



COMMERCIAL LAND FOR SALE

## ALMEDA COURT

ALMEDA COURT, PIQUA, OH 45356



**SALE PRICE**

**\$80,000 / ACRE**

### OFFERING SUMMARY

**Lot Size:** 2.95 Acres

**Zoning:** R3; Multi-Family  
Residential District

### PROPERTY HIGHLIGHTS

- Office Opportunity
- Busy Retail Location
- Adjacent .9 Acres Available
- 163' Frontage
- Close to I-75, Exit 82, Shopping, Gas, Mall, Fast Food, Groceries, JVS, & Edison State Community College

## 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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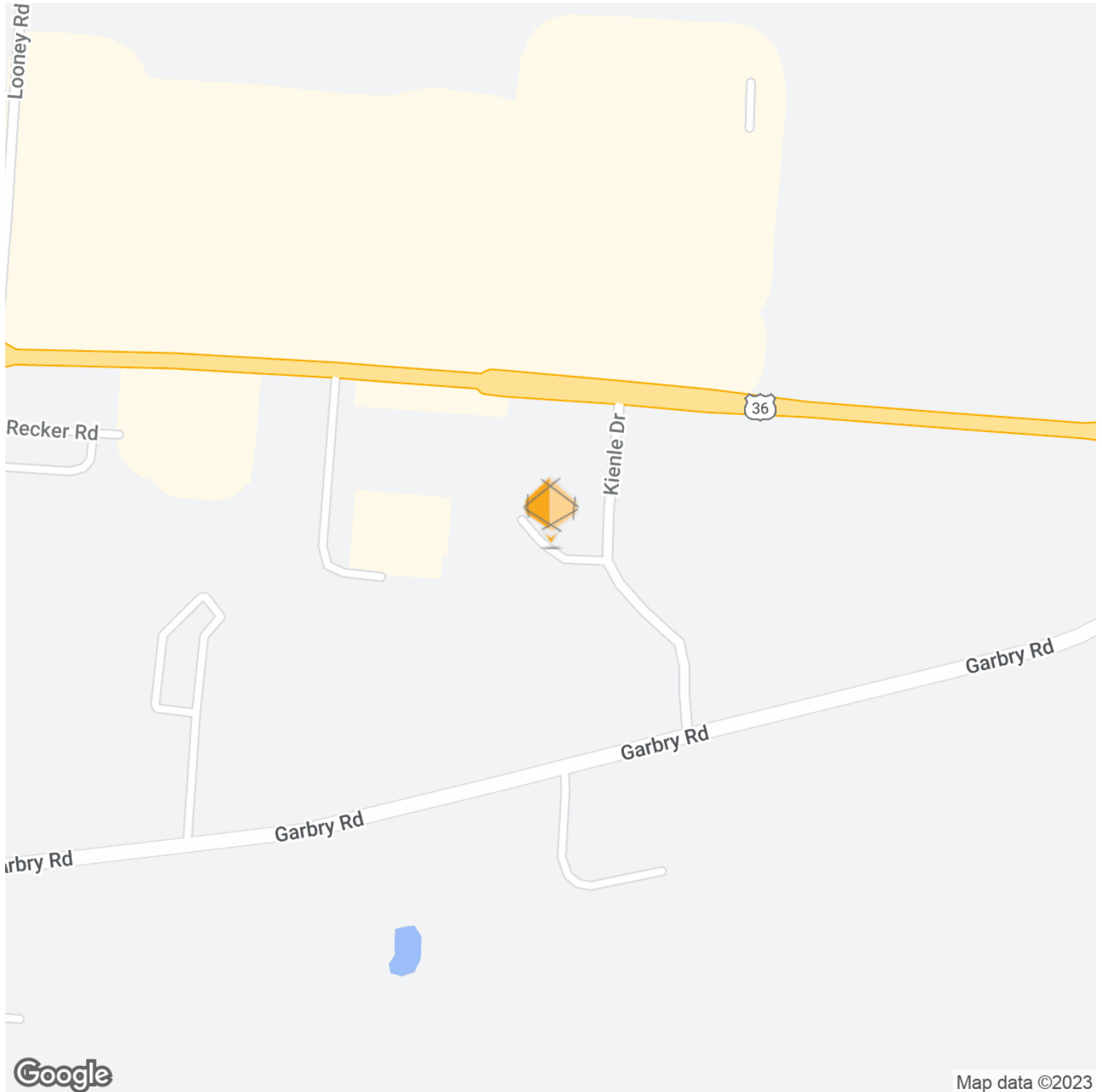
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### LOCATION MAP

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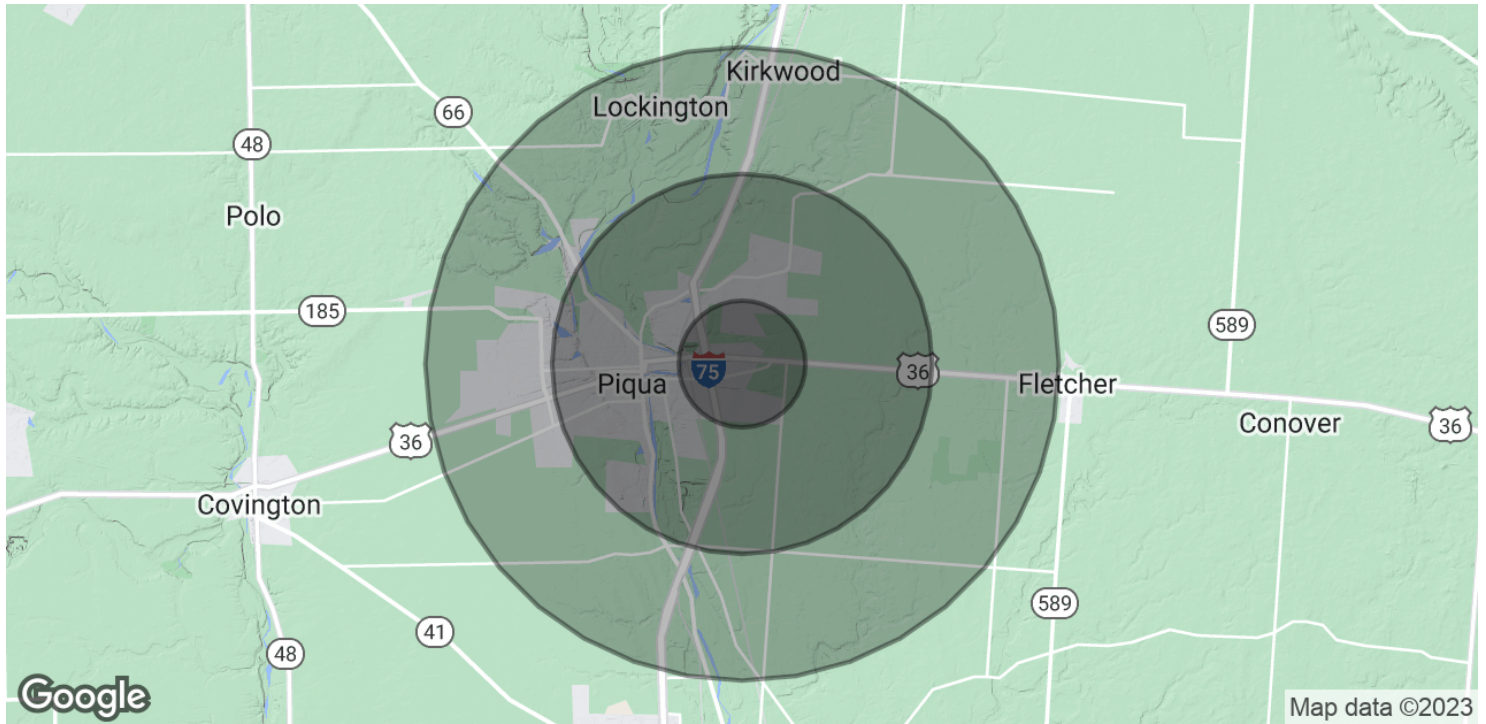




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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	662	16,601	24,787
Average Age	42.4	39.9	41.6
Average Age (Male)	39.1	37.4	40.0
Average Age (Female)	43.6	41.3	42.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	292	7,356	10,756
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$52,579	\$50,277	\$56,074
Average House Value	\$154,067	\$99,447	\$112,422

\* Demographic data derived from 2020 ACS - US Census

## DEMOGRAPHICS MAP & REPORT

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