

# Tipp City Interstate Land

1282 W Main St | Tipp City, OH | 45371



## COUNTY

Miami

## PROPERTY TYPE

Land

## ZONING

Commercial

## ACREAGE

5.23 AC

## PRICE

\$270,000/acre

## Property Highlights

- New development opportunity
- 11,820 VPD on W Main St
- 71,803 VPD on I-75
- Land sits in a broad CRA zone

- Nearby Dayton International Airport
- Excellent access to I-75 from OH-571
- Near the "Crossroads of America" – I-75/I-70

All information furnished is from sources deemed reliable and is subject to errors, omissions and changes prior to sale as withdrawal without notice.

For more information, contact:



**Henkle Schueler**  
COMMERCIAL REAL ESTATE

**Mark Langdon**

Commercial Sales Agent

O: 513.228.6244

C: 937.684.9847

[mlangdon@hsabh.com](mailto:mlangdon@hsabh.com)

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**Abbott**

10,624 VPD

S CO RD 25A



71,803 VPD

**Regal Rexnord**

**PRECISION STRIP**  
A TOLL PROCESSOR OF METALS



**Proto Plastics**

**MENARDS**

**Bob Evans**

**LAQUINTA**  
INNS & SUITES

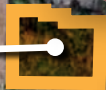
**Arbys**

**CHASE**

11,820 VPD

W MAIN ST

**SITE**



TIPP CITY STORAGE

**PENSKE**  
*Logistics*



W MAIN ST

**O'Reilly AUTO PARTS**

**McDonald's**

**SUBWAY**

**FAMILY DOLLAR**

**GOODYEAR**

**HONDA**

**BlueCross BlueShield**

**Walden Inn**

**TACO BELL**

**CHAMPS**

**Dominos**

**O'Reilly AUTO PARTS**

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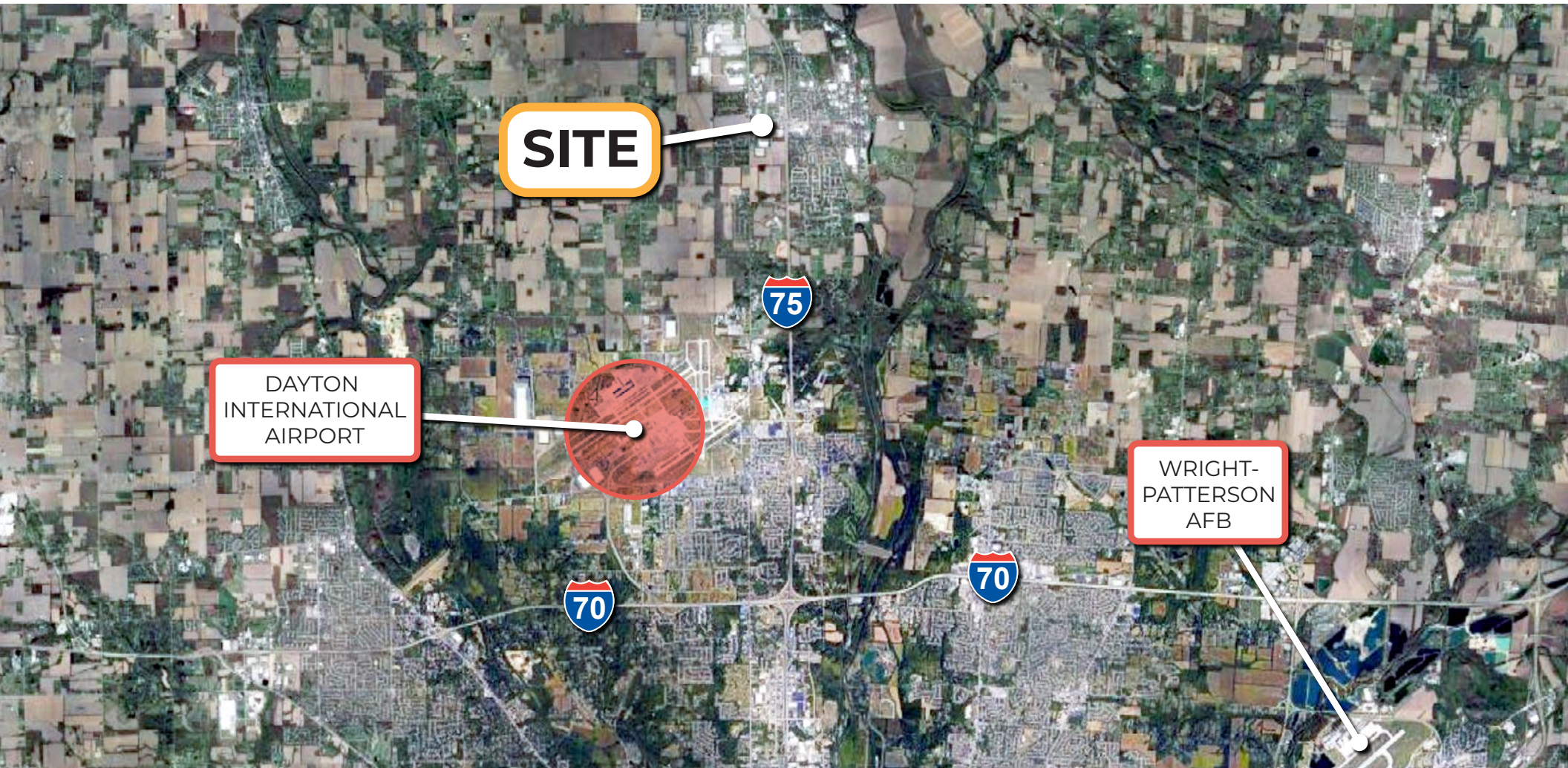
**CHAMPS**

**Dominos**

N HYATT ST

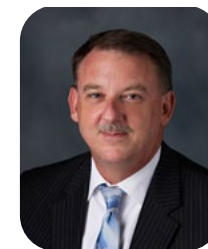
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	1-MILE	3-MILE	5-MILE
<b>Population</b>	5,820	15,676	29,180
<b>Daytime Employees</b>	2,981	6,368	13,380
<b>Median Income</b>	\$70,050	\$80,557	\$76,720

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3000-G Henkle Drive | Lebanon, OH 45036 | 513.932.6010 | 800.589.7535