

FOR SALE - NNN

8139 Old Troy Pike
Huber Height, Ohio 45424





LEOLA
COMMERCIAL, INC.

STAPLES

STAPLES

STAPLES
The Office Superstore

50¢
10 OFF





STAPLES

Price: \$4,400,000
CAP: 6.12%
Price/SF: \$179.60
NOI: \$269,347

Address: 8139 Old Troy Pike Huber Heights, Ohio 45424
APN: P70 02025 0007
Property Size: 23,942 SF
Lot Size: 2.1 Acres
Zoning: Commercial
Year Built: 2000
Market: Dayton

Lease:

- (NNN) Lease- Landlord is responsible for roof, structure, & HVAC.
- Staples has Three (3) Five (5) Year Renewal Options. Podium, wood frame stucco.
- Lease expires August 31, 2027

Construction: • Concrete Tilt Up

Other:

- Strategically positioned in the heart of 1.2 million squarefoot retail corridor serving Huber Heights & Northern Dayton.
- On the pad of NorthPark Center anchored by At Home, Marshalls, Famous Footwear, Dollar Tree, PetSmart, Kohls & Lowes.
- Over 79,000 residents within a 5-mile radius & average HH income of \$63,169.
- Site benefits to proximity to I-70 & interchange immediately South of center.

- Roof Replaced in 2018

- Vehicle Count 36,963 on Old Troy Pike & 55,966 on I-70.



Cleaning & Breakroom

copy & print center

SHIP
IT ALL

PRODUCTS
AND
SERVICES

Order at

east tech







Shullgate Park

Huber Heights Realty

The Detail Garage & Supply Co

ANC Home Products



Committed By Grace

Buckeye Garage Door Repair

Clarke Power Services

Estes Express Lines

Dayton Freight- Dayton

Champion Replacement Windows of Dayton

PVS Plastics Technology Corporation



Rose Music Center at The Heights

Tru by Hilton Huber Heights Dayton

Dwight D. Eisenhower Hwy

Dwight D. Eisenhower Hwy

A&J Heating and Cooling

Harshmanville Rd

Stonehurst Dr

Pegwood Ct

Stonehurst Dr

Buckman Dr

Pablo Dr

Google



Contact Information

Gabriel J. Chipe

Vice President

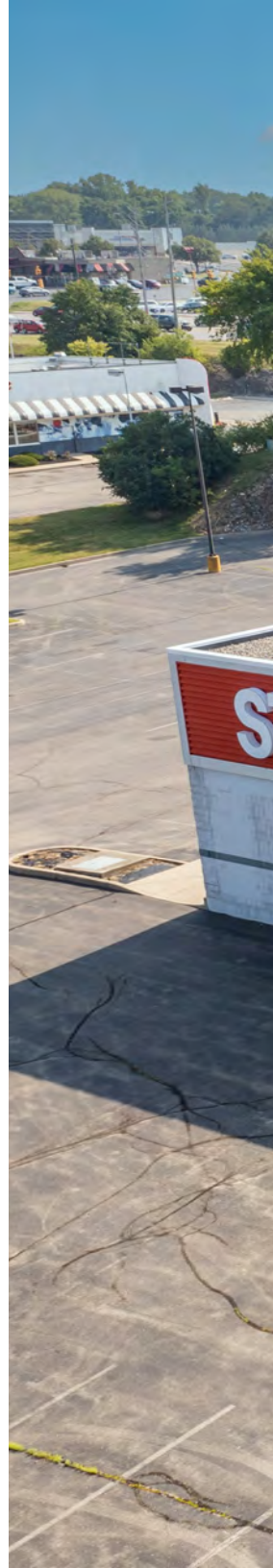
CA: 818 482 3666

E-fax: 818 900 0703

gabe@leolacommercial.com

leolacommercial.com

CA DRE: #02056431





LEOLA
COMMERCIAL, INC.