



OFFICE/RETAIL FACILITY BUILDING FOR SALE

124 N. MAIN STREET

PIQUA, OH 45356



SALE PRICE

\$475,000

OFFERING SUMMARY

Lot Size: 0.6 Acres

Ceiling Height: 9.3 - 11.5 ft

Zoning: CBD; Central Business

Lighting: Fluorescent

PROPERTY HIGHLIGHTS

- New Roof (Building 1)
- Main Corner in Piqua (State Route 36 & County Road 25A)
- Clear Span
- Air Conditioned Warehouse Space with Floor Drains and Air Compressor
- Abundant Parking
- 600 square feet leased out by Cricket Wireless
- Two Separate Buildings *See Marketing Brochure for Details

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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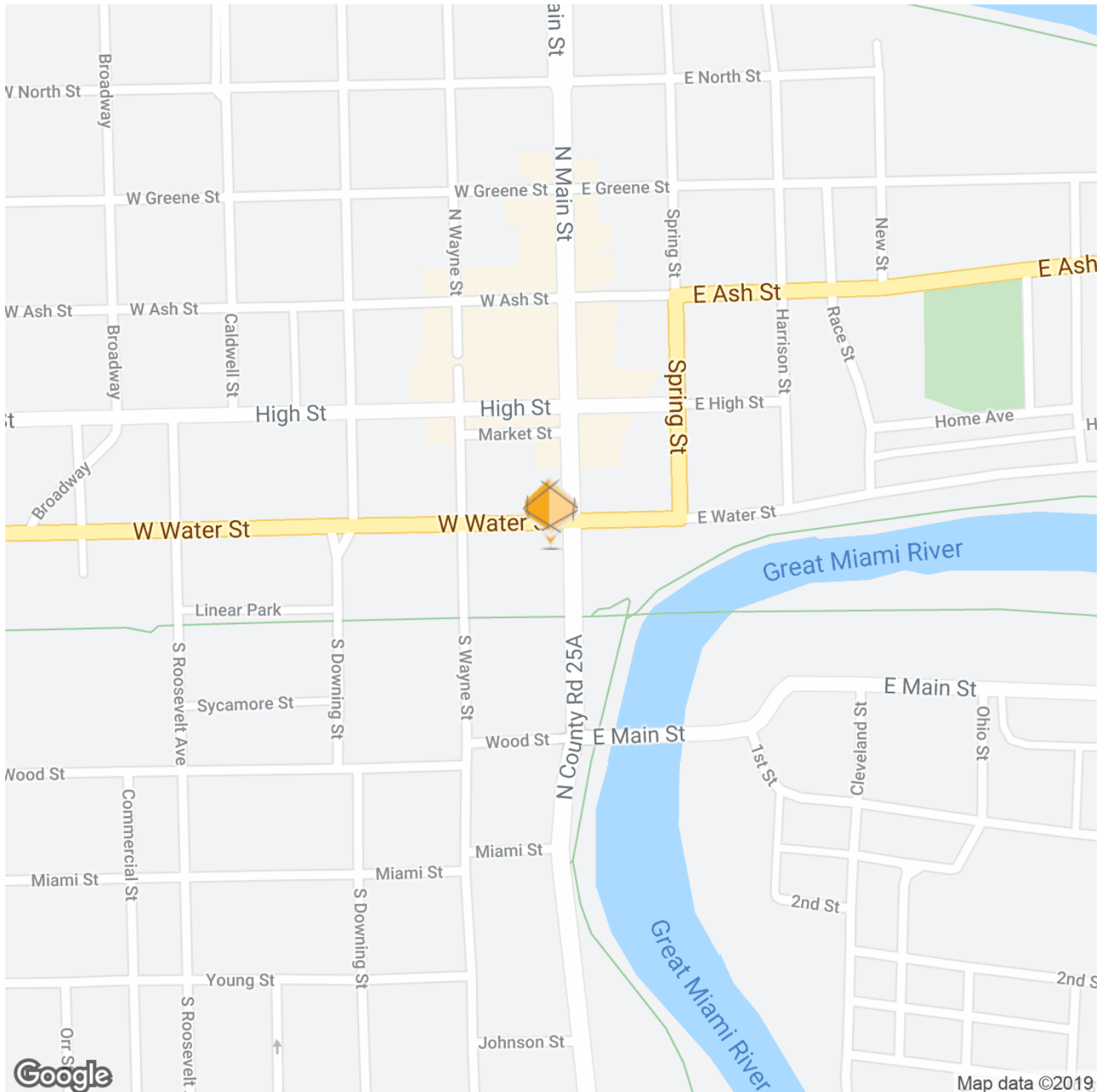
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LOCATION MAPS

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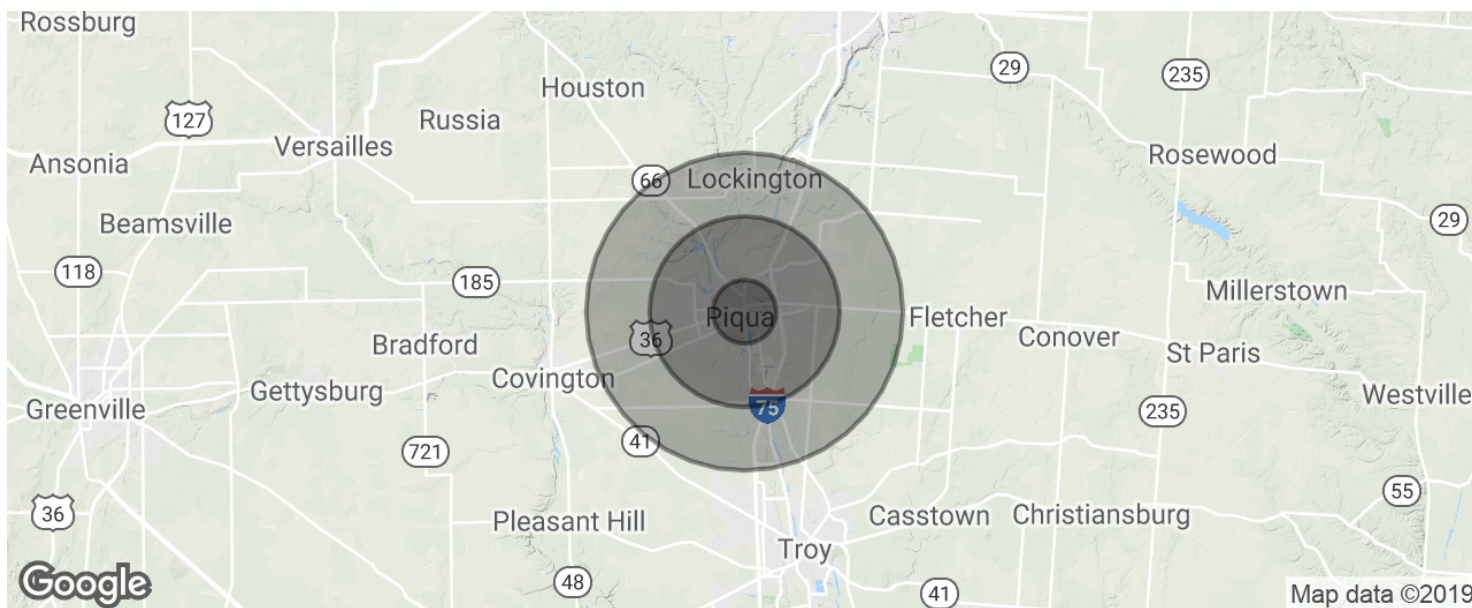
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| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|---------------------|----------|-----------|-----------|
| Total population | 2,651 | 14,237 | 33,263 |
| Median age | 36.1 | 38.5 | 39.3 |
| Median age (Male) | 35.7 | 37.8 | 38.4 |
| Median age (Female) | 37.3 | 39.9 | 40.7 |
| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
| Total households | 1,065 | 5,812 | 13,597 |
| # of persons per HH | 2.5 | 2.4 | 2.4 |
| Average HH income | \$49,641 | \$50,745 | \$52,869 |
| Average house value | \$98,119 | \$106,617 | \$120,899 |

* Demographic data derived from 2010 US Census

DEMOGRAPHICS MAP & REPORT

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