



COMMERCIAL LAND FOR SALE

## 141 SUNSET DRIVE

141 SUNSET DRIVE, PIQUA, OH 45356



**SALE PRICE**      **\$145,000 / ACRE**

### OFFERING SUMMARY

Lot Size:                      1.59 Acres

Zoning:                      B; General Business

### PROPERTY HIGHLIGHTS

- Easy Access
- High Profile
- General Business Zoning
- Retail Area

## EXECUTIVE SUMMARY

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

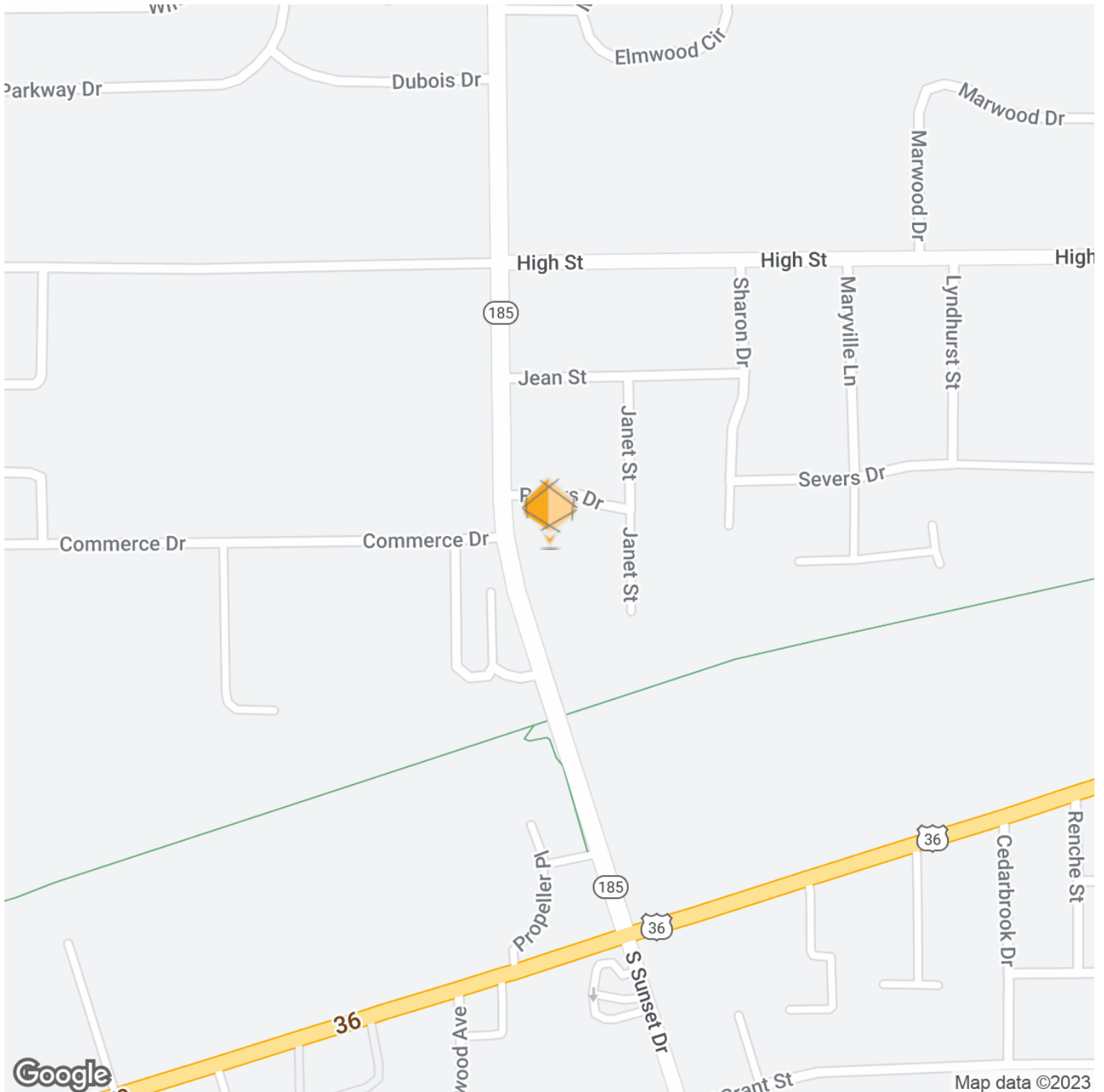
INDUSTRIAL PROPERTY BROKERS, LLC  
2490 Landman Mill Road, Piqua, OH 45356  
937.492.4423 | IPBindustrial.com



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### LOCATION MAP

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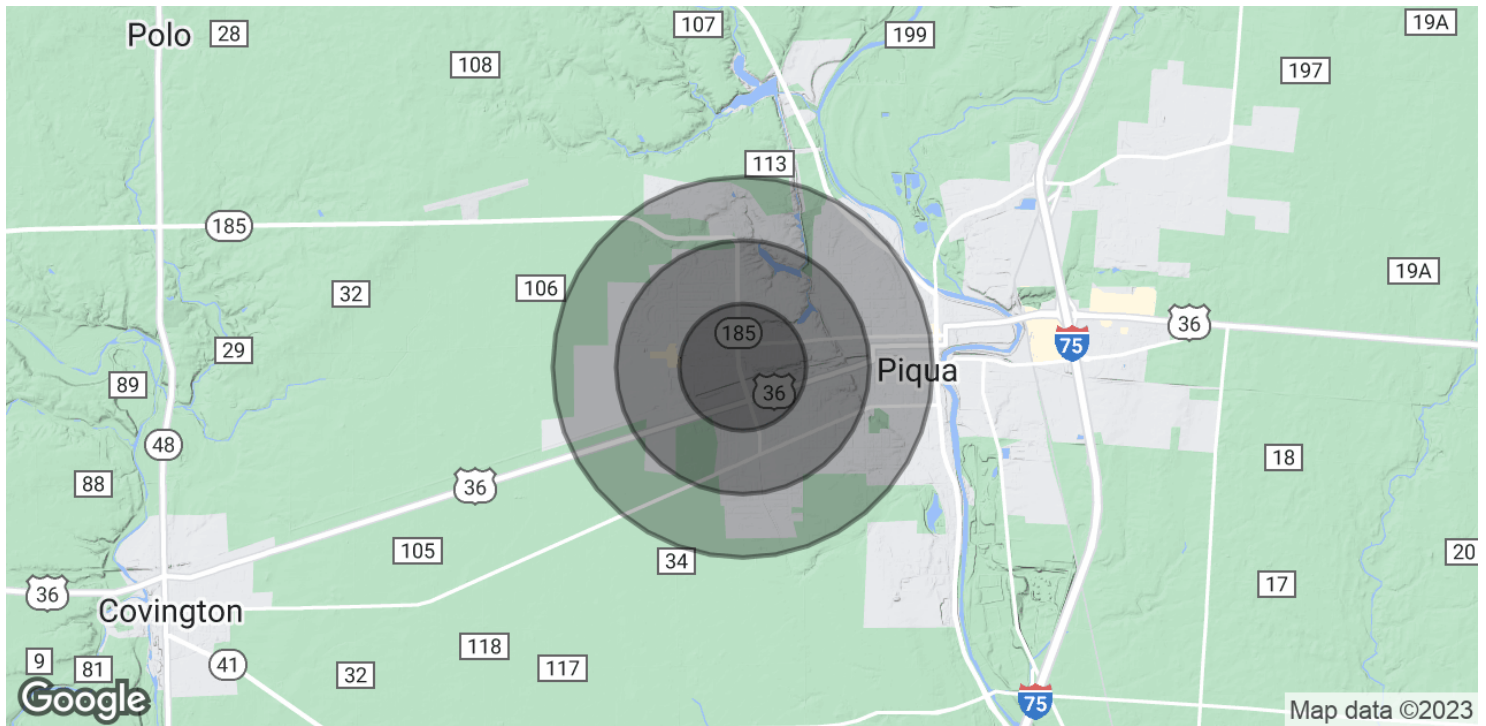
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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,873	6,933	13,509
Average Age	42.8	40.4	39.1
Average Age (Male)	37.4	35.8	36.2
Average Age (Female)	49.1	45.2	42.0

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	819	3,012	5,837
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$54,872	\$51,869	\$52,493
Average House Value	\$105,519	\$97,787	\$92,588

\* Demographic data derived from 2020 ACS - US Census

## DEMOGRAPHICS MAP & REPORT

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