



COMMERCIAL LAND FOR SALE

## 150 S. STANFIELD ROAD

150 S. STANFIELD ROAD, TROY, OH 45373



**SALE PRICE**      **\$100,000 / ACRE**

### OFFERING SUMMARY

Lot Size:                      2.33 Acres

Zoning:                      General Business District

### PROPERTY HIGHLIGHTS

- High Profile
- General Business District
- High Traffic Count
- Huge Growth Corridor

## EXECUTIVE SUMMARY

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

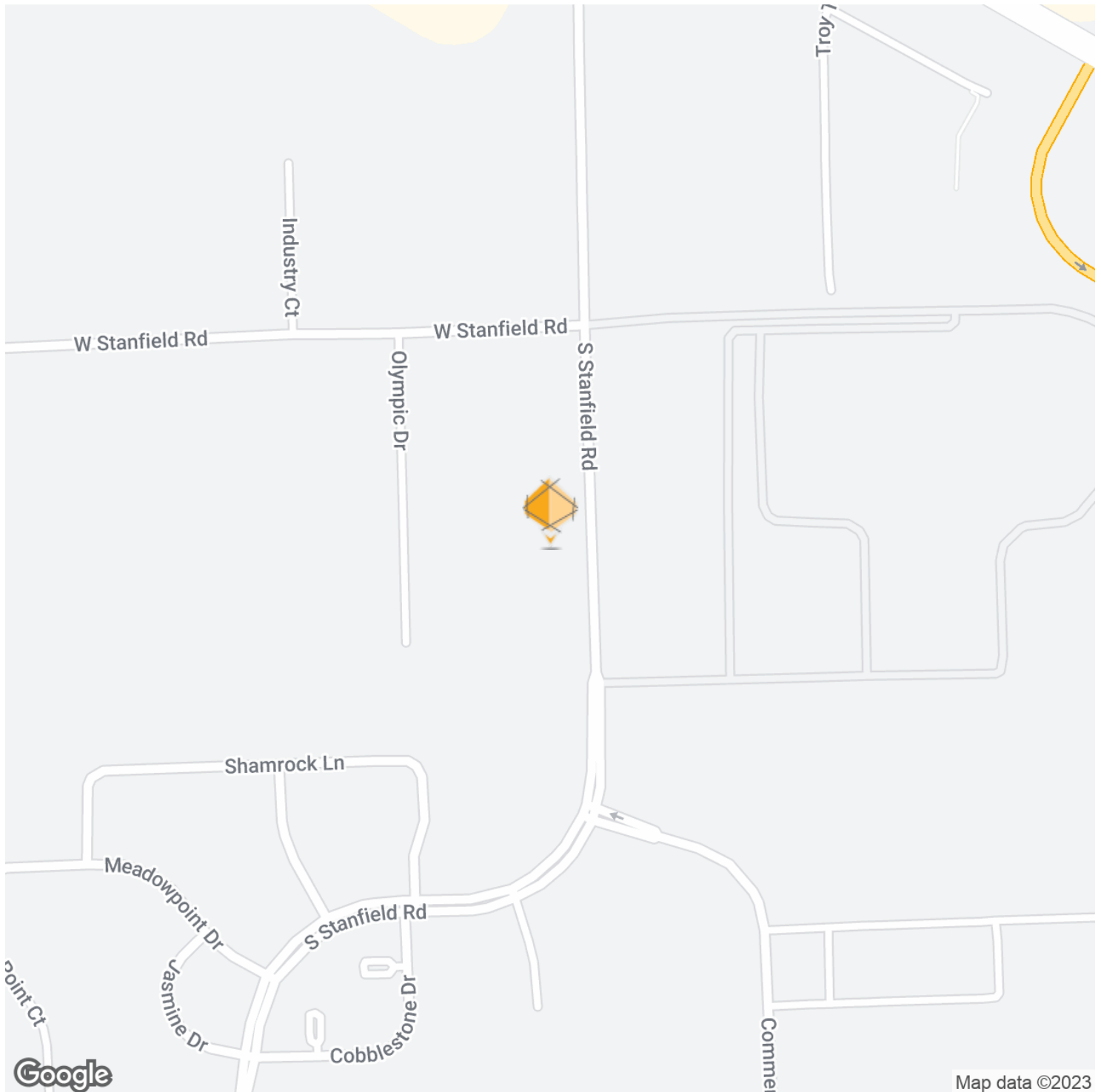
INDUSTRIAL PROPERTY BROKERS, LLC  
2490 Landman Mill Road, Piqua, OH 45356  
937.492.4423 | IPBindustrial.com



COMMERCIAL LAND FOR SALE

## 150 S. STANFIELD ROAD

150 S. STANFIELD ROAD, TROY, OH 45373



### LOCATION MAP

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

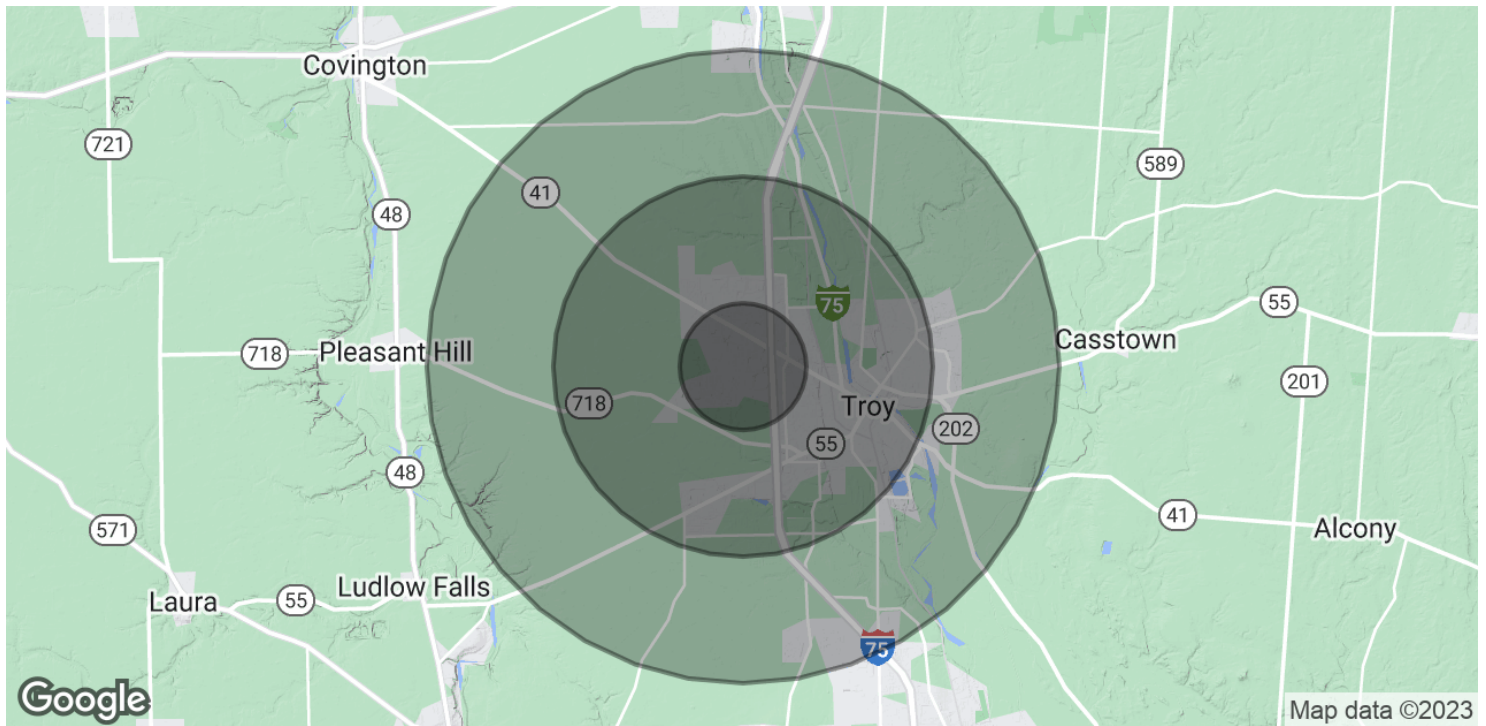
INDUSTRIAL PROPERTY BROKERS, LLC  
2490 Landman Mill Road, Piqua, OH 45356  
937.492.4423 | IPBindustrial.com



COMMERCIAL LAND FOR SALE

## 150 S. STANFIELD ROAD

150 S. STANFIELD ROAD, TROY, OH 45373



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,638	24,960	36,125
Average Age	41.6	39.0	40.7
Average Age (Male)	38.0	36.4	38.5
Average Age (Female)	43.0	40.5	41.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,289	10,113	14,625
# of Persons per HH	2.0	2.5	2.5
Average HH Income	\$73,749	\$72,103	\$75,214
Average House Value	\$162,415	\$153,961	\$162,329

\* Demographic data derived from 2020 ACS - US Census

## DEMOGRAPHICS MAP & REPORT

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