

Corporate Drive Industrial Land

2500 Corporate Drive | Troy, OH | 45373

Henkle Schueler Est. 1935

CORFAC
INTERNATIONAL



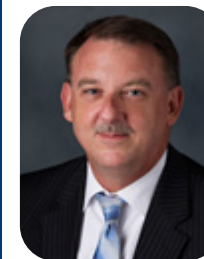
COUNTY	PROPERTY TYPE	ZONING	SPACE AVAILABLE	PRICE
Miami	Land	300 - Industrial	7.578 AC	\$570,000

Property & Location Highlights:

- Vacant land in an established business park in Troy, OH
- Located in Troy CRA Zone #2
- Nearby access to I-75 which sees over 65,700 vehicles per day

- Just a 25-minute drive to Dayton International Airport
- Located 19 miles north of Downtown Dayton
- Strong daytime employment population
- Just south of the Upper Valley Medical Center Emergency Hospital

For more information, contact:



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Mark Langdon

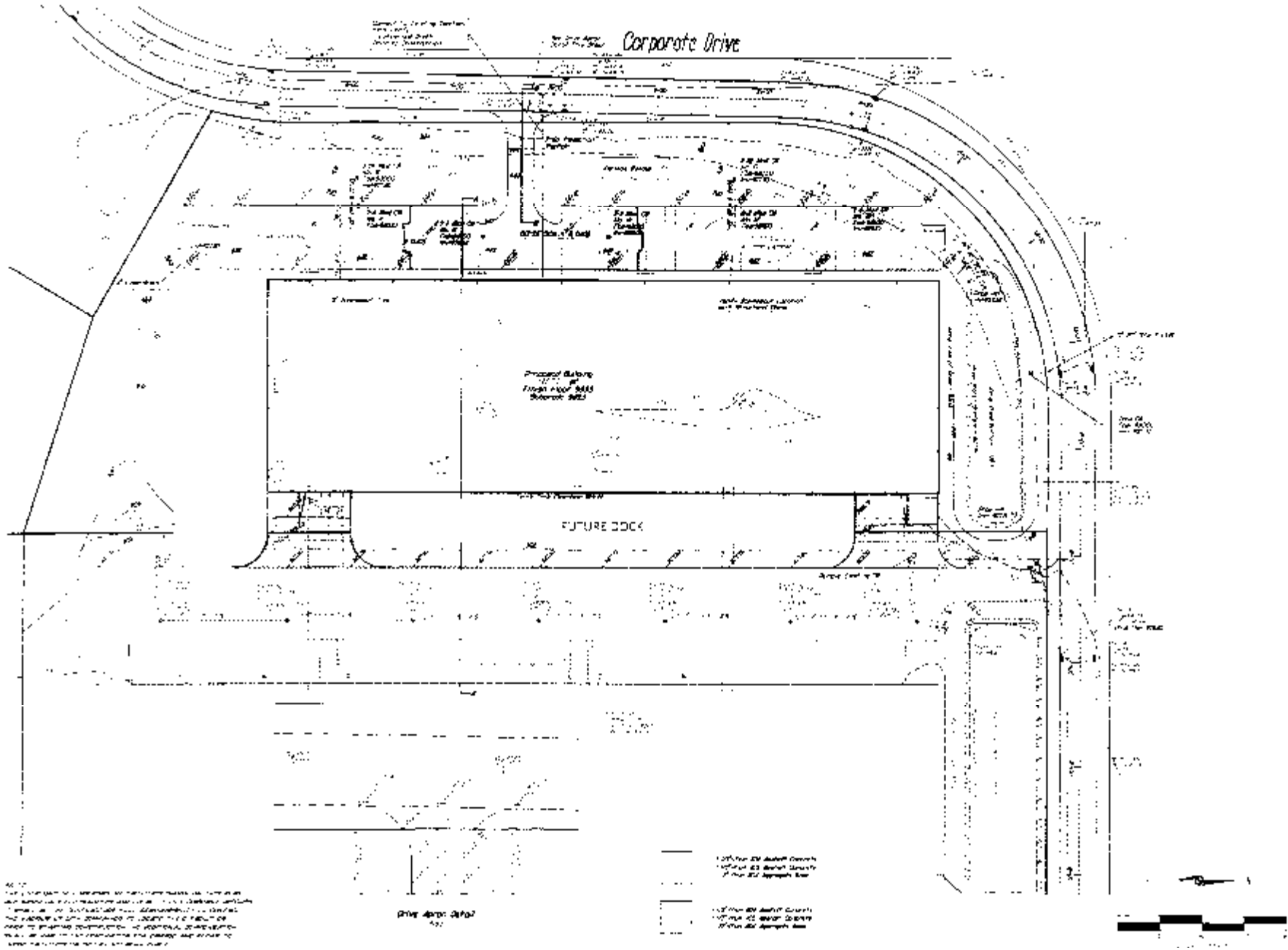
Commercial Sales Associate

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New Commercial/Industrial CRA

Construction Cost		Years Exempted	
		Commercial	Industrial
\$2-5 million	=	3	6
\$5-10 million	=	6	8
\$10-25 million	=	9	10
\$25-50 million	=	12	12
\$50+ million	=	15	15

The length of tax exemption is based upon the total cost of the new structure.

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Radius	1 Mile		5 Mile		10 Mile	
Population						
2027 Projection	16,230		227,844		719,981	
2022 Estimate	15,993		223,543		710,563	
2010 Census	16,103		213,258		689,396	
Growth 2022 - 2027	1.48%		1.92%		1.33%	
Growth 2010 - 2022	-0.68%		4.82%		3.07%	
2022 Population by Hispanic Origin	998		8,162		25,738	
2022 Population	15,993		223,543		710,563	
White	11,370	71.09%	165,039	73.83%	510,876	71.90%
Black	3,596	22.48%	46,405	20.76%	163,367	22.99%
Am. Indian & Alaskan	54	0.34%	700	0.31%	1,874	0.26%
Asian	110	0.69%	5,181	2.32%	15,030	2.12%
Hawaiian & Pacific Island	58	0.36%	347	0.16%	1,047	0.15%
Other	805	5.03%	5,871	2.63%	18,369	2.59%
U.S. Armed Forces	0		41		184	
Households						
2027 Projection	6,631		96,702		300,649	
2022 Estimate	6,544		94,787		296,759	
2010 Census	6,667		90,747		289,492	
Growth 2022 - 2027	1.33%		2.02%		1.31%	
Growth 2010 - 2022	-1.84%		4.45%		2.51%	
Owner Occupied	2,752	42.05%	43,431	45.82%	161,428	54.40%
Renter Occupied	3,792	57.95%	51,356	54.18%	135,331	45.60%
2022 Households by HH Income	6,545		94,786		296,758	
Income: <\$25,000	2,276	34.77%	25,438	26.84%	70,111	23.63%
Income: \$25,000 - \$50,000	1,719	26.26%	20,033	21.13%	61,509	20.73%
Income: \$50,000 - \$75,000	1,102	16.84%	14,696	15.50%	49,178	16.57%
Income: \$75,000 - \$100,000	584	8.92%	9,607	10.14%	32,449	10.93%
Income: \$100,000 - \$125,000	347	5.30%	7,791	8.22%	28,448	9.59%
Income: \$125,000 - \$150,000	261	3.99%	4,730	4.99%	16,243	5.47%
Income: \$150,000 - \$200,000	171	2.61%	5,584	5.89%	18,683	6.30%
Income: \$200,000+	85	1.30%	6,907	7.29%	20,137	6.79%
2022 Avg Household Income	\$52,557		\$78,710		\$80,916	
2022 Med Household Income	\$41,022		\$52,688		\$56,865	

Business Employment by Type	# of Businesses	# Employees	#Emp/Bus
Total Businesses	529	7,381	14
Retail & Wholesale Trade	67	547	8
Hospitality & Food Service	21	186	9
Real Estate, Renting, Leasing	25	146	6
Finance & Insurance	32	143	4
Information	6	45	8
Scientific & Technology Services	28	137	5
Management of Companies	3	9	3
Health Care & Social Assistance	168	3,631	22
Educational Services	15	427	28
Public Administration & Sales	14	706	50
Arts, Entertainment, Recreation	7	35	5
Utilities & Waste Management	13	112	9
Construction	34	246	7
Manufacturing	13	598	46
Agriculture, Mining, Fishing	1	2	2
Other Services	82	411	5

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