

FOR SALE - \$1,500,000

1265 South Dorset Rd. Troy, OH 45373

Confidential Property Sale - Showings by Appointment Only

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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*



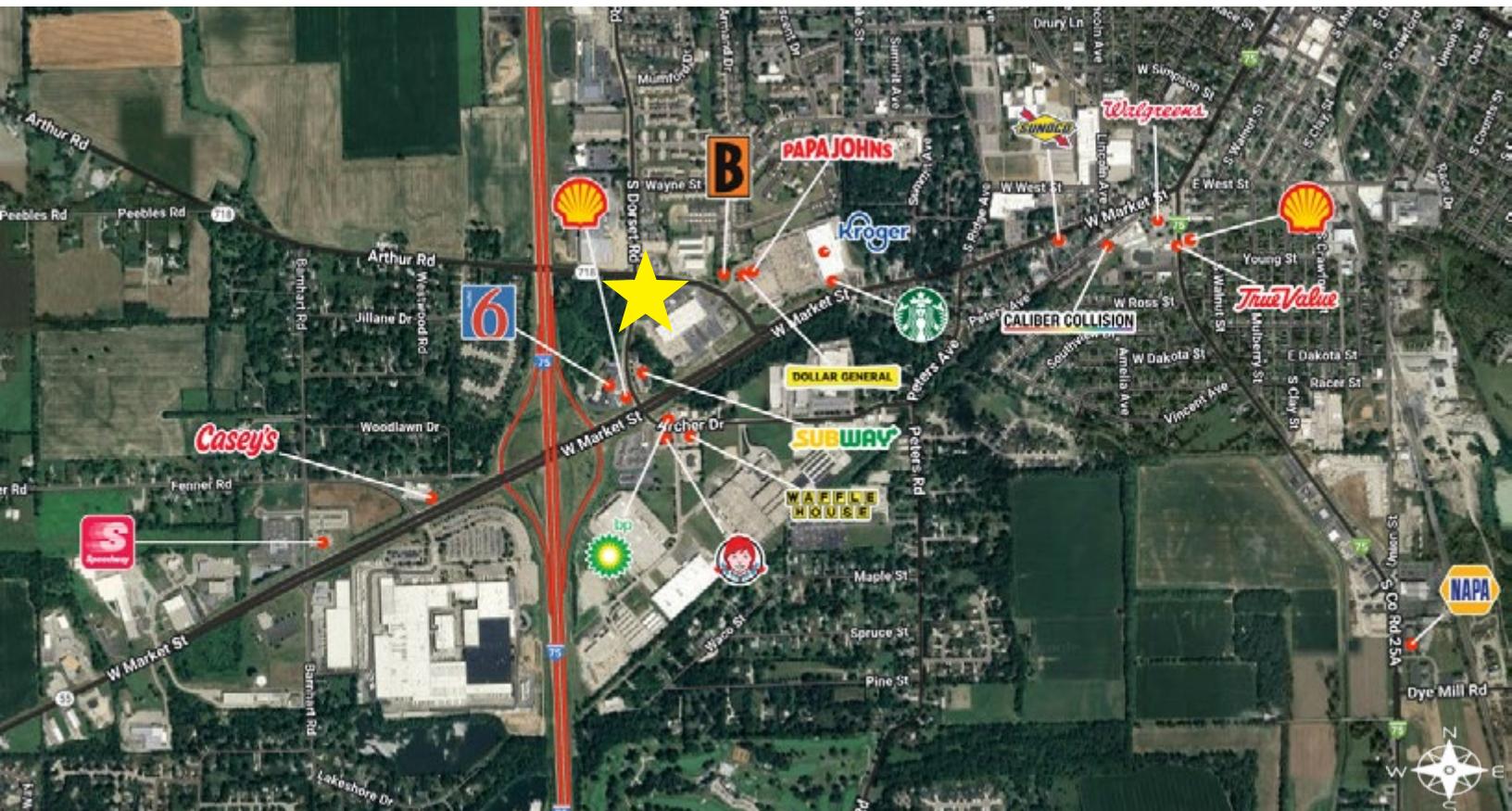
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Location Highlights

- 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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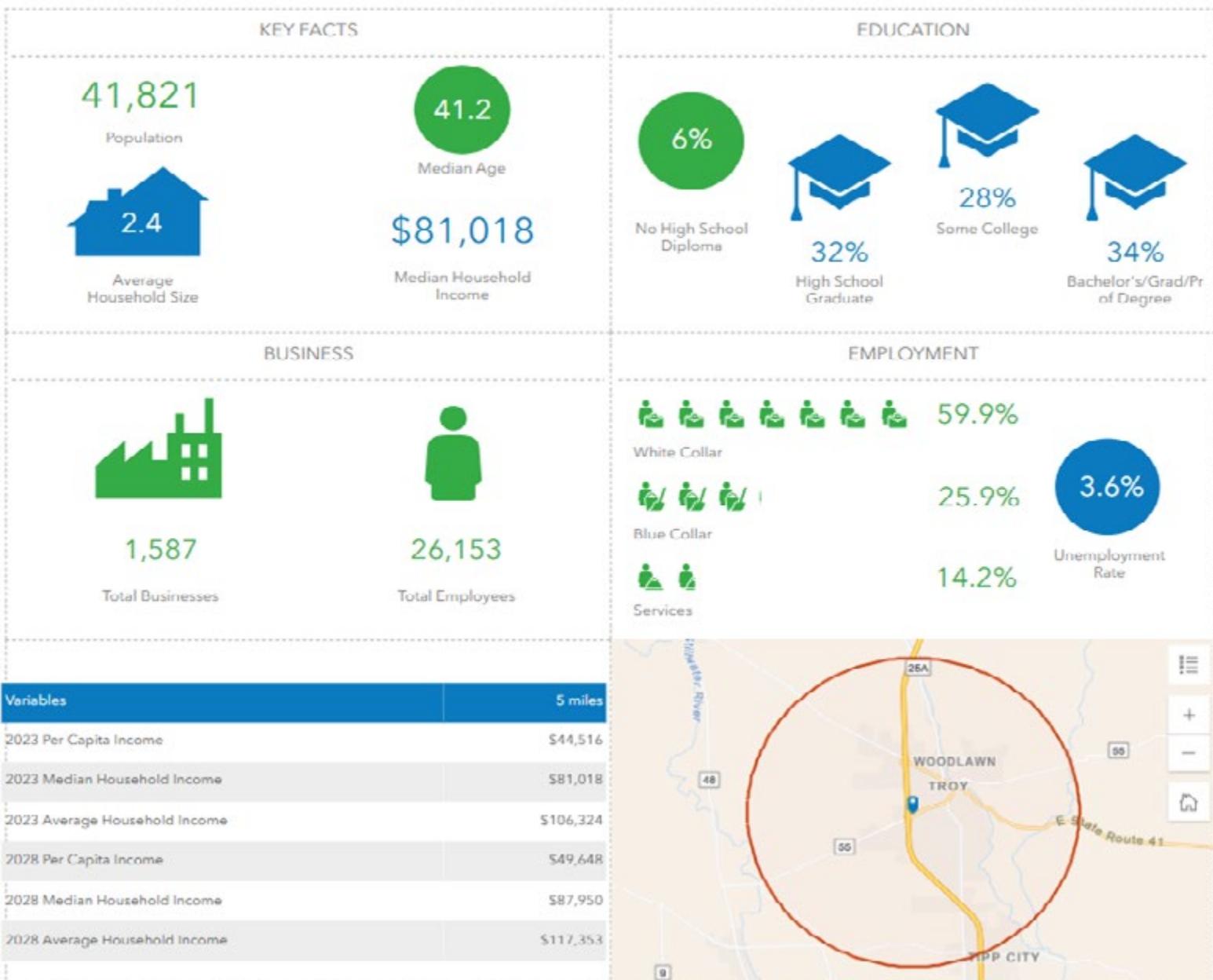
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Key Facts

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



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

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