

FOR SALE

536 Monroe Concord Rd Troy, OH 45373



NAI Bergman

Industrial | 46,808 SF

- Built in 2021 and 2022 - New facility!
- 278 doors in existing facility (214 Units current configuration)
- House, barn and office all included
- 8 acres of expansion land also available. Zoning & Construction prints approved
- 94% occupied at time of listing
- Owner willing to discuss longer term lease for the barn

Demographics	1 Mile	3 Miles	5 Miles
Total Population:	1,505	20,686	44,439
Average HH Income:	\$104,433	\$77,953	\$78,392

No Warranty Or Representation, Express Or Implied, Is Made As To The Accuracy Of The Information Contained Herein, And The Same Is Submitted Subject To Errors, Omissions, Change Of Price, Rental Or Other Conditions, Prior Sale, Lease Or Financing, Or Withdrawal Without Notice, And Of Any Special Listing Conditions Imposed By Our Principals No Warranties Or Representations Are Made As To The Condition Of The Property Or Any Hazards Contained Therein Are Any To Be Implied.



Scott Kaster

+1 937 673 4366

scott@bergman-group.com

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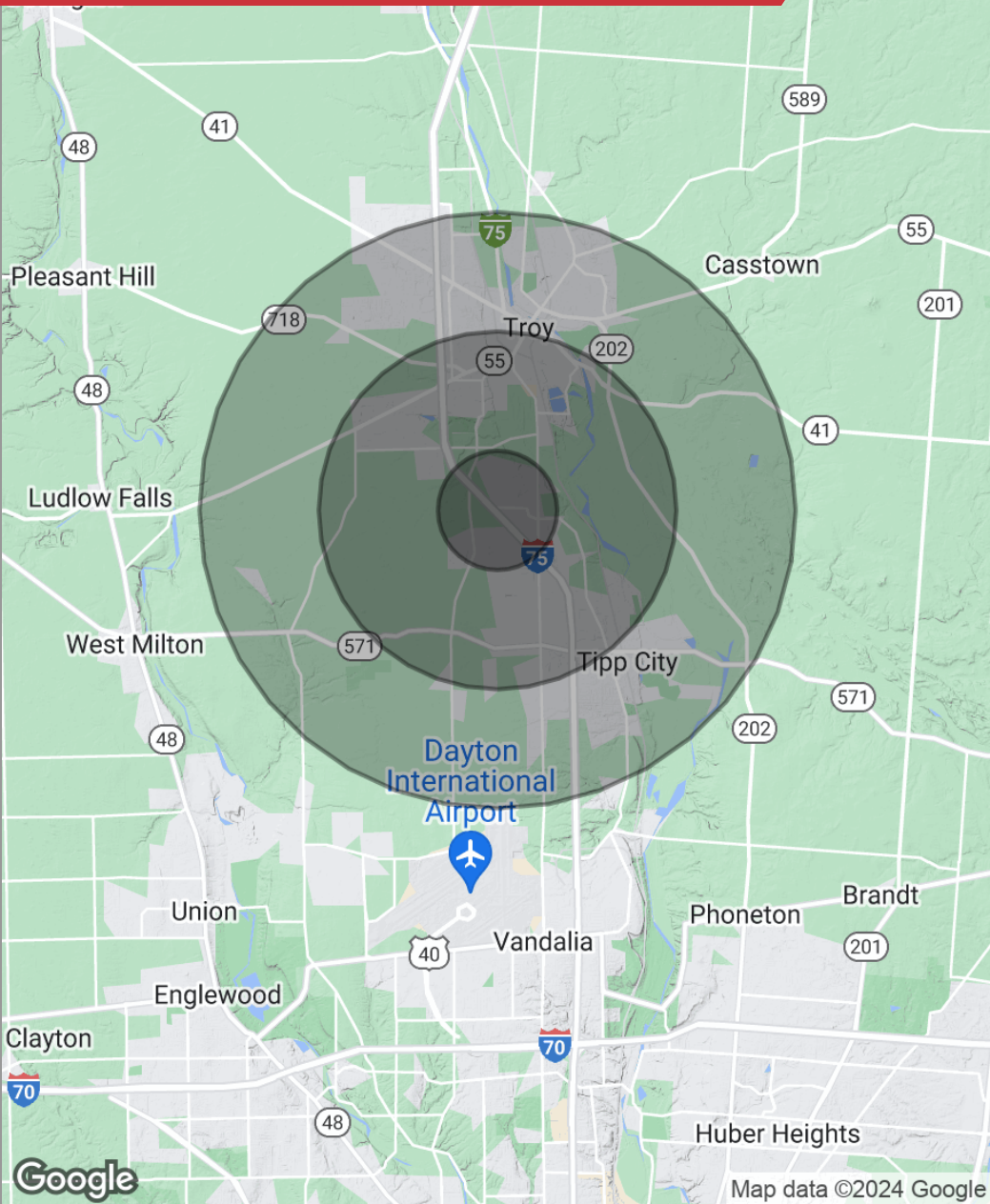
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	1,505	20,686	44,439
Median age	46.3	41.9	40.2
Median age (male)	44.3	39.2	37.8
Median age (Female)	48.0	43.2	41.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	579	8,569	18,345
# of persons per HH	2.6	2.4	2.4
Average HH income	\$104,433	\$77,953	\$78,392
Average house value	\$227,262	\$173,830	\$174,431

** Demographic data derived from 2020 ACS - US Census*