



PRIME DEVELOPMENT PROPERTY

3436 N County Road 25A | Troy, Ohio 45373

Corporate Park

Bruns Realty Group and Bruns General Contracting have partnered to offer the I-75 Corporate Park. Located between Troy and Piqua, Ohio this property sits along the last existing undeveloped major interchange next to I-75 in Ohio, just 17 miles north of the, "Crossroads of America."

The Development Master Plan features 120 acres adjacent to Upper Valley Medical Center. Space has been strategically identified as prime areas for commercial industrial, and medical use, among others. The development's size and excellent interstate exposure appeal to a wide variety of businesses.



AT-A-GLANCE*



2021 Population: 50,394



Total Consumer Spending: \$574M



Avg. Household Income: \$68,279



Traffic Count: (I-75 & N Co Rd 25A)
58,213 (2020)

*Demographics based on 5 mile radius

PROPERTY HIGHLIGHTS

- 120 acres on I-75 at Exit 78 with 58,213 average daily traffic count
- Utilities: 138 KV power transmission, 96 count gig+ fiber, 4" gas line, 12" water main, 8" sanitary, sub station redundancy
- Zoned I-2, Light Industrial, includes light manufacturing, warehousing, research & development, auto sales & service
- Labor force over 1 million within 50 mile radius
- Less than 20 miles from Dayton International Airport, I-70/75 interchange
- No city income tax

