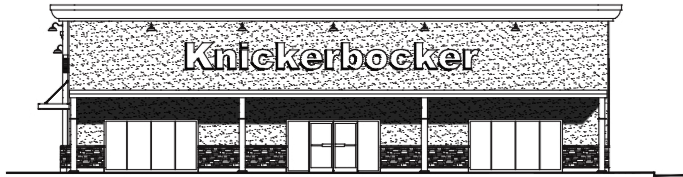
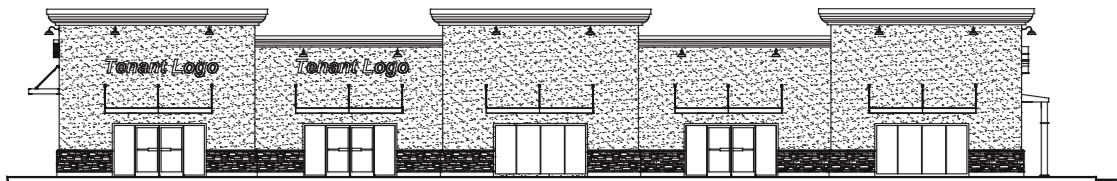


# RETAIL SPACE AVAILABLE FOR LEASE

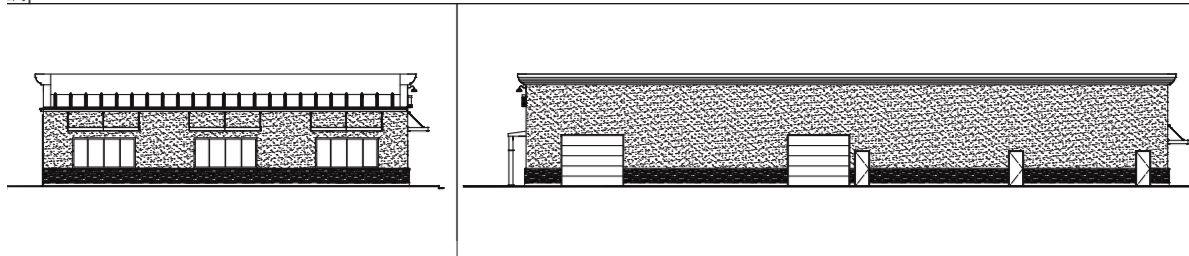
NEW CONSTRUCTION | 4025 South Country Road 25A, Tipp City, OH



WEST ELEVATION



NORTH ELEVATION



## PROPERTY HIGHLIGHTS

- New Construction - 8,750 SF Building. Anchored by Knickerbocker Pool & Spas
- 1,875-3,750 SF for Lease
- 70' Bays
- CR 25 A Signage
- Located 1/4 mile West of I-75, Exit 69
- Strong daytime demographics; immediately adjacent to Meijer Distribution Center and Abbott Nutrition
- Located in Tipp City, the heart of Miami County
- March 2025 Delivery

## 2023 DEMOGRAPHICS

	3 MILE	5 MILES	10 MILES
Population	17,424	34,043	170,049
Total Employees	6,386	12,729	62,477
Total HH Income	\$97,649	\$92,228	\$82,206

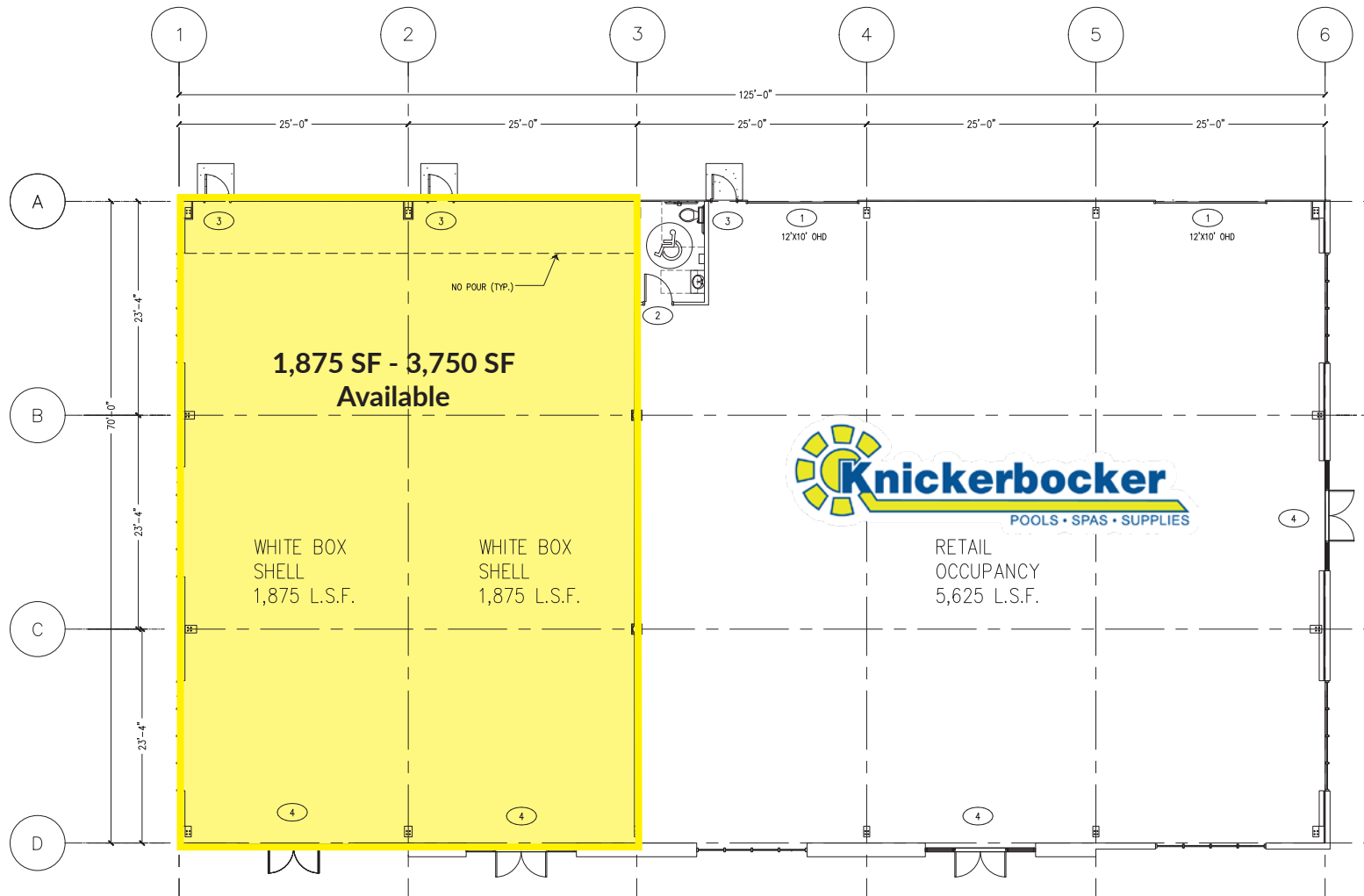
**CONTACT:**  
**DANIELLE KUEHNLE**  
 937.531.5528  
 dkuehnle@oberer.com

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# RETAIL SPACE FOR LEASE



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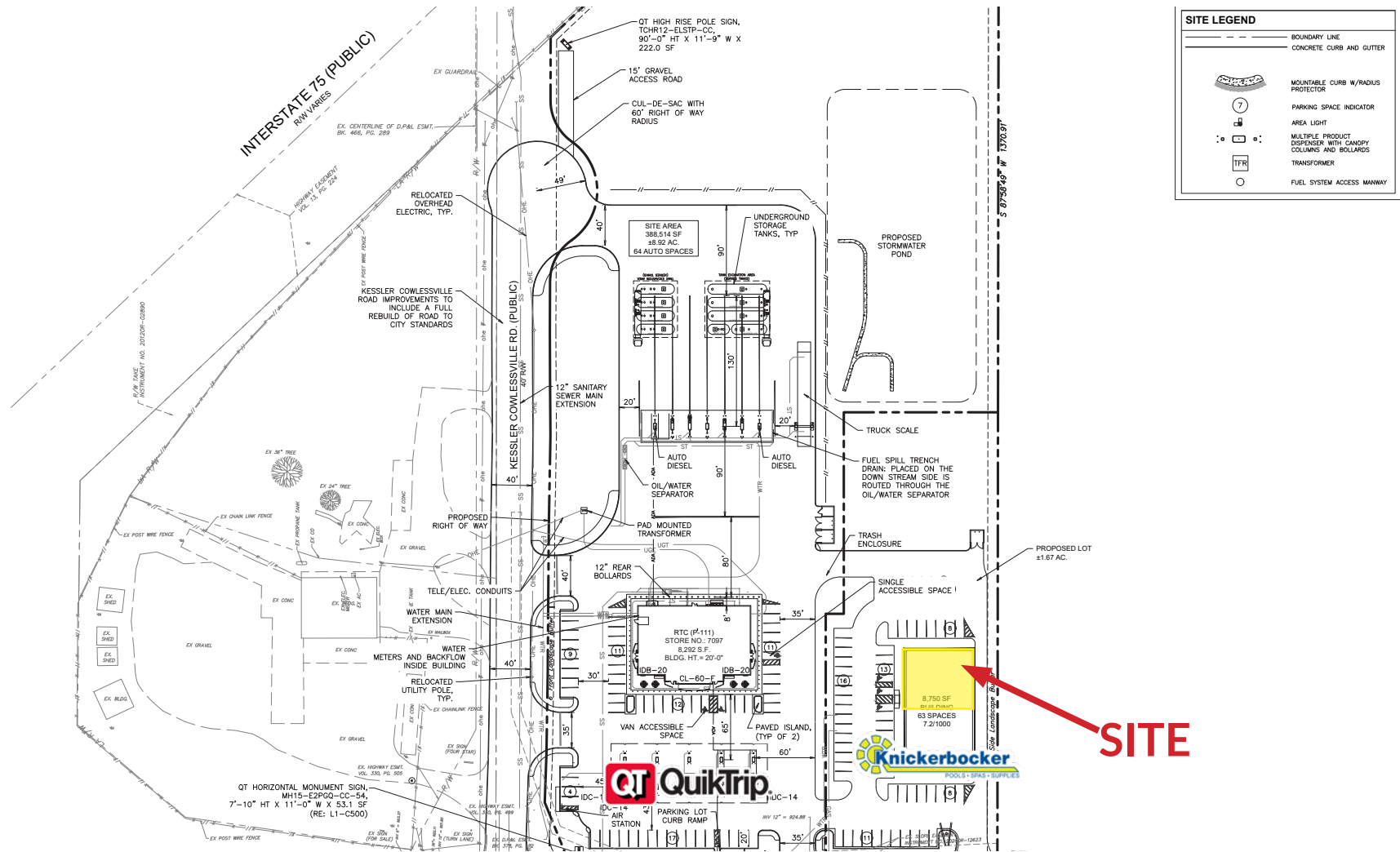
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# RETAIL SPACE FOR LEASE

## CONCEPT MAP



**SITE**

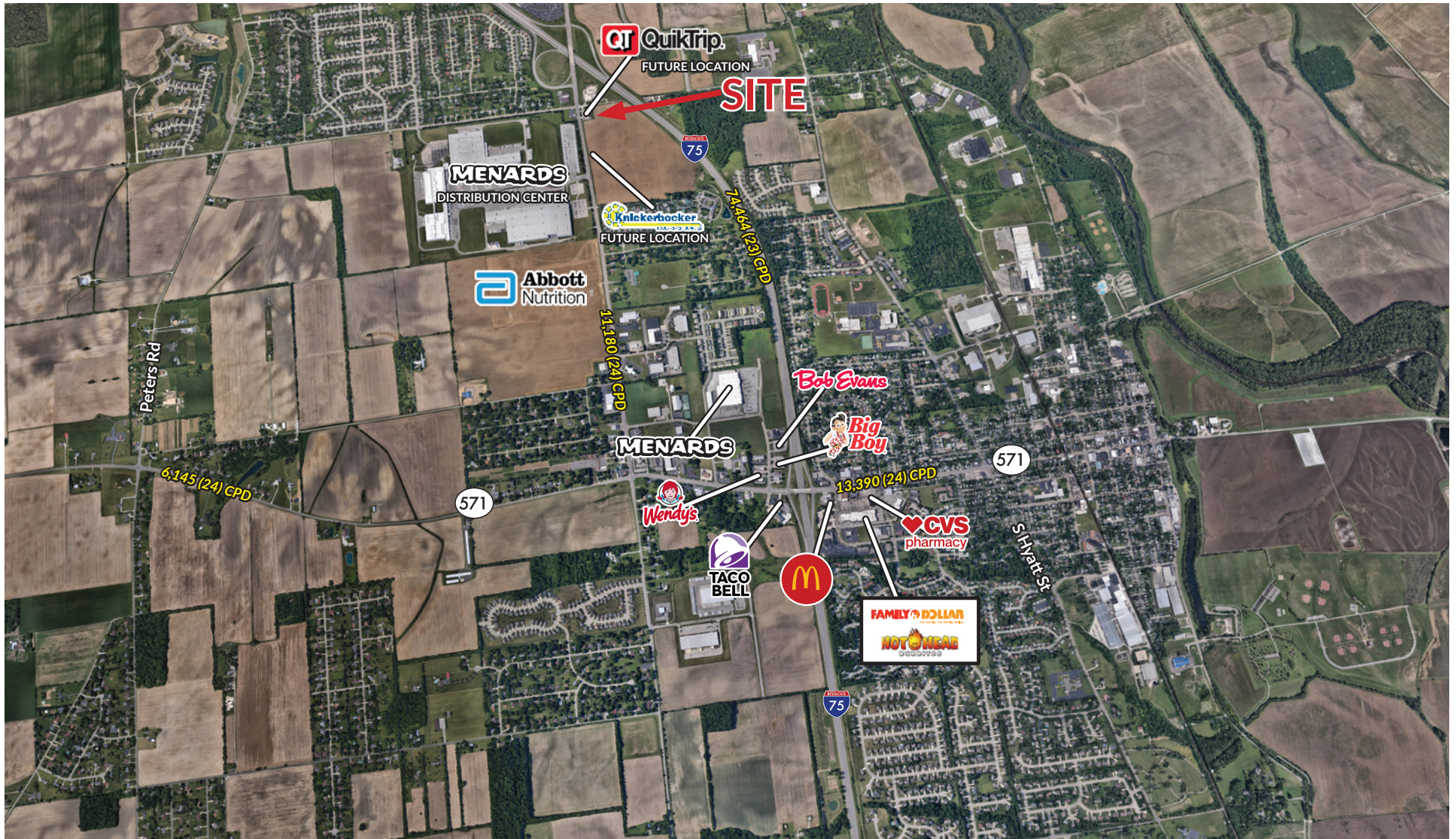
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