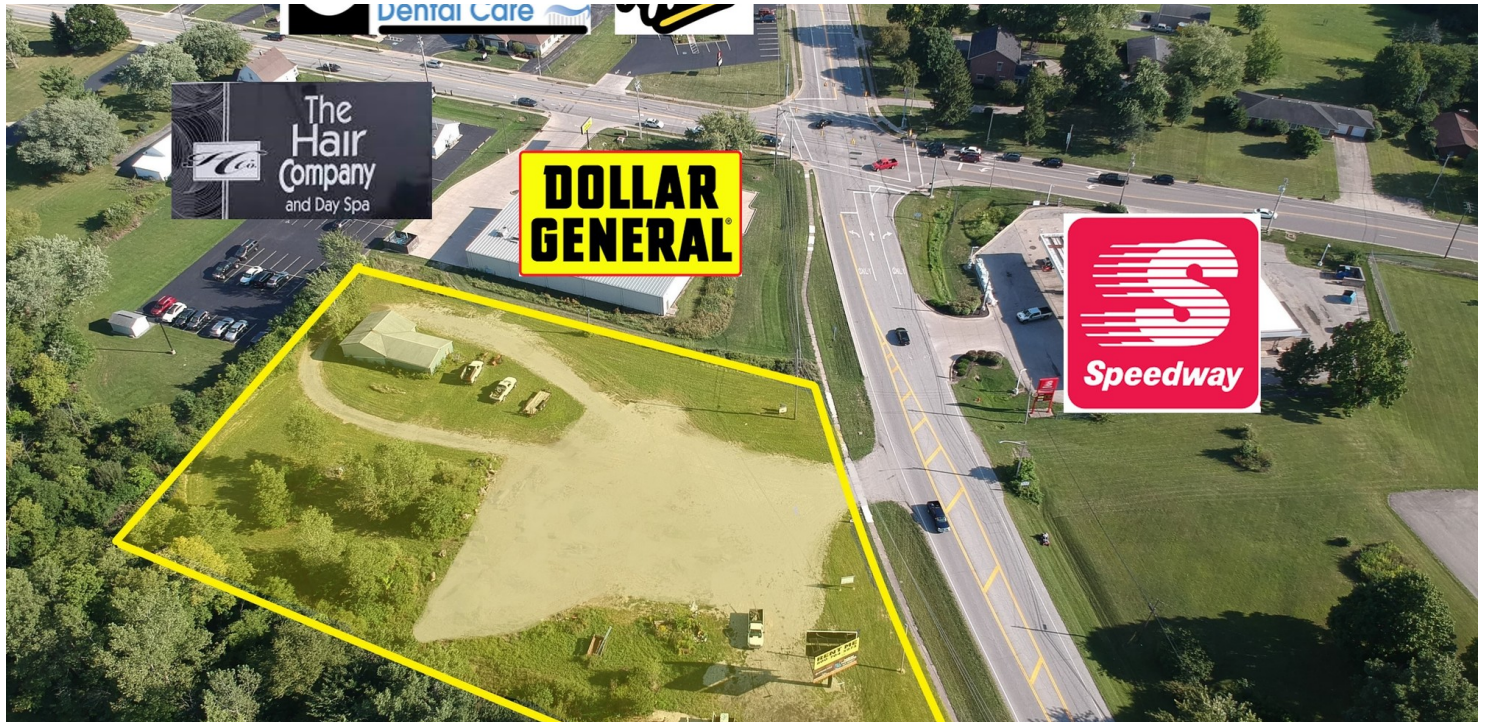




LAND FOR SALE

1550 ST. RT. 29

SIDNEY, OH 45365



SALE PRICE

\$225,000

OFFERING SUMMARY

Available SF: -

Lot Size:

2.06 Acres

Lighting: -

PROPERTY HIGHLIGHTS

- Dollar General - Corner Lot, Adjacent to Site
- Daily Traffic Count 23,000 Cars
- Fantastic Retail Corner with Traffic Signal
- 1/4 Mile to I-75 (Exit 93)

EXECUTIVE SUMMARY

TIMOTHY ECHEMANN, SIOR, CCIM
937.492.4423
techemann@ipbindustrial.com

INDUSTRIAL PROPERTY BROKERS, LLC
2490 Landman Mill Road, Piqua, OH 45356
937.492.4423 | IPBindustrial.com



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ADDITIONAL PHOTOS

TIMOTHY ECHEMANN, SIOR, CCIM
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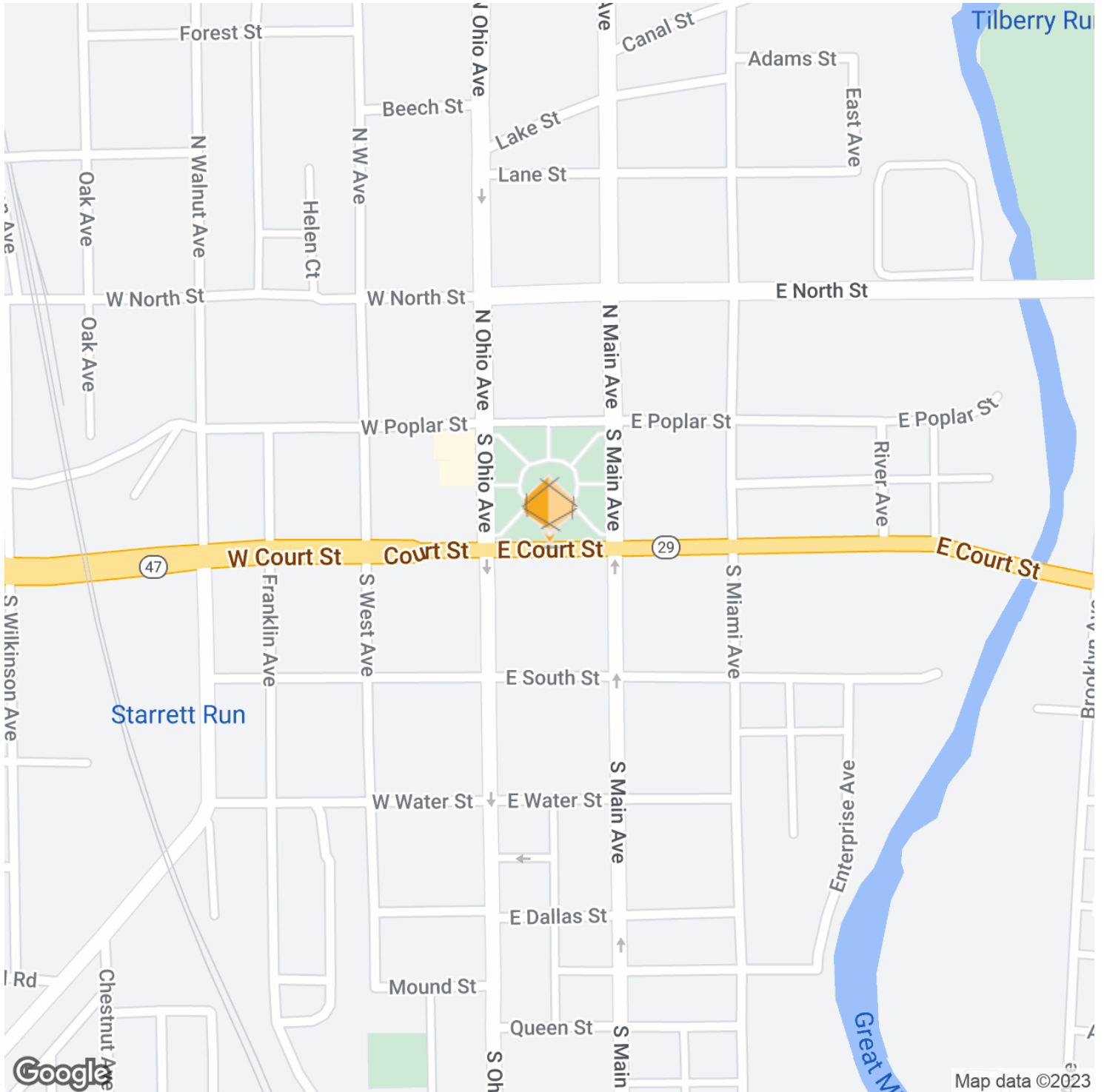
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LOCATION MAP

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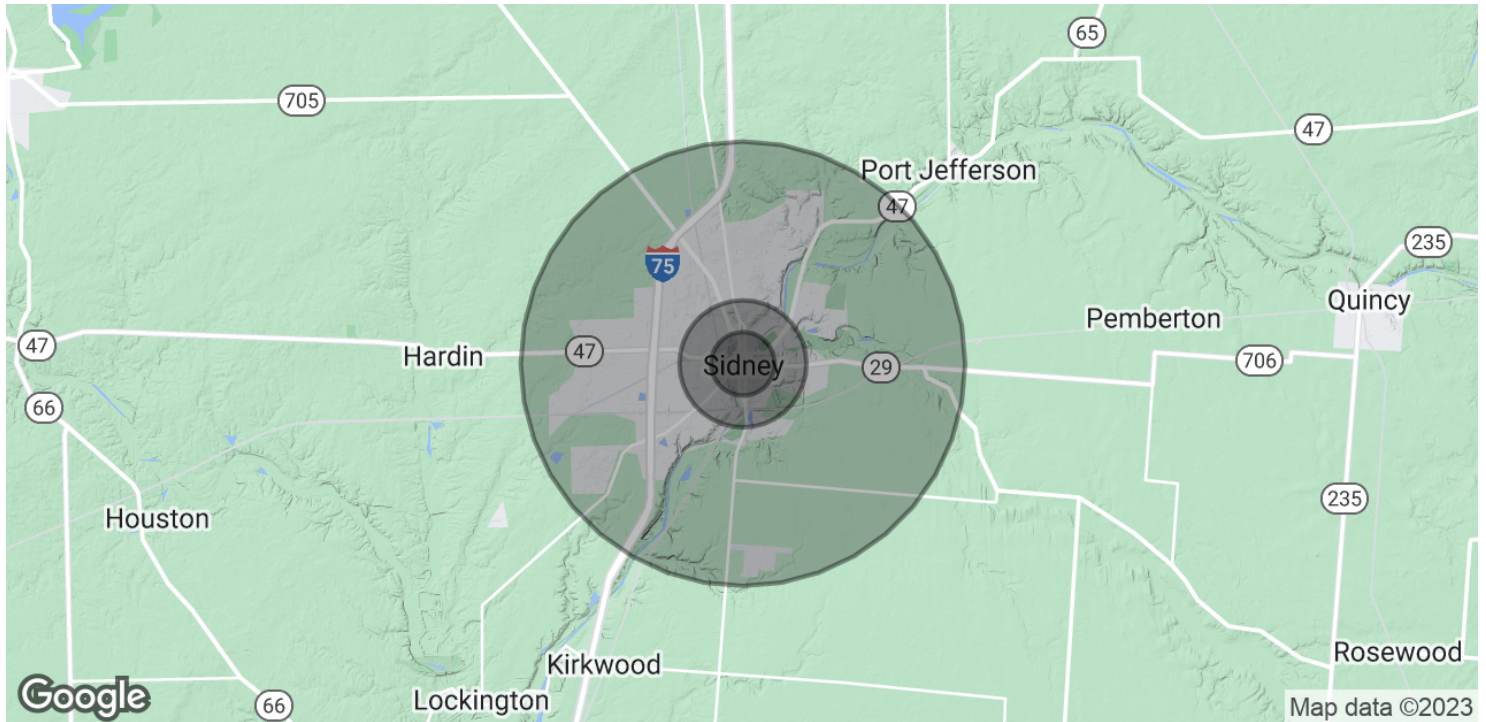
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POPULATION	0.5 MILES	1 MILE	3.5 MILES
Total Population	3,045	7,948	19,755
Average Age	36.1	36.9	40.9
Average Age (Male)	34.5	34.6	39.2
Average Age (Female)	37.9	38.5	42.4

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	3.5 MILES
Total Households	1,456	3,698	9,019
# of Persons per HH	2.1	2.1	2.2
Average HH Income	\$49,857	\$51,233	\$61,849
Average House Value	\$336,146	\$194,646	\$158,003

* Demographic data derived from 2020 ACS - US Census

DEMOGRAPHICS MAP & REPORT

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