

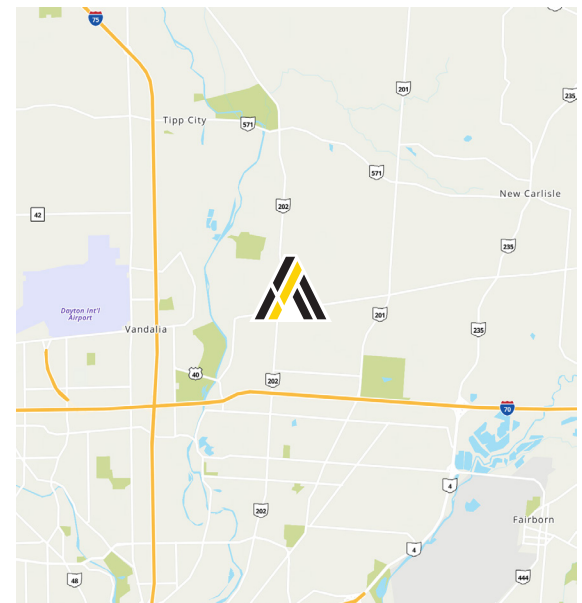


4742 US-40
Tipp City, Ohio 45371


SALE PRICE:
\$425,000

Property Highlights


- **6.2510± Acres Available:** Prime development opportunity with ample space for industrial, office, or flex campus configuration.
- **Zoned Planned Industrial:** Supports light and heavy industrial, manufacturing, distribution, warehouse, and office uses — offering flexibility for a wide range of commercial and industrial users.
- **High Traffic Exposure:** Frontage on US-40 with over 4,260 cars per day, plus convenient connectivity to SR-202 with over 13,200 CPD, delivering consistent visibility and strong regional access.
- **Strategic Interstate Access:** Located approximately 2 miles to I-70, providing efficient east/west transportation access and strong regional logistics connectivity.



Demographics	1 Mile	3 Mile	5 Mile
Total Population	8,667	29,722	71,046
Total Households	3,156	11,804	28,843



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Aerial

