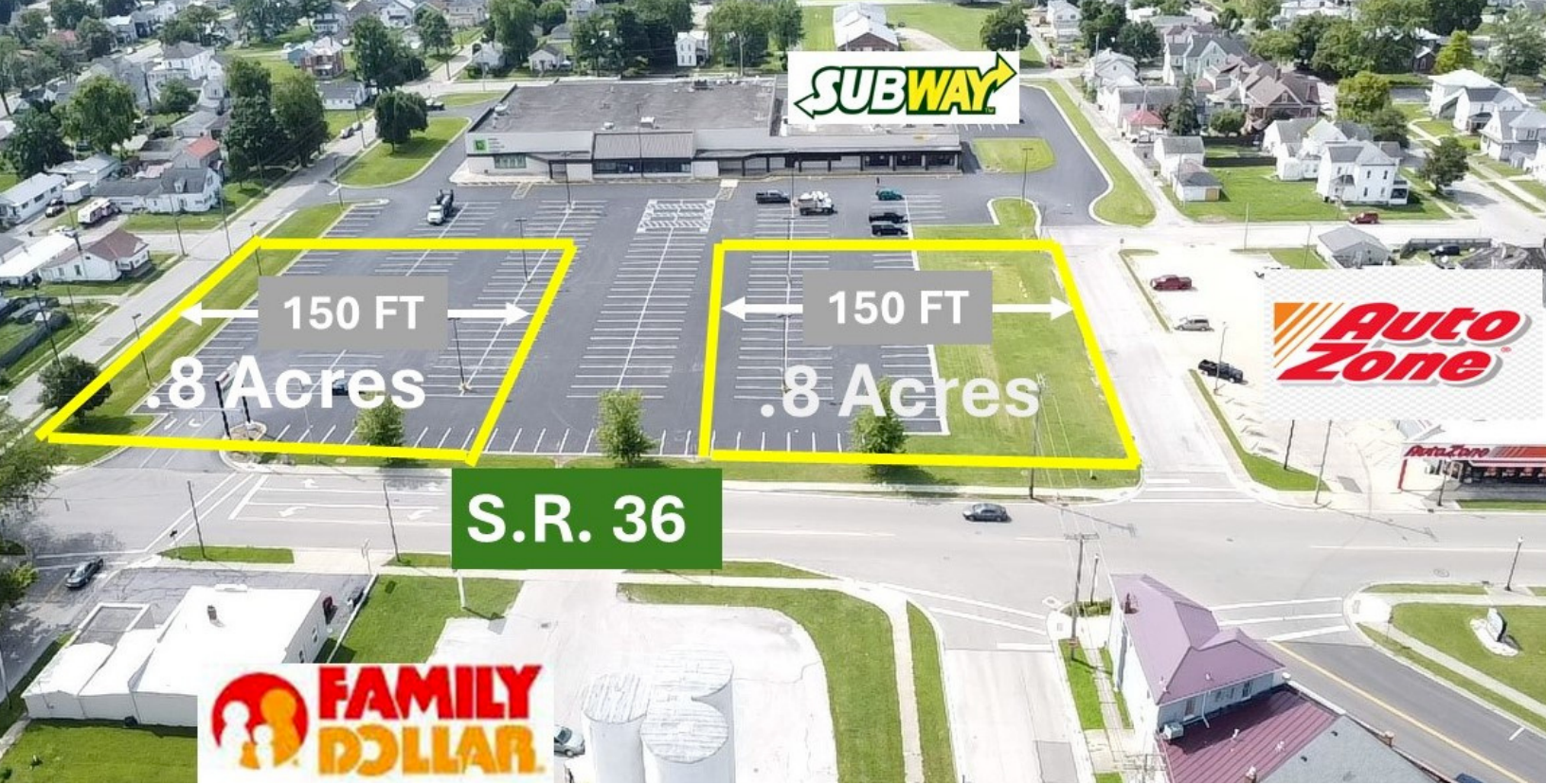




FOR SALE

395 Martin St
Greenville, OH 45331
Retail Land
1.6 Acres



P: 937.492.4423

E: techemann@ipbindustrial.com or conrad@ipbindustrial.com

FOR SALE

RETAIL LAND
Greenville, OH - 1.6 Acres



Sale Price: \$500,000/0.8 Acre

Building Specifications



Acreage	1.6 Acres
Zoning	DE; Downtown Enterprise District
Large Common Parking Area	Yes
S.R. 36 Frontage	150'
High Visibility Location	Yes
1 Mile to S.R. 127	Yes
All Utilities to Site	Yes



About Greenville

Ideally situated in Greenville, OH, this prime location offers immediate access to State Route 36, just off the heavily traveled State Route 127. With S.R. 36 seeing approximately 8,500 vehicles per day and S.R. 127 drawing over 12,000 vehicles daily, this high-visibility site presents a valuable opportunity for any retailer seeking strong traffic exposure and convenient accessibility.

Location Information



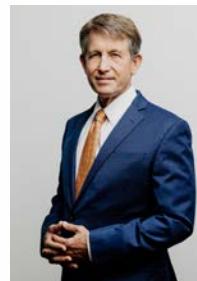
Demographics

Population

Greenville	12,680
Darke County	51,520

Income

Average HH Income	\$62,900
Median HH Income	\$47,237



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