



## RETAIL SITE

1550 State Route 29  
Sidney, Ohio 45365



SCAN FOR MORE INFO

**Available:  
2.06 Acres**

**For Sale:  
\$225,000**



### Highlights:

- **Dollar General -Corner Lot, Adjacent to Site**
- **Daily Traffic Count 23,000 Cars**
- **Fantastic Retail Corner with Traffic Signal**
- **¼ Mile to I-75 (Exit 93)**

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**Land Area:** 2.25 +/- Gross Acres

**Approximate Frontage:** 224'

**Topography:** Mostly Level and Street Grade

**Utilities:** City Water and Sewer  
DP&L Electricity  
Vectren Gas

**Parcel ID Numbers:** 01-18-24-377-031

**Zoning:** B2; Community Business

### Demographics

(1 Mile Radius)

**Population:** 8,803  
**Households:** 3,523  
**Average Income:** \$49,907

(3 Mile Radius)

**Population:** 23,099  
**Households:** 9,077  
**Average Income:** \$57,085

(5 Mile Radius)

**Population:** 27,387  
**Households:** 10,567  
**Average Income:** \$58,082