



FOR SALE

C.R. 25-A & CO. HWY 153
Troy, OH 45373
Commercial Land
3 Acres



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FOR SALE

COMMERCIAL LAND

Troy, OH - 3 Acres



Sale Price: \$195,000/Acre

Building Specifications

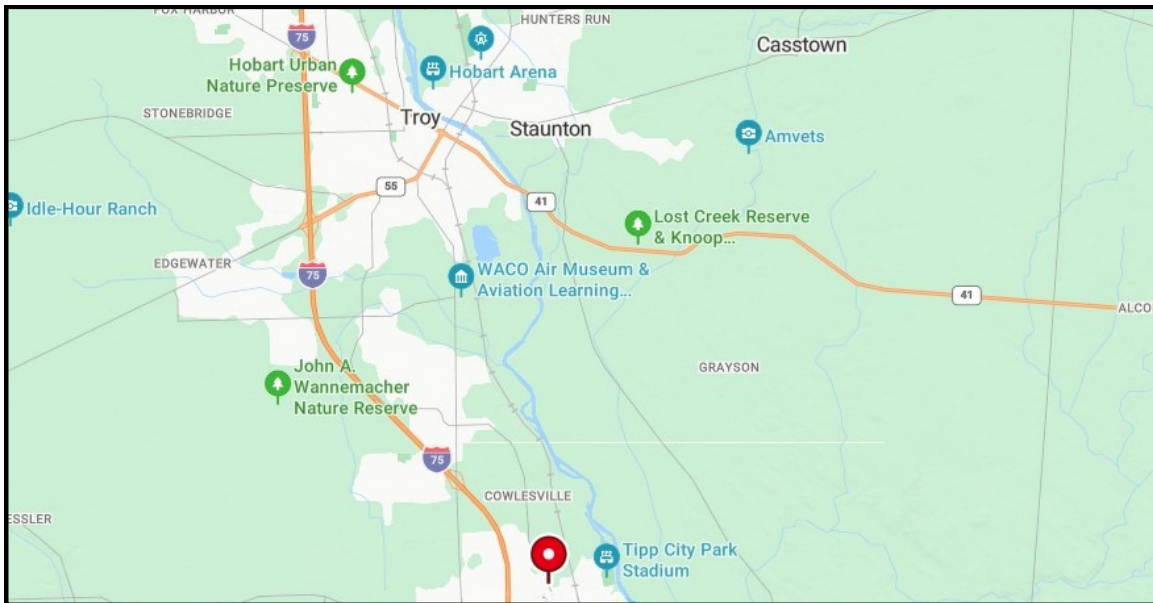
Acreage	3 AC
Zoning	I-1; Light Industrial
Corner Lot Advantage	Yes
Rapidly Developing Area	Yes
I-75	1 Minute
12,500	Cars/Day
Utilities	Well Water, Sewer, & Natural Gas
Parcel #'s	G12-003800 & G12-003900
Annual Taxes	\$2,841.72



About Tipp City

Tipp City offers a prime location for business growth, with immediate access to I-75 and I-70 and close proximity to Dayton International Airport, providing efficient connections to regional and national markets. Businesses benefit from a skilled and diverse workforce, competitive operating costs, and a probusiness environment that includes tax incentives, financing programs, and responsive local support. Coupled with a high quality of life and a strong, engaged business community, Tipp City is an ideal location for companies looking to expand and succeed.

Location Information



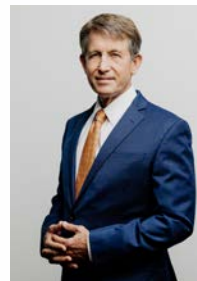
Demographics

Population

Tipp City	10,274
Miami County	108,774

Income

Average HH Income	\$104,000
Median HH Income	\$78,098



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