

SALE

LOT FOR SALE

\$600,000

Lot 9053 at the corner of U.S. 36
and State Rt. 66, Piqua, Ohio.



Highly visible approximately 1 acre lot at the intersection of U.S. 36 and State Rt. 66. High traffic levels with direct access on three sides. Only 1/2 mile from I-75 and 1/2 block from Piqua's downtown business district. Within two blocks of the newly restored Lock Nine park and entertainment venue, as well as recently planned residential, commercial and mixed use real estate development. View more information about the area [here!](#)

All information regarding subject property is believed to be accurate and derived from reliable sources. However, no warranty or representation is made as to the accuracy thereof, as unintentional error, omission, or change of condition, may occur. Listing is subject to prior sale, lease, financing or withdrawal from the market without notice.

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General Information:

- Ideal .8752 acre lot, recently surveyed and zoned business, encompassing $\frac{1}{2}$ a city block at the intersection of U.S. 36 and Ohio State Route 66.
- High vehicle and foot traffic with access from the street on all three sides and alley access on the remaining side.
- Located in close proximity to Piqua's major business center and development projects:
 - ◆ $\frac{1}{2}$ block from Piqua's central business district
 - ◆ Within two blocks of the newly restored Lock Nine park and entertainment venue, as well as recently planned residential, commercial and mixed use real estate development
 - ◆ Approximately $\frac{1}{2}$ mile west of Interstate 75
 - ◆ Approximately $\frac{3}{4}$ mile from the site of a new major medical center just east of Interstate 75 on U.S. 36.

Traffic Counts:

- Ash Street from Ohio State Route 66 (Spring St.) to Main: 20,000
- U.S. 36 (Ash St.) to Ohio State Route 66 (Spring St.): 17,000
- Ohio State Route 66 (Spring St.) between Greene and Ash: 5,000-10,000
- Greene St. between Main and State Route 66: 5,000
- Main Street between Ash and Greene (1/2 block to the west): 20,000

Demographics:

- 15,000 within one mile
- 27,000 within three miles

