



**TOWNE PARK DRIVE, TROY, OH 45373**

**1.22 Acres | 0.88 Acres | TROY, OHIO**

***Land Available | Towne Park Drive Development***

## 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) - \$315,000
- 0.88 Acres (38,332 SF) - \$250,000
- 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

**[CLICK FOR EXTERIOR VIDEO](#)**

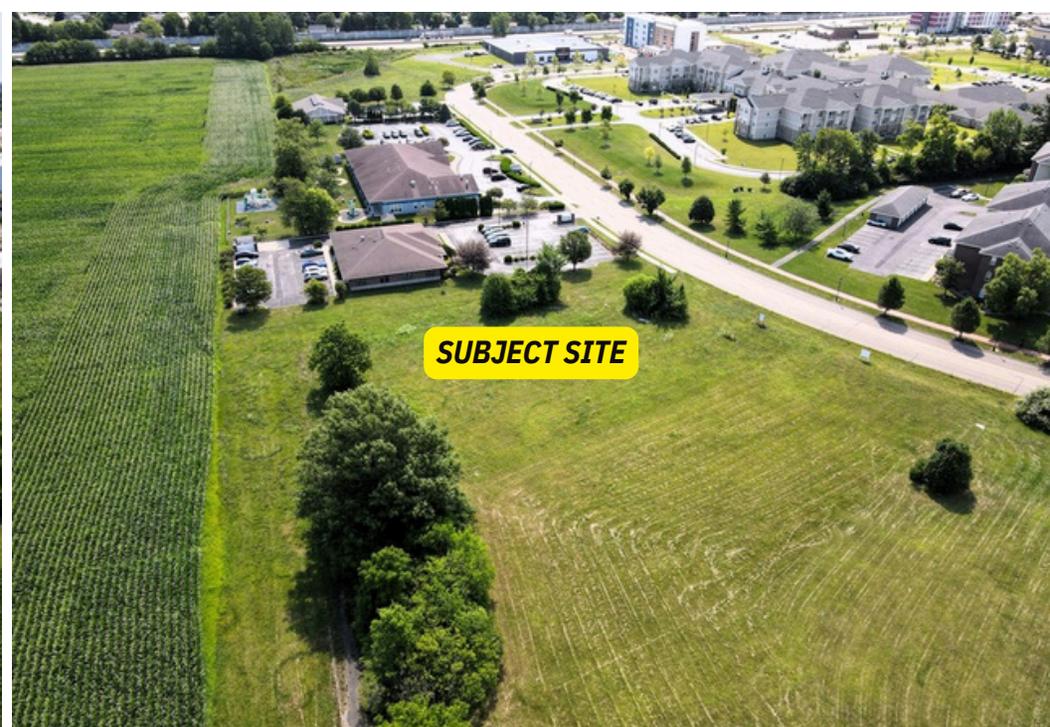
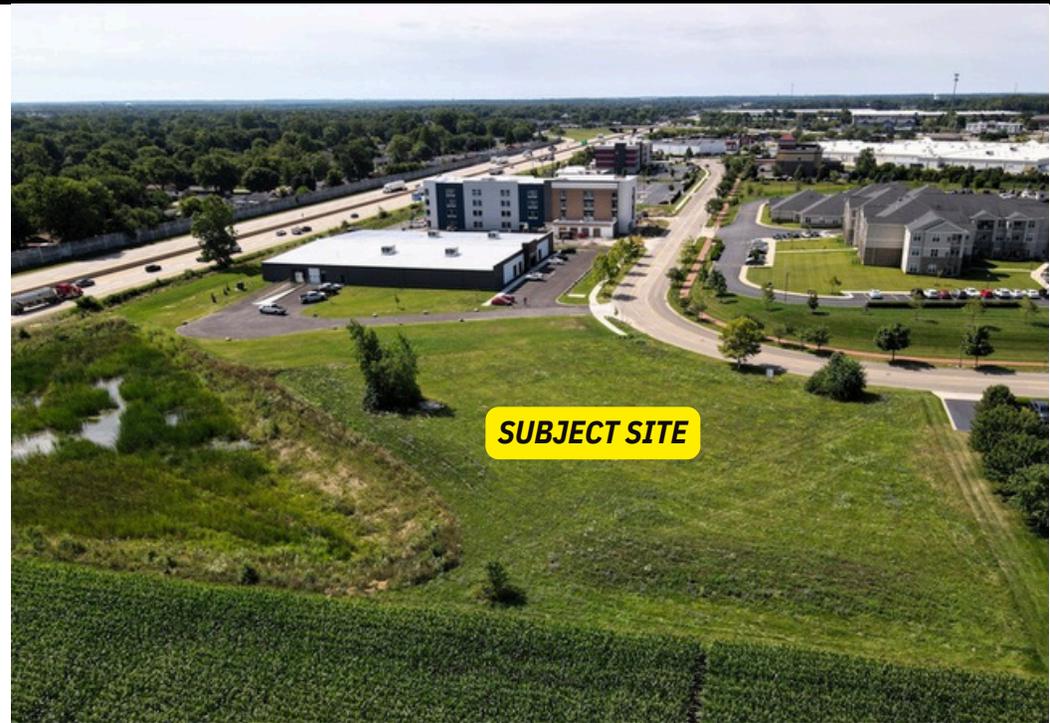




1.22 ACRE PARCEL



0.88 ACRE PARCEL



**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** 

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

**HOSPITALITY** 

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

**TRAVEL** 

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

**RETAIL** 

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



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**3CRE Advisors** is a multi-state brokerage specializing in Commercial Real Estate Investment, Leasing, Property Management, and Business Brokering. Contact our team for any of your retail assignments. Visit us at any of our offices or online at [3CRE.com](http://3CRE.com).