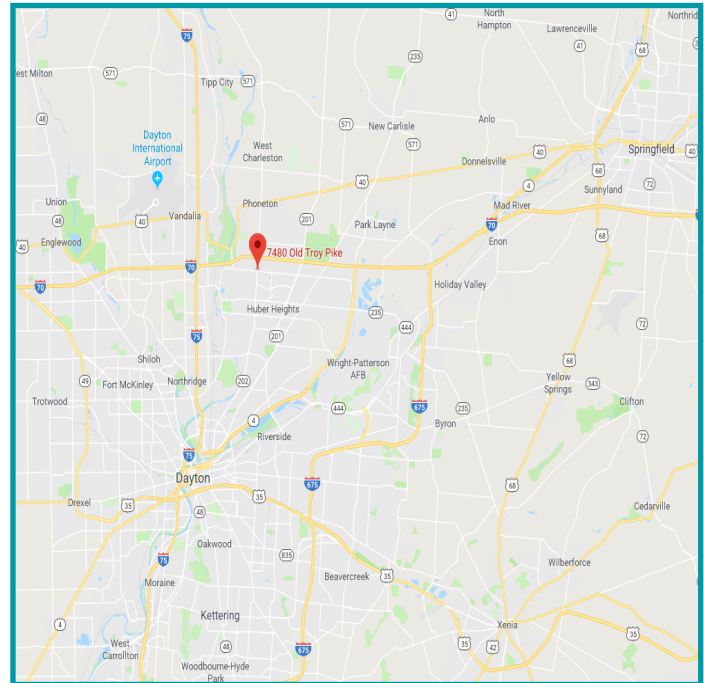




PROPERTY HIGHLIGHTS

- *Rare corner opportunity at intersection of St. Rt. 202/ Old Troy Pike and Taylorsville Road in Huber Heights!*
- 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



For More Information, Please Contact:

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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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