

FOR LEASE

# 1420-1530 W MAIN STREET

TROY, OH

## PROPERTY INFO

- The subject site is well positioned just off of the I-75 exit to the East.
- The asset boasts great visibility and to traffic headed in all directions and has ample parking on site.
- Traffic light at the corner creating great traffic flow for easy ingress and egress.
- Monumental and Building signage is available
- The town of Troy boasts strong economic drivers driving meaningful retail growth.

## 2023 DEMOGRAPHICS

|                           | 1 Mile   | 3 Miles  | 5 Miles  |
|---------------------------|----------|----------|----------|
| <b>POPULATION</b>         | 7,071    | 30,827   | 38,313   |
| <b>MEDIAN HH INCOME</b>   | \$63,278 | \$67,016 | \$71,557 |
| <b>MEDIAN AGE</b>         | 41.3     | 40.8     | 41.3     |
| <b>COLLEGE DEGREE</b>     | 48.2%    | 47.7%    | 49.1%    |
| <b>DAYTIME POPULATION</b> | 7,676    | 35,250   | 40,863   |



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## Availability - EAST WING

| Suite        | Tenant               | Sq. Ft.      |
|--------------|----------------------|--------------|
| 1420M        | Taco Bell            | 5,365        |
| <b>1430M</b> | <b>AVAILABLE</b>     | <b>7,100</b> |
| 1440M        | L A Tan              | 3,895        |
| 1444M        | Merle Norman         | 3,162        |
| 1446M        | Anytime Fitness      | 1,560        |
| 1450M        | Anytime Fitness      | 3,060        |
| 1458M        | Vape Shop            | 1,940        |
| <b>1460M</b> | <b>AVAILABLE</b>     | <b>2,500</b> |
| <b>1470M</b> | <b>AVAILABLE</b>     | <b>6,692</b> |
| 1480M        | Pizza Hut            | 1,510        |
| 1490M        | Habitat for Humanity | 18,125       |
| 45D          | Low Bob's Tobacco    | 1,088        |
| 47D          | Cryotherapy          | 600          |
| 49D          | Edward Jones         | 920          |
| 51D          | Nail XPO             | 920          |
| 53D          | Nail XPO             | 800          |
| 15D          | Subway               | 1,535        |

## Availability - WEST WING

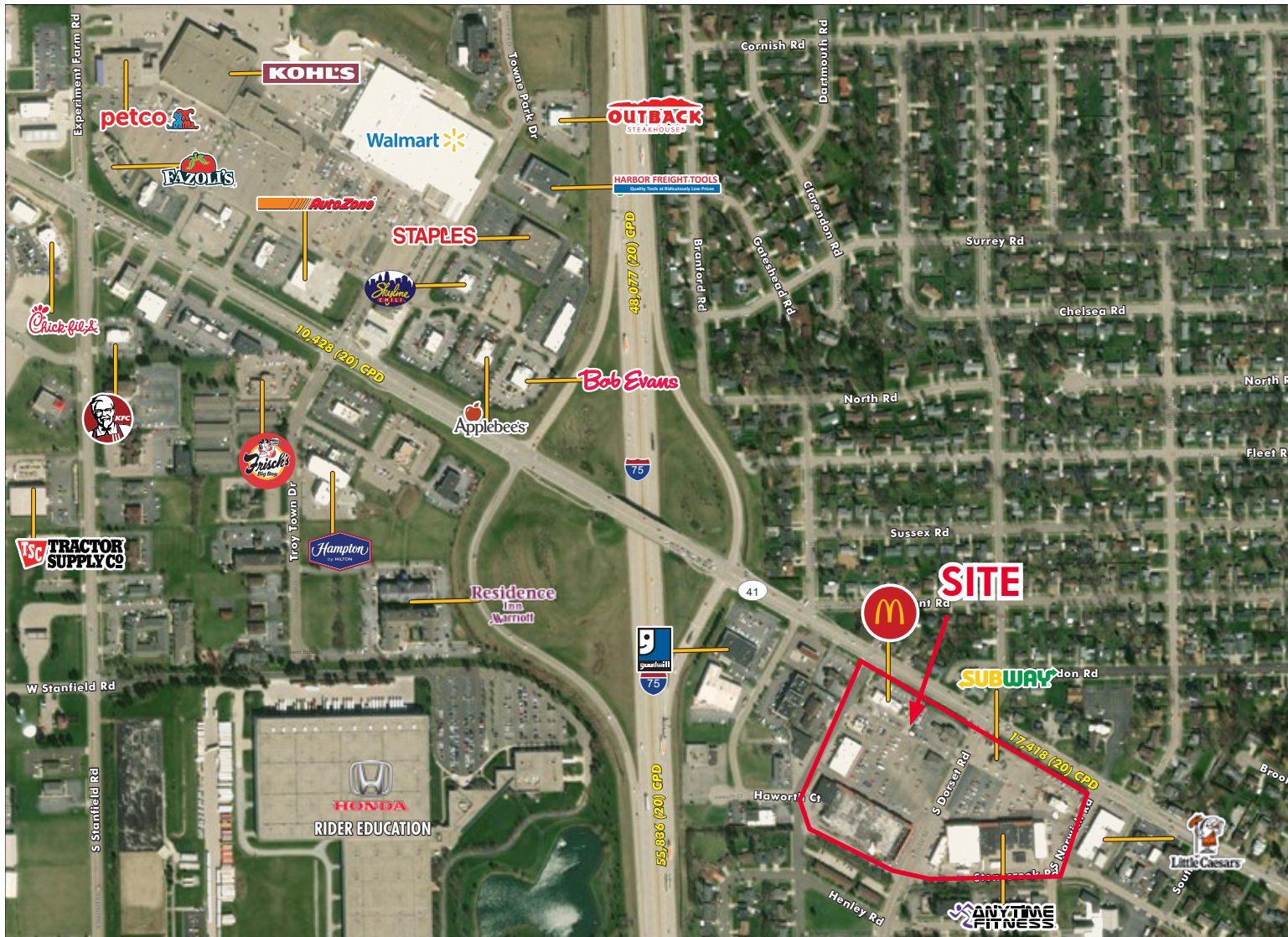
| Suite        | Tenant                  | Sq. Ft.       |
|--------------|-------------------------|---------------|
| 12D-A&B      | Japanese Hibachi        | 1,800         |
| 12D-C        | Wigging Out             | 1,000         |
| 1441SC       | Lanicom, Inc            | 1,700         |
| <b>50D</b>   | <b>AVAILABLE</b>        | <b>1,703</b>  |
| 44D          | Smoothie Shop           | 1,342         |
| 1510M        | Martial Arts School     | 1,800         |
| 1516M        | WCF Services            | 1,070         |
| 1518M        | Countryside Rentals     | 8,778         |
| 1524-1526    | Lifestyles Furniture    | 17,278        |
| <b>1528M</b> | <b>AVAILABLE</b>        | <b>20,944</b> |
| 1530M        | Beauty Salon            | 2,200         |
| 25W          | Church                  | 4,840         |
| 13W          | Al's Pizza              | 1,819         |
| 15-17W       | China Garden Buffet     | 5,600         |
| 19-21W       | Coldwell Banker Realtor | 3,600         |
| 23W          | Coldwell Banker Realtor | 2,000         |



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## CONTACT US

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