

FOR LEASE

301 KIENLE DR.

UNIT B PIQUA, OH 45356

4,000 +/- SF



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ASCENT
REAL ESTATE ADVISORS

Complete Profile

2010-2020 Census, 2023 Estimates with 2028 Projections
Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 40.1495/-84.2089



Cornerstone Vet Clinic Piqua, OH	1 mi radius	3 mi radius	5 mi radius
Population			
Estimated Population (2023)	743	17,495	25,350
Trade Area Size	3.1 sq. mi	28.3 sq. mi	78.5 sq. mi
Households			
Estimated Households (2023)	310	7,280	10,606
Average Household Income			
Estimated Average Household Income (2023)	\$87,606	\$74,468	\$78,831
Median Household Income			
Estimated Median Income (2023)	\$62,023	\$54,068	\$58,342
Total Annual Consumer Expenditure (2022)			
Total Household Expenditure	\$19.83 M	\$417.4 M	\$632.05 B
Total Non-Retail Expenditure	\$10.43 M	\$219.76 M	\$332.51 M
Total Retail Expenditure	\$9.4 M	\$197.64 M	\$299.54 M
Apparel	\$692.36 K	\$14.47 M	\$21.91 M
Contributions	\$637.75 K	\$13.06 M	\$20.02 M
Education	\$567.49 M	\$11.37 M	\$17.35 M
Entertainment	\$1.12 M	\$23.20 M	\$35.36 M
Food and Beverages	\$2.93 M	\$62.10 M	\$93.76 M
Furnishings and Equipment	\$698.92 M	\$14.45 M	\$22.02 M
Gifts	\$460.14 K	\$9.66 M	\$14.73 M
Health Care	\$1.71 M	\$36.29 M	\$55 M
Household Operations	\$777.92 K	\$16.17 M	\$24.58 M
Miscellaneous Expenses	\$374.78 K	\$7.86 M	\$11.92 M
Personal Care	\$267.17 K	\$5.6 M	\$8.49 M
Personal Insurance	\$140.17 K	\$2.81 M	\$4.33 M
Reading	\$43.57 K	\$907.33 M	\$1.38 M
Shelter	\$4.16 M	\$88.3 M	\$133.09 M
Tobacco	\$122.64 K	\$2.77 M	\$4.1 M
Transportation	\$3.64 M	\$76.37 M	\$115.88 M
Utilities	\$1.48 M	\$32.02 M	\$48.12 M
Occupation (2022)			
White Collar Workers	191 53.7%	3,984 45.6%	5,851 47.0%
Blue Collar Workers	165 46.3%	4,746 54.4%	6,588 53.0%

FACTS AND HIGHLIGHTS

BUILDING BUILT IN 1984
BUILDING IS 10,700 SF +/- TOTAL
2.25 ACRES WITH 225 PARKING SPACES
BUILDING PERMITS BOTH REAR AND FRONT
ACCESS TO PARKING
SITUATED ONE PARCEL OFF OF US-36 AT A
SIGNALIZED INTERSECTION SHARED WITH
WAL-MART AND HOME DEPOT PROVIDING A
REGIONAL DRAW TO MIAMI COUNTY AND
NORTHERN MONTGOMERY COUNTY, AMPLE
FRONTAGE FOR SIGNAGE TO REACH THE
INTERSECTION
ZONING: CX- CORRIDOR MIXED USE
ASKING RATE \$7.50 PSF ANNUALLY + NNN
AS IS BASIS

SUITE A IS CORNERSTONE VETERINARY CLINIC
THIS SUITE WAS RENOVATED TO CLASS-A SPACE
ALONG WITH FACADE AND THE EXTERIORS
100% IN 2022-2023.

SUITE B 4,000+/- AVAILABLE
SPACE CONDITIONS: SECOND GENERATION
SPACE WITH PARTIAL DEMOLITION COMPLETED
TO PROVIDE RAW SHELL STARTING POINT.
SPACE PROVIDES AN OPEN FLOOR PLAN WITH
EXISTING RESTROOMS AND OTHER PLUMBING
WITHIN SPACE.

RECENTLY RENOVATED EXTERIOR.



301 KIENTLE DR. UNIT B PIQUA, OH

CONVENIENT LOCATION.



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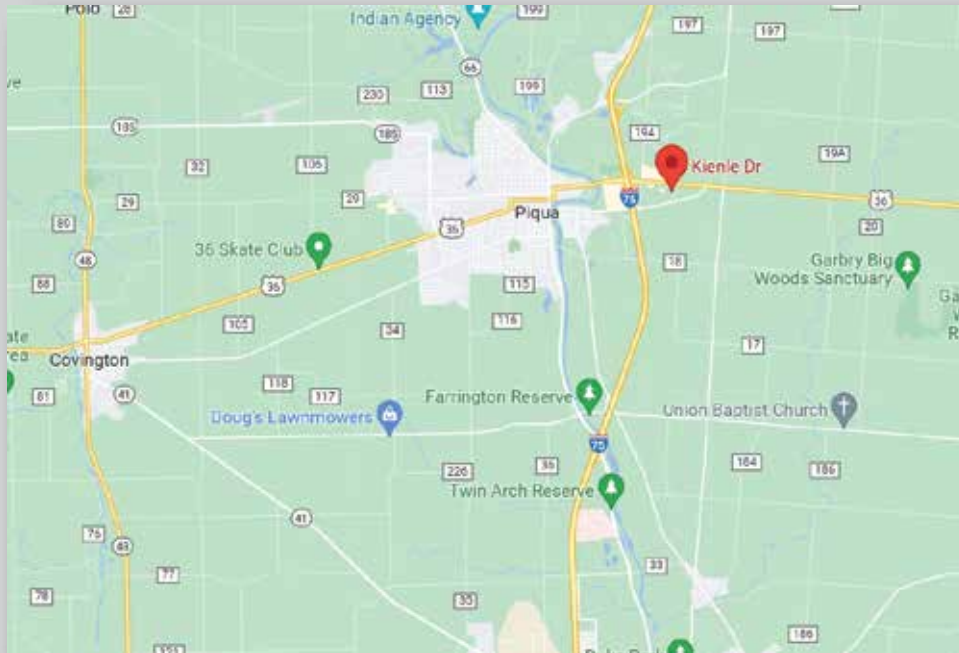


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LOCATION & ACCESS.



**JUST OFF US-36 WHICH CARRIES OVER
21,000VPD. ACCESS TO KIENLE DR. FROM
US-36 AND GARBRY RD.
YOU ARE WITHIN 1/8TH OF A MILE TO I-75.**



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