



Retail Spaces For Lease

Tipp City Plaza Tippe Center Redevelopment

960 W. Main St. Tipp City, Ohio 45371

Exclusively listed by: Ascent Real Estate Advisors, LLC.

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505 S. Jefferson St. | Dayton, Oh 45402 | woodarddevelopment.com

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DEMOGRAPHICS 2025

	1 MILE	3 MILES	5 MILES
Population	7,091	16,443	29,421
Households	3,086	6,806	12,154
Av. HH Income	\$96,483	\$118,782	\$118,666
Median Age	40.7	42.1	42.2
Businesses	177	379	883
Employees	2,144	4,228	10,440
Total Annual HH Retail Expenditure	\$149.99M	\$369.89M	\$660.99M
Trade Area Size	3.1 sq.mi	28.3 sq. mi	78.5 sq.mi

**2026, Demographic Source: Applied Geographic Solutions 11/2025, TIGER Geography - RFULL9
This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

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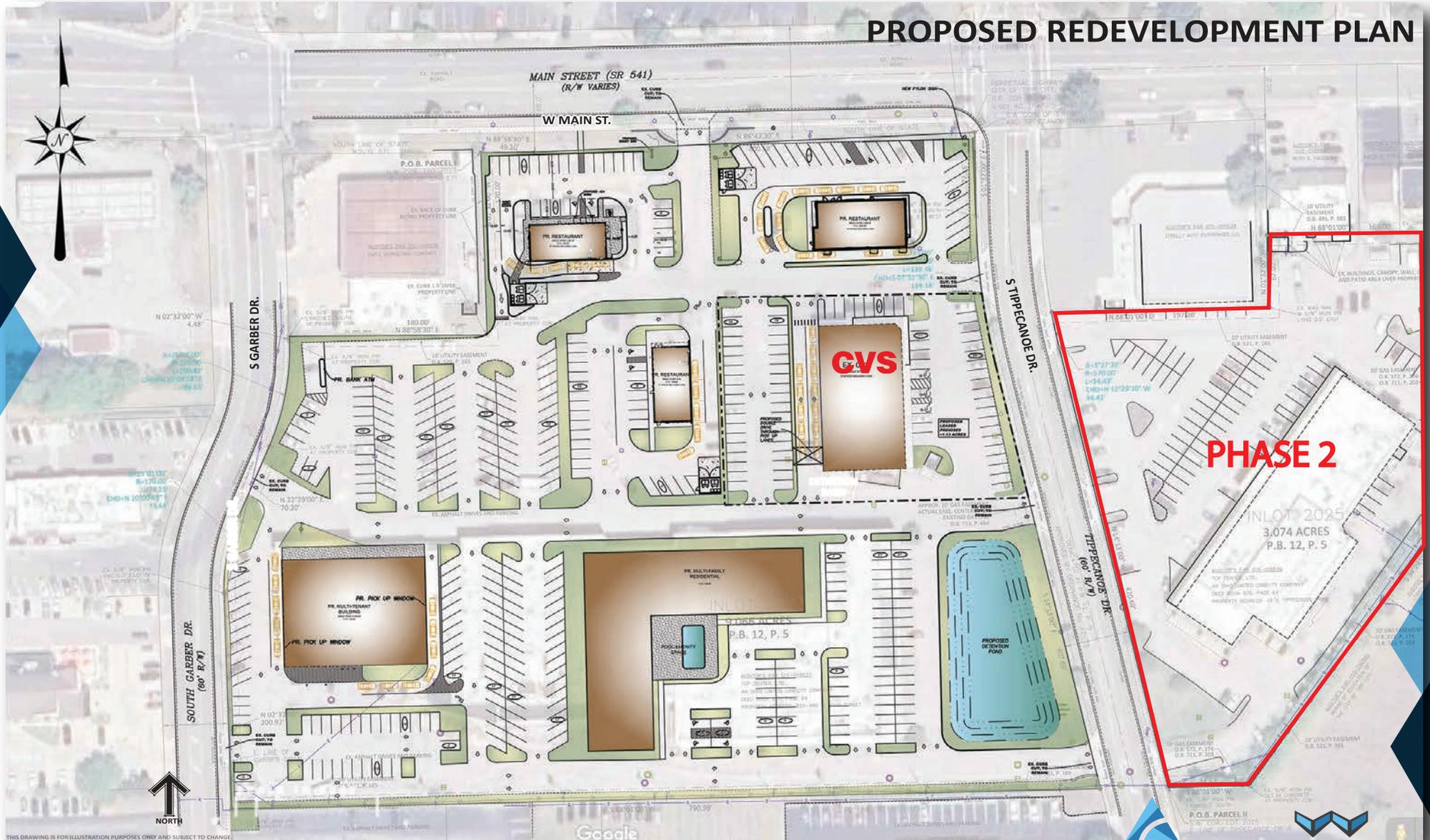
PROPERTY HIGHLIGHTS

- Tipp City is located in Miami County, Ohio and is part of the Greater Dayton, Ohio Region.
- Center is located directly adjacent to and 1/8 mile to I-75 exit
- Built in 1989/renovations in 2004
- High Visibility center is located on the main retail corridor OH-571
- Center is located between signalized intersections
- Ample Parking
- Tipp City has been voted one of the top five best Hometowns by Ohio Magazine.
- Multiple Outparcels are available
- 87,054 VPD on I-75, 12,838 VPD on OH-571/Main St.



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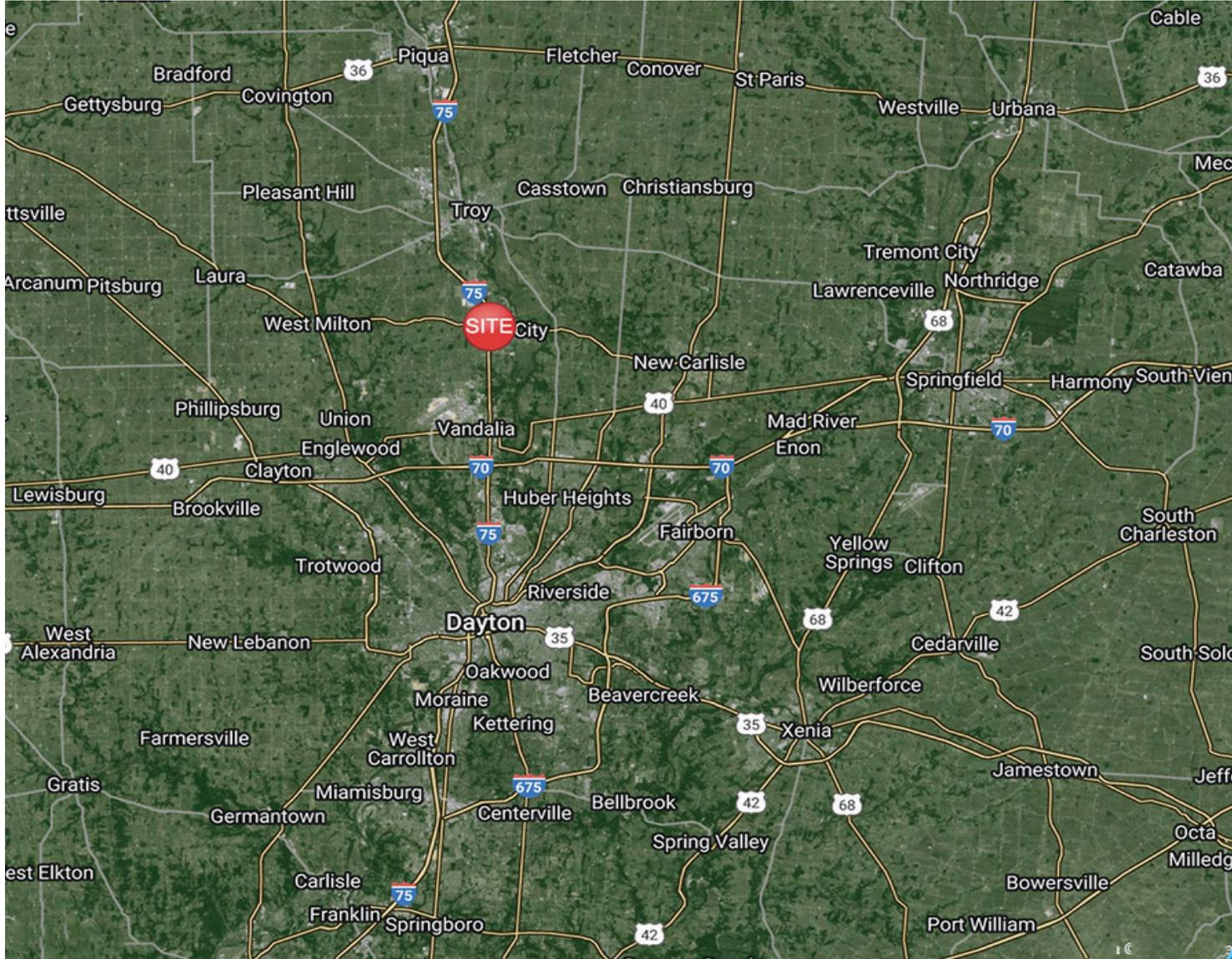


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ASCENT WOODARD
REAL ESTATE ADVISORS DEVELOPMENT

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DRIVE TIMES

- Troy - 6 miles, 13 mins
- Piqua - 14.1 miles, 18 mins
- Dayton - 15.5 miles, 19 mins
- WPAFB - 28.4 miles, 40 mins
- Dayton International Airport - 8 miles, 13 mins
- Springboro - 30.2 miles, 36 mins
- Springfield - 28.9 miles, 32 mins

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