

# FOR SALE - \$1,500,000

1265 South Dorset Rd. Troy, OH 45373

*Confidential Property Sale - Showings by Appointment Only*



## Property Features

- Excellent opportunity to own an established 1,590 SF drive-thru convenience store
- This site offers excellent visibility and frontage with one-way ingress/egress along South Dorset Road.
- Customizable monumnet signage with designated entrance and exit signage
- Liquor license included with the sale: C-1, C-21, and D-6
- Zoning: B2, general business district
- *Sale of property is subject to tenant lease*

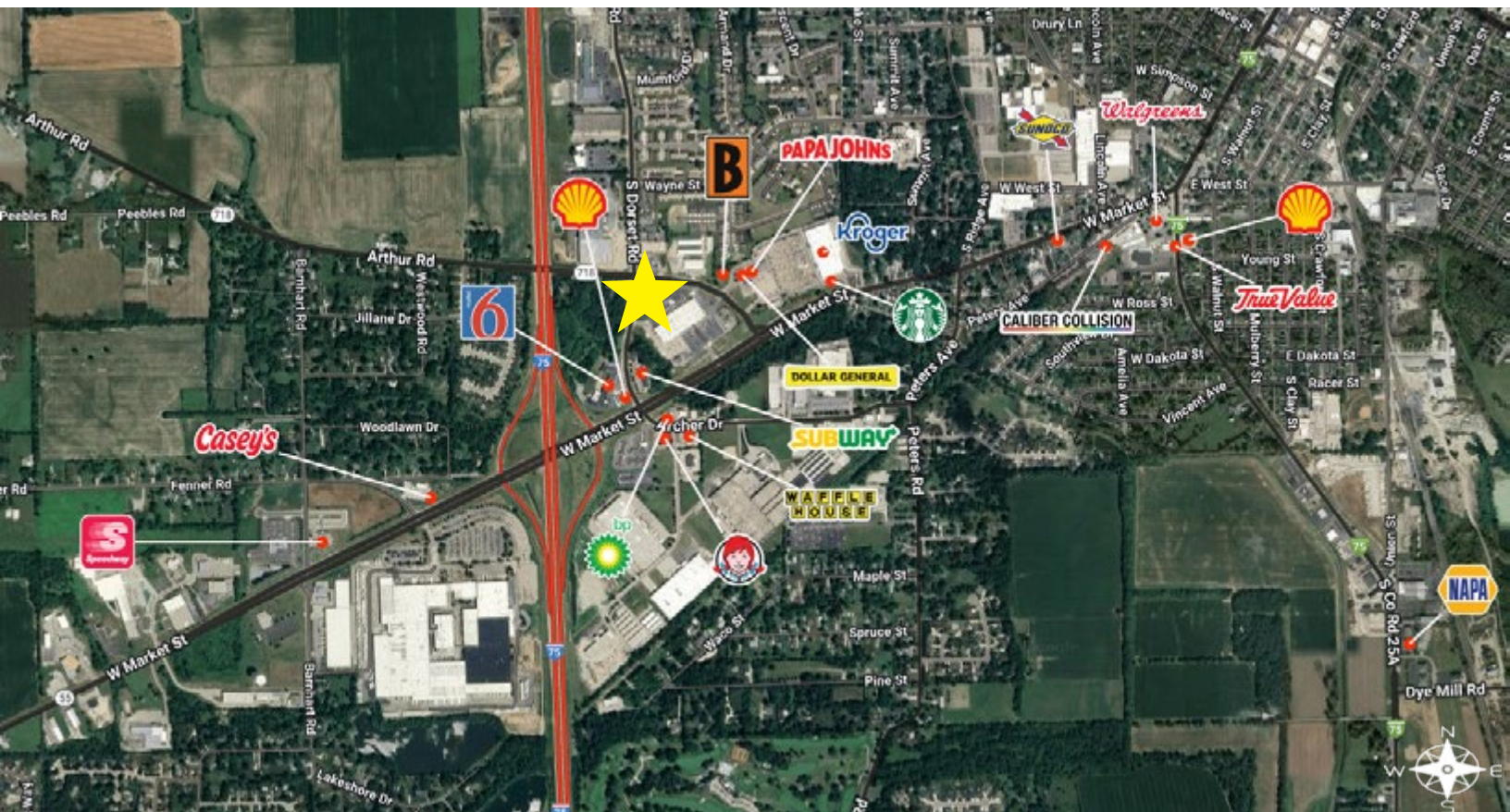




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## Location Highlights

- Just off of I-75 and less than a quarter mile away off of highway exit 73
- There are 11 hotels & motels located within 3 miles in addition to surrounding neighborhoods

## Traffic Counts

 16,500+ VPD on W Market St.

 5,500+ VPD on South Dorset Rd.





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### Key Facts

1265 S Dorset Rd, Troy, Ohio, 45373 3  
Rings: 5 mile radii

#### KEY FACTS

41,821

Population

41.2

Median Age

\$81,018

Median Household Income

2.4

Average Household Size

#### BUSINESS



1,587

Total Businesses



26,153

Total Employees

#### EDUCATION

6%

No High School Diploma



32%  
High School Graduate



28%  
Some College



34%  
Bachelor's/Grad/Pr of Degree

#### EMPLOYMENT



White Collar

59.9%



Blue Collar

25.9%



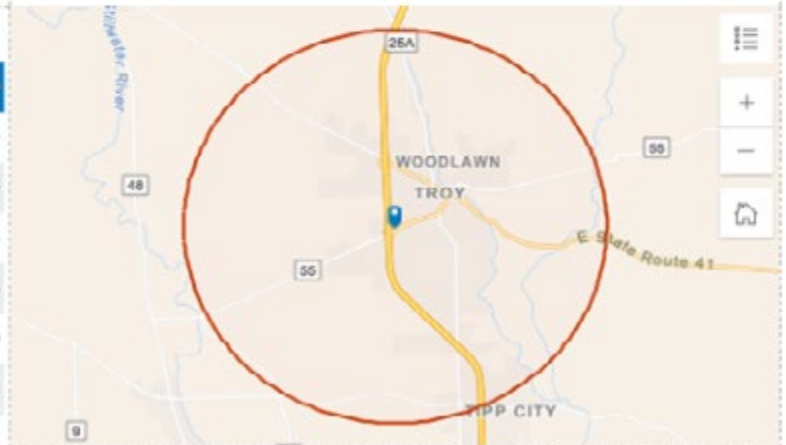
Services

14.2%

3.6%

Unemployment Rate

Variables	5 miles
2023 Per Capita Income	\$44,516
2023 Median Household Income	\$81,018
2023 Average Household Income	\$106,324
2028 Per Capita Income	\$49,648
2028 Median Household Income	\$87,950
2028 Average Household Income	\$117,353



This infographic contains data provided by Esri, Esri-Data Axle. The vintage of the data is 2025, 2030.

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## Equity Broker Contact

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