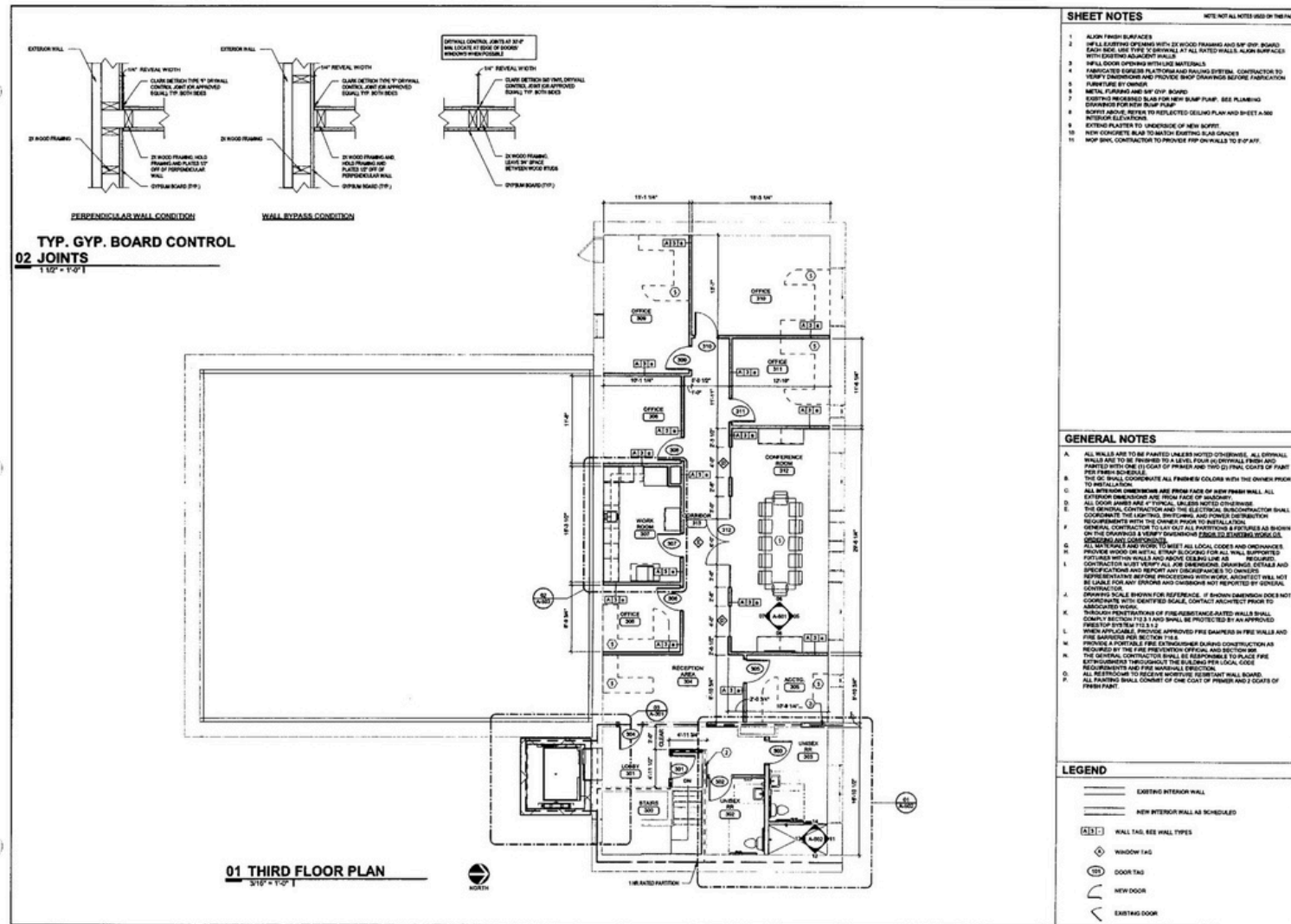
1st Floor Plan



2nd Floor Plan



3rd Floor Plan



228 S. Market St.
Troy, OH 45373
937.960.9362



RE-HAB PROJECT FOR:
IOOF BUILDING
112 West Main St.
Troy, OH 45373
MT STUDIO PROJECT NUMBER: 24123

REVISED / REVISION	DATE
1/17/2021	20/2021

THIRD FLOOR PLAN

A-103

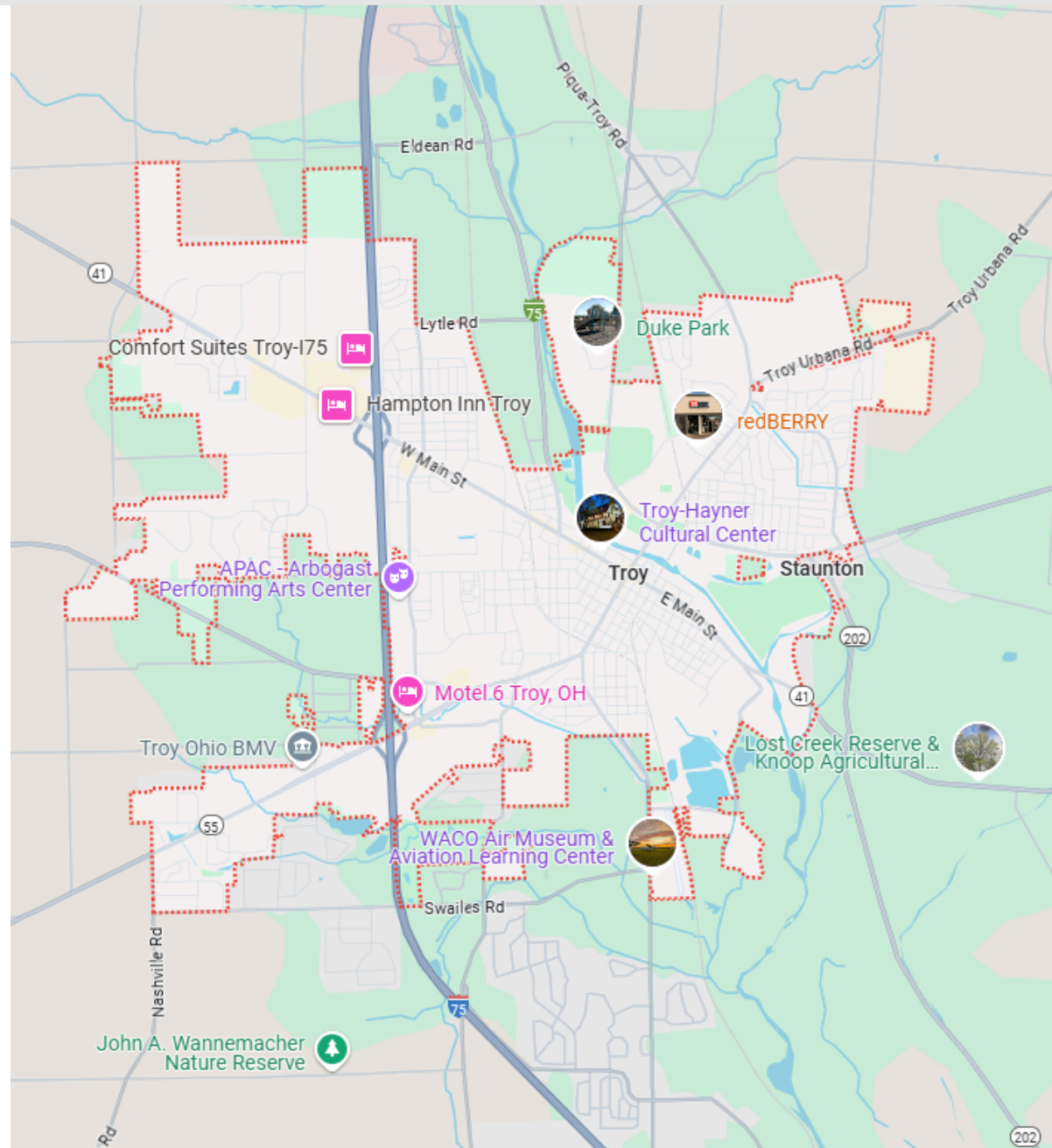


TROY, OH

Troy, OH, is a thriving community renowned for its robust manufacturing base, rich history, and exceptional quality of life. Troy is the county seat for Miami County and home to the county offices, courthouse and social services. Troy's downtown has been their focus for expansion and growth with multiple developments and renovations currently underway. Downtown Troy is the social hub for Miami County with activities, shopping, culture and events. One such event is the Strawberry Festival which brings 150,000 visitors to downtown Troy. This 49 year old festival has a \$500,000 economic impact to local businesses and lasts for one weekend.

Troy is known for industry and is located just 9 miles from the I-75 and I-70 interchange known as the Crossroads of America. This location makes Troy ideal for shipping with overnight delivery to major markets including Atlanta, Nashville, Chicago and more. The Miami Valley is considered a 90 minute market with highway access to 60% of the manufacturing facilities in North America within 90 minutes. Air travel within the 90 minute market can get as far as Atlanta, Kansas City, Washington DC and Buffalo. Key companies that have locations in Troy include Conagra Foods, Clopay, Stillwater Technologies, Hobart, Collins Aerospace and Honda.

*Sources: <https://troyohio.gov/>
www.sitesusa.com



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History of the Odd Fellows building/old Miami County courthouse

Arguably no other building in Troy, Ohio, encapsulates the city's remarkable history as well – or as compellingly – as the complex of structures at 112-118 W. Main St. In 1840-41, Miami County built a fine Greek Revival courthouse here, on the site of the county's original log jail, jailer's house, and a previous county courthouse. It was here, in 1846, that nearly 400 formerly enslaved people registered at the Clerk of the Court of Common Pleas office under Ohio's Black laws, which required free Black people to submit an application, a letter of recommendation from a white man attesting to their good character, and a \$500 bond. These requirements were intended to discourage Black settlement in Ohio, particularly before the most pernicious of the laws were repealed in 1849. The Randolph Freedpeople represented the largest single migration of African-Americans to a free state prior to the Civil War, giving the courthouse national significance.

The old courthouse also was the site where Civil War soldiers received their discharge papers. Its awe-inspiring second-floor courtroom bore witness to the only Miami County case that ever resulted in an execution of a defendant – directly behind the courthouse. By the 1880s, Miami County had outgrown the courthouse, touching off what is known today as the "Courthouse War," a squabble in which the larger city of Piqua unsuccessfully sought to convince a contingent from Columbus to relocate the county seat from Troy to their community. Troy won that war, and when a new, much larger courthouse opened across the street from its predecessor in 1888, atop its dome stood a statue of Lady Justice – who, legend has it, intentionally was positioned to face south with her back side toward Piqua.

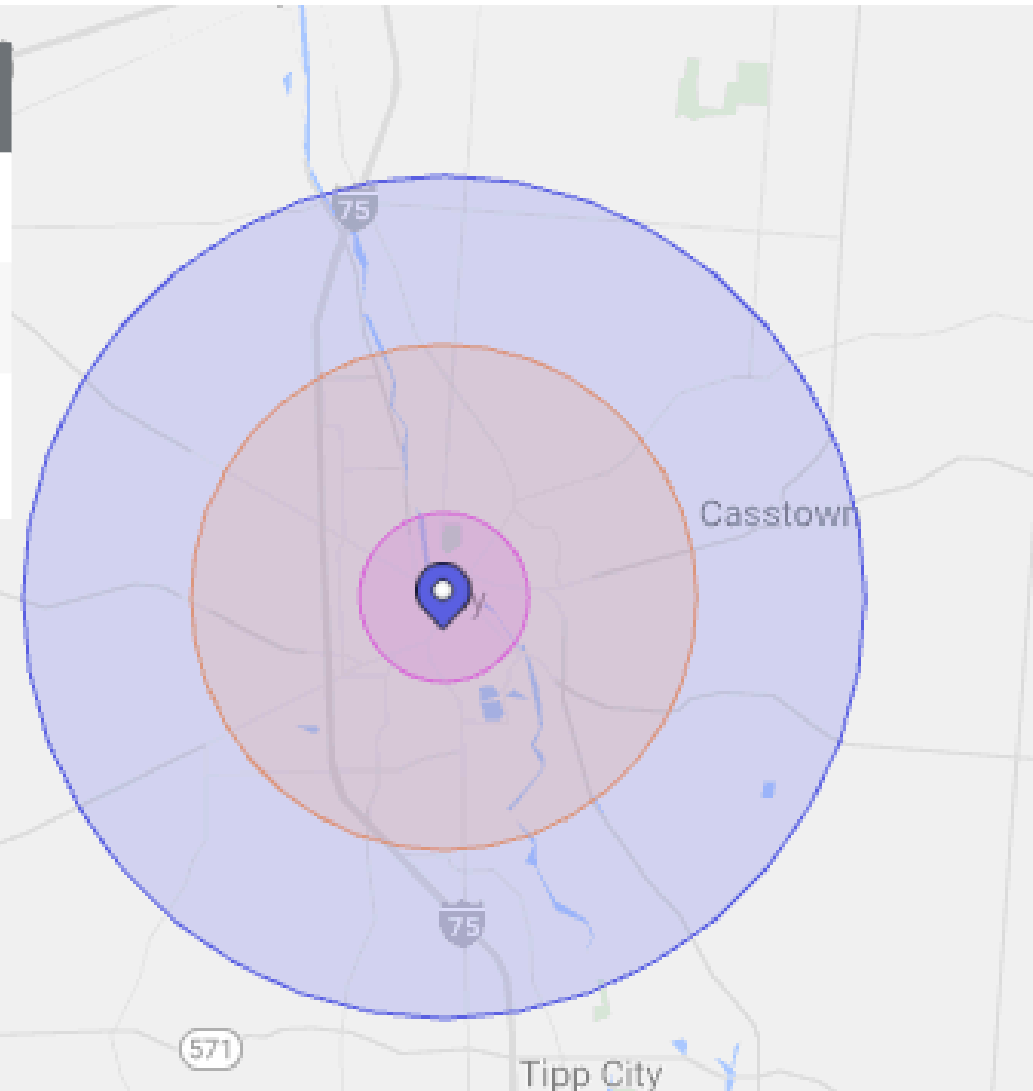
The Independent Order of Odd Fellows purchased the old courthouse in 1888 and began holding their ceremonies on the second floor. The first floor was rented to a range of businesses, including the Miami Union newspaper. Later, the Troy Daily News would get its start in this building. In 1902, when the U.S. Post Office committed to a 10-year lease but needed more space, the Odd Fellows removed the Greek Revival façade from the courthouse and built a three-story lodge building along West Main Street in the Richardsonian Romanesque style. This first floor would become home to a range of businesses over the years, most notably the iconic Flash Restaurant from 1937 to 1987.

Today, the complex of buildings is eligible for the National Register of Historic Places. The Odd Fellows lodge, which the fraternal organization sold and vacated in 1939, is the dominant building in an intact block of century-old storefronts. While the building's street level has been home to many notable businesses, the upper floors have remained substantially unchanged for 85 years but are now on the cusp of redevelopment. Despite losing its façade in 1902, the vast majority of the old Miami County courthouse still stands behind the lodge – the sixth oldest surviving courthouse in the entire state of Ohio. The second-floor courtroom still inspires awe, and the space where the Randolph Freedpeople had to register nearly 180 years ago remains intact as a reminder of a bygone era.

	1 Mile	3 Miles	5 Miles
Population	9,460	29,733	40,986
Households	4,079	12,558	16,950
Average HH Income	\$77,235	\$102,799	\$108,951

Ring Radius <

- 1 mi
- 3 mi
- 5 mi



THANK YOU

STAY CONNECTED



Scott Kaster

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