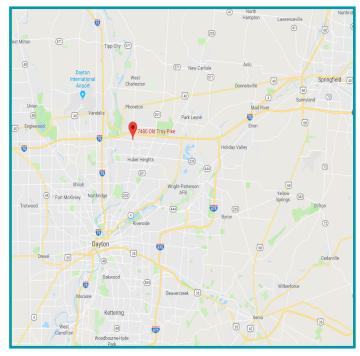


Freestanding Retail/Office/Medical Building Opportunity For Sale 7480 Old Troy Pike Huber Heights, Ohio 45424



PROPERTY HIGHLIGHTS

- <u>Rare corner opportunity at intersection of St. Rt.</u> <u>202/ Old Troy Pike and Taylorsville Road in Huber</u> <u>Heights!</u>
- 3072 square foot free-standing building on corner with two (2) ingress/egress on parcel
- .9126 +/- acres building built in 1994; new roof fall of 2018 Parcel # P70 01305 0042
- Main retail hub corridor in North Dayton with shopping, restaurants and entertainment areas
- Located right off of Interstate 70; that has a strong MSA metropolitan area with population pushing over 850,000 residents
- Heavy traffic counts; Old Troy Pike over 28,700 vpd; Interstate 70 over 64,209 vpd and 26,500 on Taylorsville



• For Sale \$875,000





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Great Pylon Signage and Visibility!

DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population (2018)	9,729	45,560	89,726
Average HH Income (2018)	\$61,255	\$72,486	\$70,007
Daytime Population	2,542	15,962	46,955

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The information contained herein has been obtained from the property owner or other sources that we deem reliable. Although we have no reason to doubt its accuracy, no representation or warranty is made regarding the information, and the property is offered "as is". The submission may be modified or withdrawn at any time by the property owner. 8/21/2019