

## LAND FOR SALE & LEASE



# PRIME DEVELOPMENT OPPORTUNITY ACROSS FROM WALMART SUPERSTORE

484 EAST ASH STREET, PIQUA, OH 45356



## FOR SALE & LEASE

### KELLER WILLIAMS ADVISORS

5250 Far Hills Avenue Suite 100  
Kettering, OH 45429



Each Office Independently Owned and Operated

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# EXECUTIVE SUMMARY

## EAST ASH STREET



### OFFERING SUMMARY

<b>PRICE:</b>	\$580,000
<b>LOT SIZE:</b>	2.0 Acres
<b>PRICE / ACRE:</b>	\$290,000
<b>ACCESS:</b>	Front St. Rt. 36 and to the rear
<b>FRONTAGE:</b>	420.00
<b>DEPTH:</b>	207.5
<b>ZONING:</b>	CX - Corridor Mixed Use
<b>PERMITTED USES:</b>	Retail, Office, Restaurants
<b>TOPOGRAPHY:</b>	Flat to gently rolling
<b>APN:</b>	N44-076575

### PROPERTY OVERVIEW

Situated in the heart of Piqua, Ohio, this 2-acre parcel on E. St Rt 36 offers a prime location just 0.7 miles east of I-75. Directly across from major retail hubs like Walmart Superstore and Home Depot, the property benefits from high visibility and easy accessibility.

With an average daily traffic count of 7,918 (2023) vehicles according to ODOT, businesses here can expect significant exposure. All utilities, including water, sewer, natural gas, and electric, are readily available at the street.

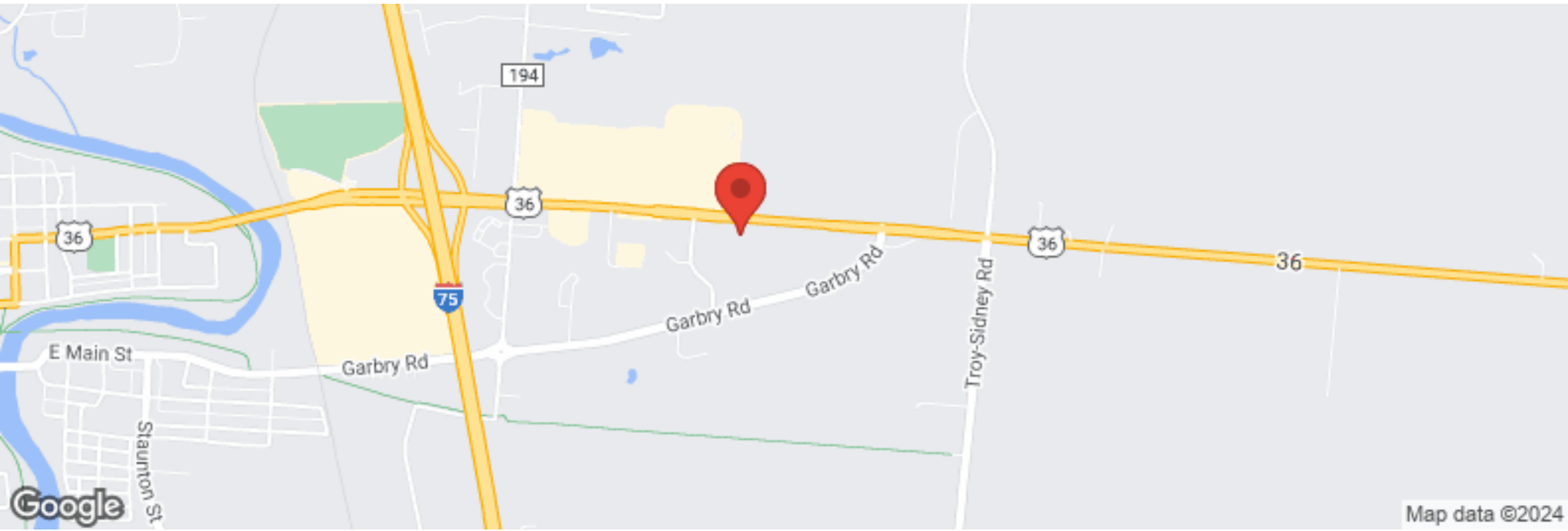
Zoned as CX - Corridor Mixed Use, the property opens up various development possibilities, from medical facilities and hotels to retail outlets, restaurants, and automotive services. The City of Piqua is eager to collaborate with potential users, offering a streamlined process and support for development projects.

### PROPERTY HIGHLIGHTS

- 420 foot frontage on St. Rt. 36
- 7,918 ADT per ODOT
- All Utilities at street including water, sewer, natural gas and electric
- Access to side street for signalized access to St. Rt. 36

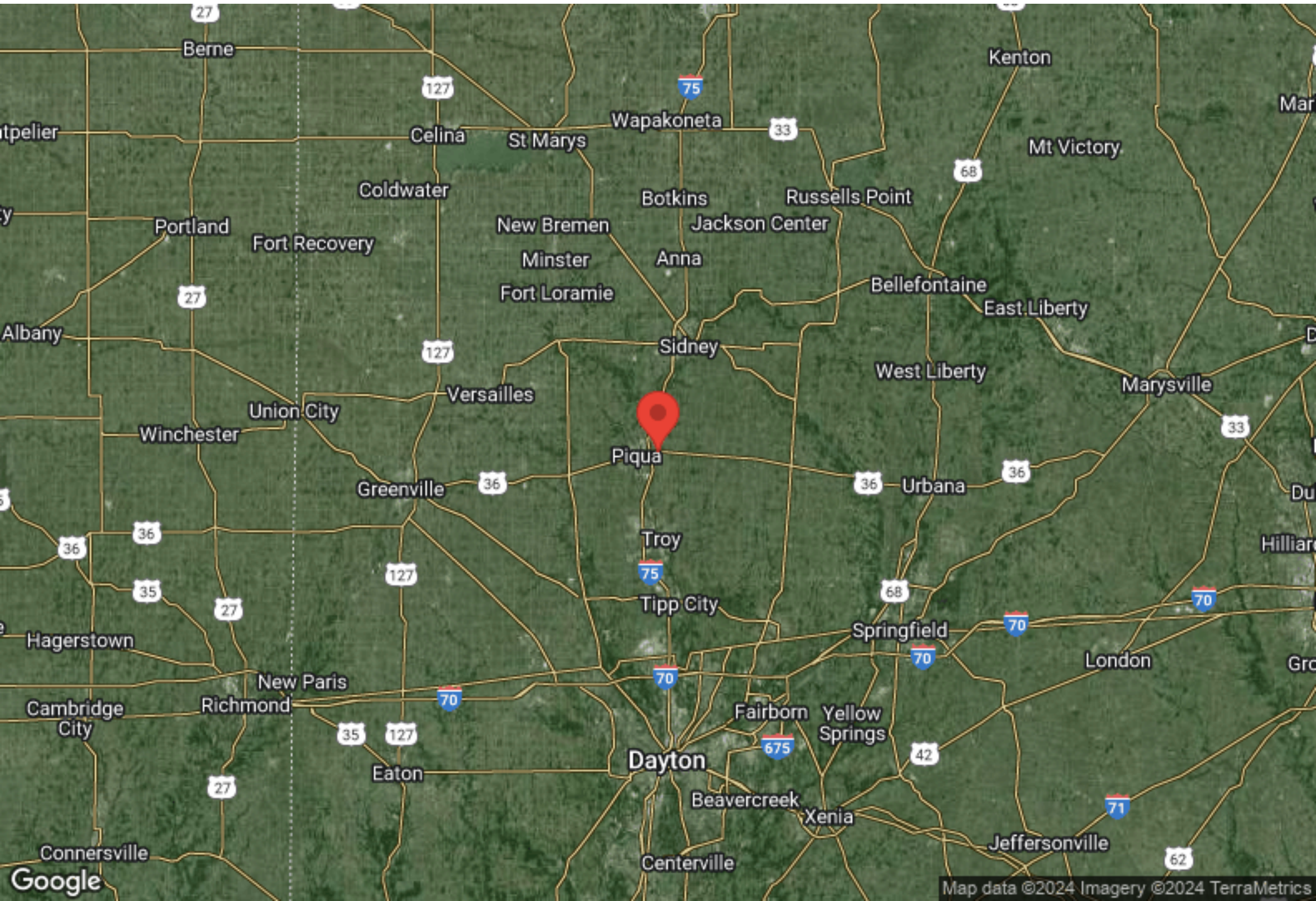
# LOCATION MAPS

EAST ASH STREET



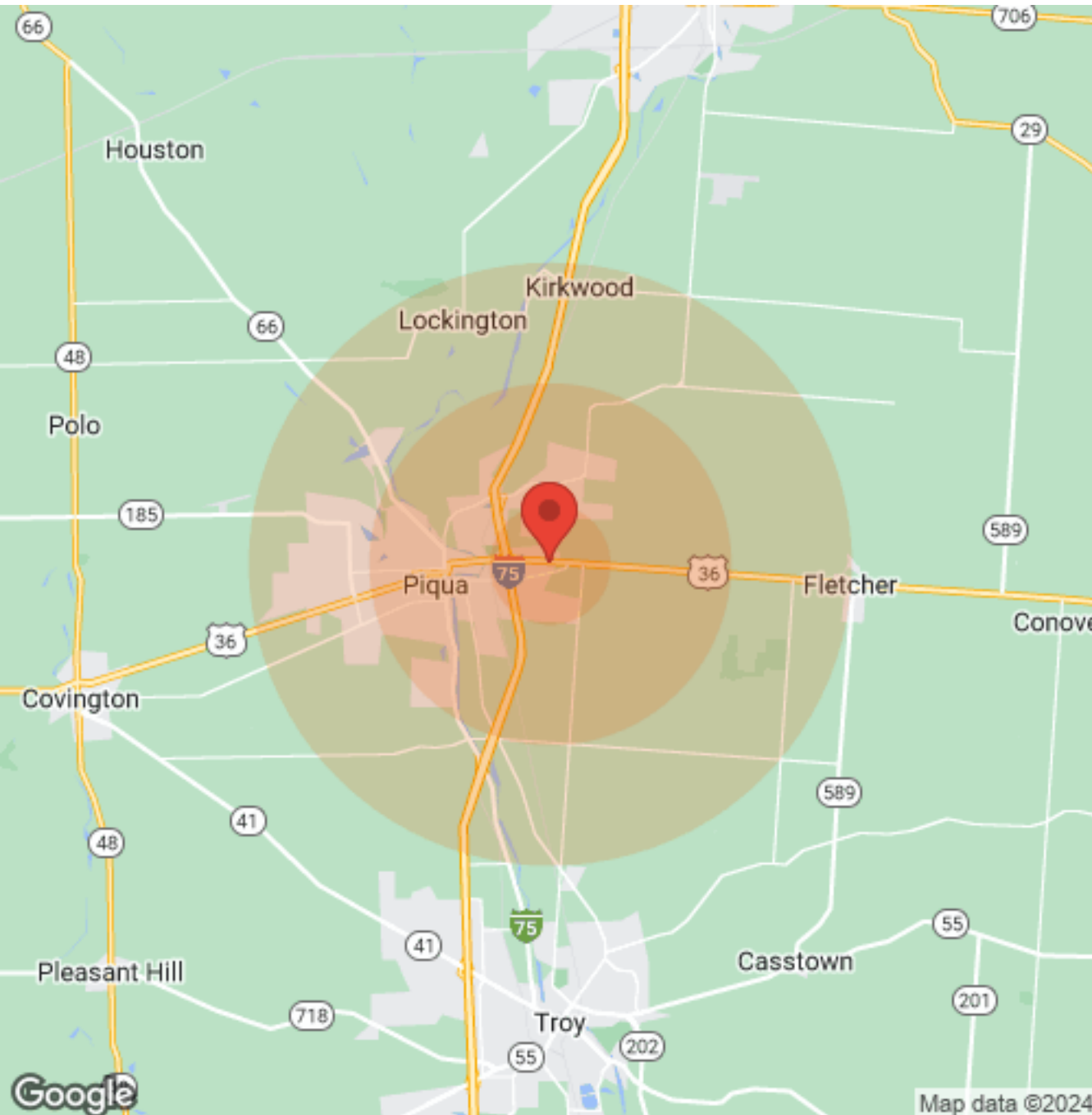
# REGIONAL MAP

EAST ASH STREET



# DETAILED DEMOGRAPHICS

EAST ASH STREET



Population	1 Mile	3 Miles	5 Miles
Male	N/A	7,374	12,767
Female	N/A	7,678	13,473
Total Population	N/A	15,052	26,240

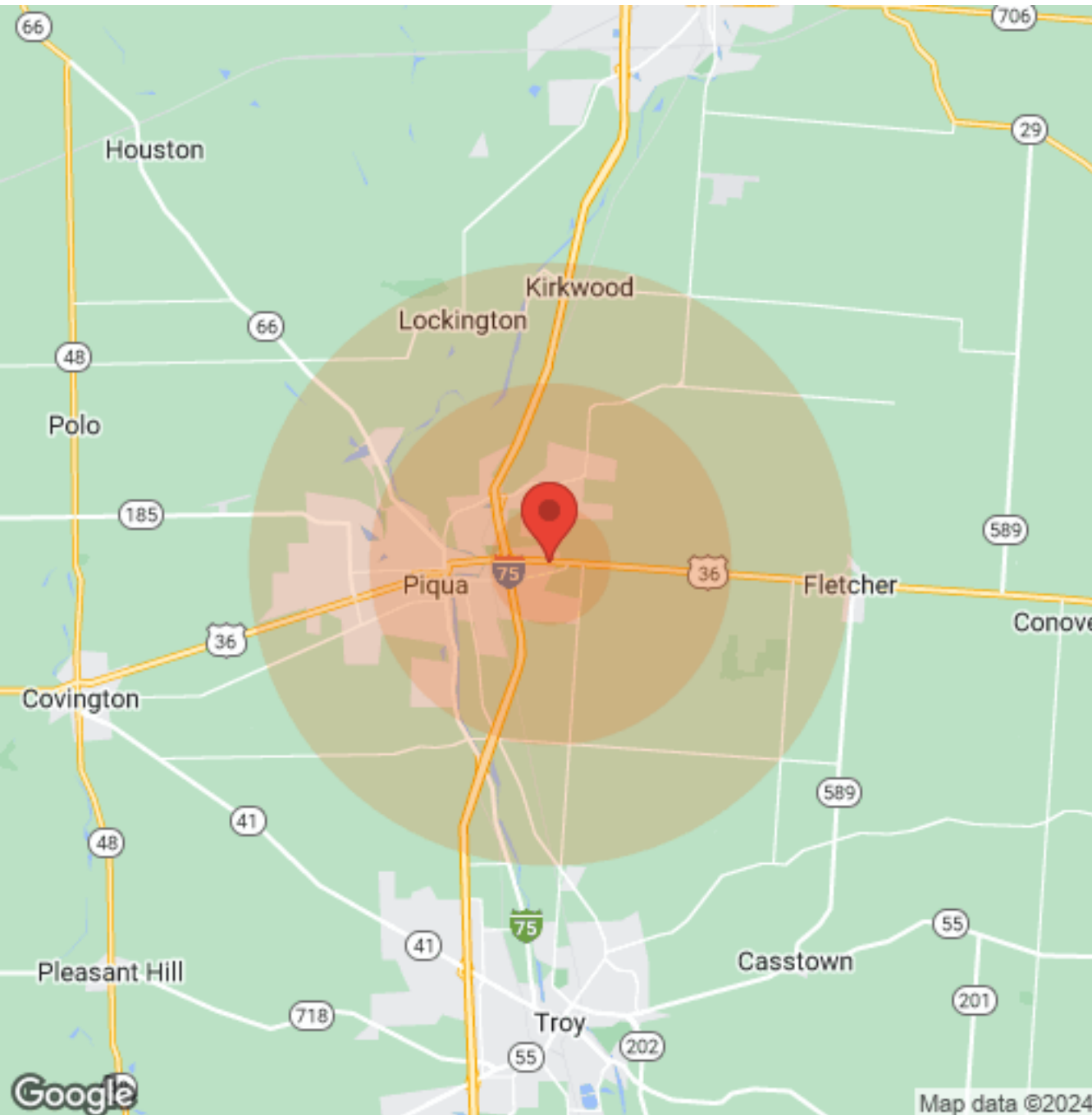
Race	1 Mile	3 Miles	5 Miles
White	N/A	14,433	25,410
Black	N/A	230	287
Am In/AK Nat	N/A	7	11
Hawaiian	N/A	N/A	N/A
Hispanic	N/A	90	138
Multi-Racial	N/A	688	968

Housing	1 Mile	3 Miles	5 Miles
Total Units	N/A	7,158	11,919
Occupied	N/A	6,257	10,753
Owner Occupied	N/A	3,647	7,152
Renter Occupied	N/A	2,610	3,601
Vacant	N/A	901	1,166

Age	1 Mile	3 Miles	5 Miles
Ages 0-4	N/A	818	1,342
Ages 5-9	N/A	1,086	1,787
Ages 10-14	N/A	1,062	1,771
Ages 15-19	N/A	1,057	1,778
Ages 20-24	N/A	1,015	1,744
Ages 25-29	N/A	1,035	1,719
Ages 30-34	N/A	1,010	1,643
Ages 35-39	N/A	987	1,599
Ages 40-44	N/A	980	1,601
Ages 45-49	N/A	1,025	1,721
Ages 50-54	N/A	996	1,735
Ages 55-59	N/A	928	1,709
Ages 60-64	N/A	830	1,597
Ages 65-69	N/A	690	1,363
Ages 70-74	N/A	543	1,090
Ages 74-79	N/A	384	784
Ages 80-84	N/A	240	497
Ages 85+	N/A	366	760

# DETAILED DEMOGRAPHICS

EAST ASH STREET



Income	1 Mile	3 Miles	5 Miles
Median	N/A	\$41,562	\$42,421
< \$10,000	N/A	298	429
\$10,000-\$14,999	N/A	509	745
\$15,000-\$19,999	N/A	438	792
\$20,000-\$24,999	N/A	475	762
\$25,000-\$29,999	N/A	345	597
\$30,000-\$34,999	N/A	348	637
\$35,000-\$39,999	N/A	352	625
\$40,000-\$44,999	N/A	373	706
\$45,000-\$49,999	N/A	291	478
\$50,000-\$60,000	N/A	715	1,139
\$60,000-\$74,000	N/A	762	1,339
\$75,000-\$99,999	N/A	595	1,244
\$100,000-\$124,999	N/A	283	576
\$125,000-\$149,999	N/A	92	221
\$150,000-\$199,999	N/A	55	162
> \$200,000	N/A	66	120

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## EAST ASH STREET

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