



TOWNE PARK DRIVE, TROY, OH 45373

1.22 Acres | 0.88 Acres | TROY, OHIO

Land Available | Subject to Offer

The Offering

3CRE is excited to offer the .88-acre parcel and the 1.22-acre parcel on Towne Park Drive in Troy, Ohio. **These parcels are the final two out-parcels remaining from the original 65-acre development.** These plots of land are conveniently located right next to the intersection of I-75 and State Route 41, providing excellent accessibility and visibility for potential businesses. Located in one of the top retail markets in N. Dayton, anchored by Walmart and Meijer, these sites pose as an Ideal location for retail, restaurant, office, and hotel users. The subject sites are surrounded by national retailers, dining establishments, and hospitality accommodations, creating an environment that provides a diverse array of choices for millions of yearly visitors. Overall, the combination of location, visibility, and consumer diversity makes Towne Park Drive a prime location for businesses to thrive.

Property Highlights

- 1.22 Acres (53,143 SF)
- 0.88 Acres (38,332 SF)
- Available for Sale or Lease
- Subject to Offer
- Build to Suit Opportunities
- Zoning- B-2
- Miami County
- Troy's retail scene near Towne Park Drive offers a vibrant shopping experience with a variety of stores and dining options, making it a popular destination for both locals and visitors.

Market Overview

- **State Route 41:** 41,796 cars/day
- **I-75:** 63,000 cars/day
- **Towne Park Drive:** 8,818 cars/day
- **Walmart YOY Visits:** 1.8 million
- **Meijer YOY Visits:** 1.2 million
- **Towne Park Apartments:** 204 Units

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TOWNE PARK DRIVE | LAND AVAILABLE



DISTANCE

1 MILE

3 MILES

5 MILES

Total Households

1,098

9,224

14,133

Total Population

2,374

22,302

34,907

Average Household Income

\$69,708

\$69,089

\$74,348

Average House Value

\$148,303

\$146,575

\$159,510

Average Age

43.9

39.3

40.5

Average Age (Male)

40.5

36.2

36.2

Average Age (Female)

45.4

41.3

41.3



RESIDENTIAL 

1- Mile	\$69,708 <small>(Household Avg. Income)</small>
3- Mile	\$69,089 <small>(Household Avg. Income)</small>
5-Mile	\$74,348 <small>(Household Avg. Income)</small>

HOSPITALITY 

1-Mile Radius	8 Hotels
New Hotels	1 <small>(under construction)</small>
Visitors	450,000+ <small>(Annual)</small>

TRAVEL 

I-75	63,000 <small>(Cars/Day)</small>
State Route 41	41,796 <small>(Cars/Day)</small>
Towne Place Drive	8,818 <small>(Cars/Day)</small>

RETAIL 

Walmart	1.8 million Visitors <small>(Annual)</small>
Meijer	1.2 million Visitors <small>(Annual)</small>
State Route-41 Retail Corridor	8+ million Visitors <small>(Annual)</small>



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