



FOR SALE

1049 S MIAMI STREET
WEST MILTON, OH 45383

Property Highlights

- 4,920 SF BUILDING WITH WAREHOUSE AND OFFICE SPACE
- TWO LARGE OVERHEAD GARAGE DOORS FOR DELIVERY AND LOADING
- CAN BE SPLIT INTO THREE SECTIONS OR USED ALL AS ONE
- 14' CEILINGS
- 2 OFFICES
- EACH SECTION HAS OWN HVAC SYSTEM
- 3-PHASE ELECTRIC
- PRIVATE OFF ROAD PARKING
- EXTRA VACCANT LAND FOR STORAGE

OFFERED AT: \$285,000





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| 2023 DEMOGRAPHICS | 2 MILE | 5 MILE | 10 MILE |
|-------------------|----------|----------|----------|
| POPULATION | 5,826 | 22,369 | 141,895 |
| HOUSEHOLDS | 2,458 | 9,093 | 58,295 |
| HH INCOME | \$60,285 | \$79,055 | \$80,280 |

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