



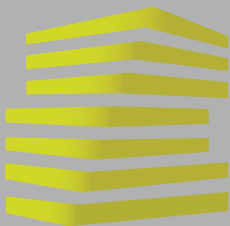
LOCATION.
commercial real estate

MARKET PLACE

1510 COVINGTON AVE

PIQUA, OH





MARKET PLACE

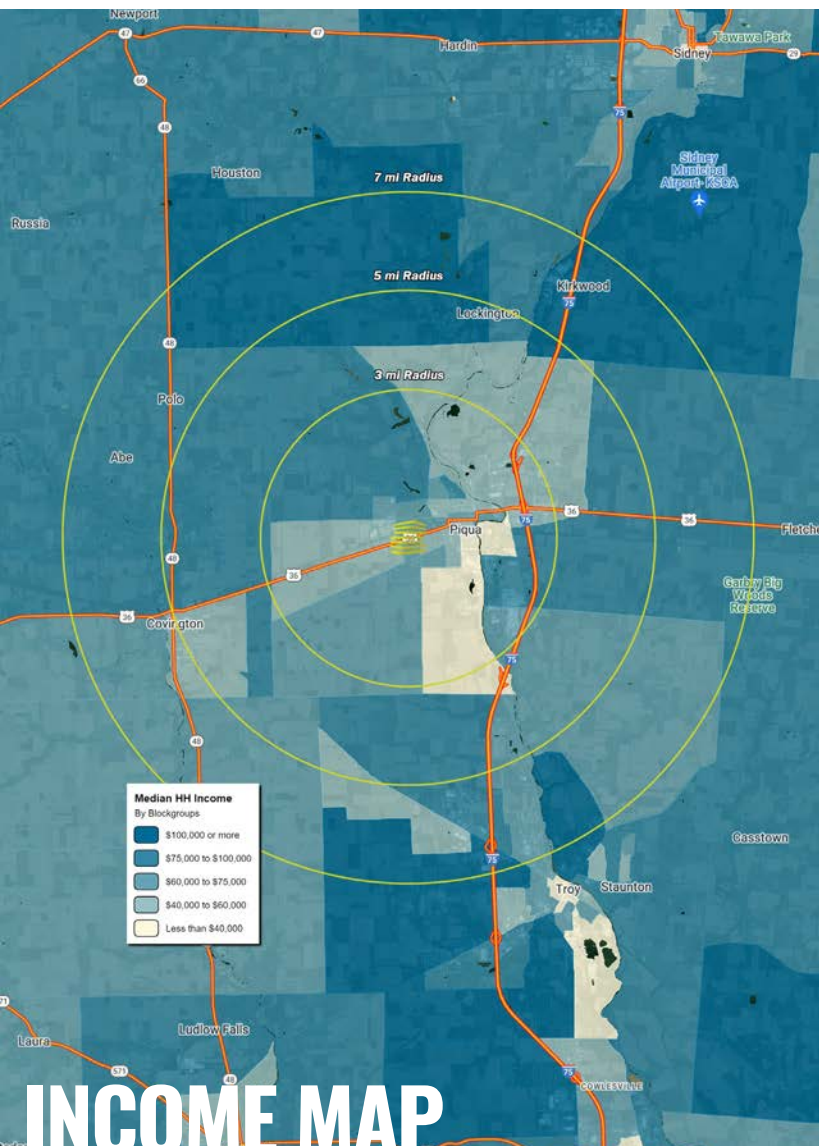
NEIGHBORHOOD VIBE

TONY CAROSELLO

614.401.8110 (OFFICE)
330.732.7250 (MOBILE)
anthony@LocationCRE.com

IAN SILBERMAN

314.818.1550 (OFFICE)
314.818.1560 (DIRECT)
ian@LocationCRE.com



TRADE AREA OVERVIEW

Piqua, located in Miami County, Ohio, is a vibrant and historic community with a population of approximately 20,000 residents. Founded in 1807, Piqua boasts a rich heritage and a welcoming atmosphere that blends small-town charm with modern amenities.

Piqua played a vital role in the early development of the Midwest, serving as a crucial hub for trade and transportation. The city's history is preserved in its architecture and landmarks, such as the Fort Piqua Plaza, a beautifully restored former hotel that now houses the local library and event spaces.

Piqua's economy is diverse, with strong roots in manufacturing, agriculture, and retail. The city is home to several key industries, including automotive parts, food processing, and plastics. Additionally, Piqua's strategic location along major highways makes it an attractive destination for businesses and investors.

Piqua takes pride in its educational institutions, from the Piqua City School District to Edison State Community College. The community values lifelong learning and provides ample opportunities for residents of all ages to engage in educational and recreational activities.

The city offers numerous parks, trails, and recreational facilities, promoting an active and healthy lifestyle. Popular destinations include the Piqua Historical Area State Memorial, a site commemorating the Battle of Piqua, and the scenic Piqua City Linear Park, perfect for walking and biking.

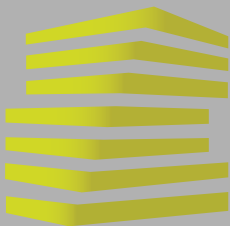
Piqua hosts various cultural and community events throughout the year, fostering a strong sense of community spirit. Events like the annual Heritage Festival and Taste of the Arts showcase local talent, food, and crafts, attracting visitors from the surrounding region.

DEMOGRAPHICS

	3 miles	5 miles	7 miles
POPULATION	21,906	28,031	41,150
HOUSEHOLDS	9,241	11,740	17,301
EMPLOYEES	8,049	10,841	17,388
MED HH INCOME	\$58,624	\$60,390	\$67,572

AREA RETAIL | RESTAURANTS





MARKET PLACE

SITE PLAN

TONY CAROSELLO

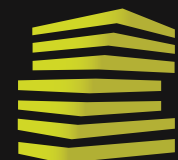
614.401.8110 (OFFICE)
330.732.7250 (MOBILE)
anthony@LocationCRE.com

IAN SILBERMAN

314.818.1550 (OFFICE)
314.818.1560 (DIRECT)
ian@LocationCRE.com



SUITE	TENANT	SF
1	AVAILABLE	7,909
2	COUNTRYSIDE RENT TO OWN	9,997
3	AVAILABLE	9,000
4	AUTOZONE	7,200
5	MIKADO JAPANESE RESTAURANT	2,521
6	STANDOUT SERPENTS PET STORE	2,000
7	EAST OF CHICAGO PIZZA	2,075
8	ROSES	58,324
9	MIRACLE EAR	1,400
10	KROGER	69,133
11 & 12	WILD BILLS TOBACCO	2,400
13	EL HERRANDERO	4,480
14	DRAGON CITY	1,200
15	MCDONALDS	4,848
16	KROGER FUEL	-----
OUTPARCEL	AVAILABLE	.60 ACRES

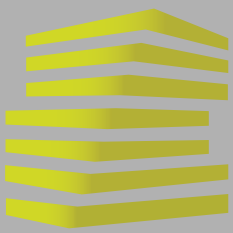


LOCATION.
commercial real estate



www.LocationCRE.com

THE INFORMATION IN THIS FLYER HAS BEEN OBTAINED FROM SOURCES BELIEVED RELIABLE. WHILE WE DO NOT DOUBT ITS ACCURACY, WE HAVE NOT VERIFIED IT AND MAKE NO GUARANTEE ABOUT IT. IT IS YOUR RESPONSIBILITY TO INDEPENDENTLY CONFIRM ITS ACCURACY AND COMPLETENESS. ANY PROJECTIONS, OPINIONS, ASSUMPTIONS OR ESTIMATES USED ARE FOR EXAMPLE ONLY AND DO NOT REPRESENT THE CURRENT OR FUTURE PERFORMANCE OF THE PROPERTY. THE VALUE OF THIS TRANSACTION TO YOU DEPENDS ON TAX AND OTHER FACTORS WHICH SHOULD BE EVALUATED BY YOUR TAX, FINANCIAL AND LEGAL ADVISORS. YOU AND YOUR ADVISORS SHOULD CONDUCT A CAREFUL, INDEPENDENT INVESTIGATION OF THE PROPERTY TO DETERMINE TO YOUR SATISFACTION THE SUITABILITY OF THE PROPERTY FOR YOUR NEEDS.



MARKET PLACE

ZOOM AERIAL + DETAILS

TONY CAROSELLO

614.401.8110 (OFFICE)
330.732.7250 (MOBILE)
anthony@LocationCRE.com

IAN SILBERMAN

314.818.1550 (OFFICE)
314.818.1560 (DIRECT)
ian@LocationCRE.com

- GROCERY-ANCHORED SHOPPING CENTER WITH 89% OCCUPANCY.
- 1.6M ANNUAL VISITS*
- STRONG MIX OF NATIONALLY RECOGNIZED TENANTS, INCLUDING KROGER, ROSES, MCDONALD'S, AUTOZONE, AND EAST OF CHICAGO PIZZA.
- 0.60 AC OUTPARCEL AVAILABLE FOR SALE OR GROUND LEASE.
- EXCELLENT VISIBILITY ALONG, US 36/ COVINGTON AVENUE, WHICH SEES OVER 10,000 VEHICLES PER DAY.
- LOCATED NEXT TO HARTZELL PROPELLER, ONE OF PIQUA'S LARGEST EMPLOYERS, WITH 268 EMPLOYEES.
- AVERAGE HOUSEHOLD INCOMES EXCEED \$60,000 WITHIN A 5-MILE RADIUS.
- SITUATED IN A SUBURB, APPROXIMATELY 30 MILES NORTH OF DAYTON.
- DAYTON IS HOME TO WRIGHT-PATTERSON AIR FORCE BASE, THE LARGEST SINGLE-SITE EMPLOYER IN OHIO, WITH 25,000 MILITARY AND CIVILIAN EMPLOYEES.
- THE GREATER DAYTON AREA HAS A POPULATION OF OVER ONE MILLION PEOPLE.

* VISITOR DATA PROVIDED BY PLACER.AI




LOCATION.
commercial real estate


LOCATION.
commercial real estate

f @ in REALTY RESOURCES MEMBER

www.LocationCRE.com

THE INFORMATION IN THIS FLYER HAS BEEN OBTAINED FROM SOURCES BELIEVED RELIABLE. WHILE WE DO NOT DOUBT ITS ACCURACY, WE HAVE NOT VERIFIED IT AND MAKE NO GUARANTEE ABOUT IT. IT IS YOUR RESPONSIBILITY TO INDEPENDENTLY CONFIRM ITS ACCURACY AND COMPLETENESS. ANY PROJECTIONS, OPINIONS, ASSUMPTIONS OR ESTIMATES USED ARE FOR EXAMPLE ONLY AND DO NOT REPRESENT THE CURRENT OR FUTURE PERFORMANCE OF THE PROPERTY. THE VALUE OF THIS TRANSACTION TO YOU DEPENDS ON TAX AND OTHER FACTORS WHICH SHOULD BE EVALUATED BY YOUR TAX, FINANCIAL AND LEGAL ADVISORS. YOU AND YOUR ADVISORS SHOULD CONDUCT A CAREFUL, INDEPENDENT INVESTIGATION OF THE PROPERTY TO DETERMINE TO YOUR SATISFACTION THE SUITABILITY OF THE PROPERTY FOR YOUR NEEDS.



MARKET PLACE

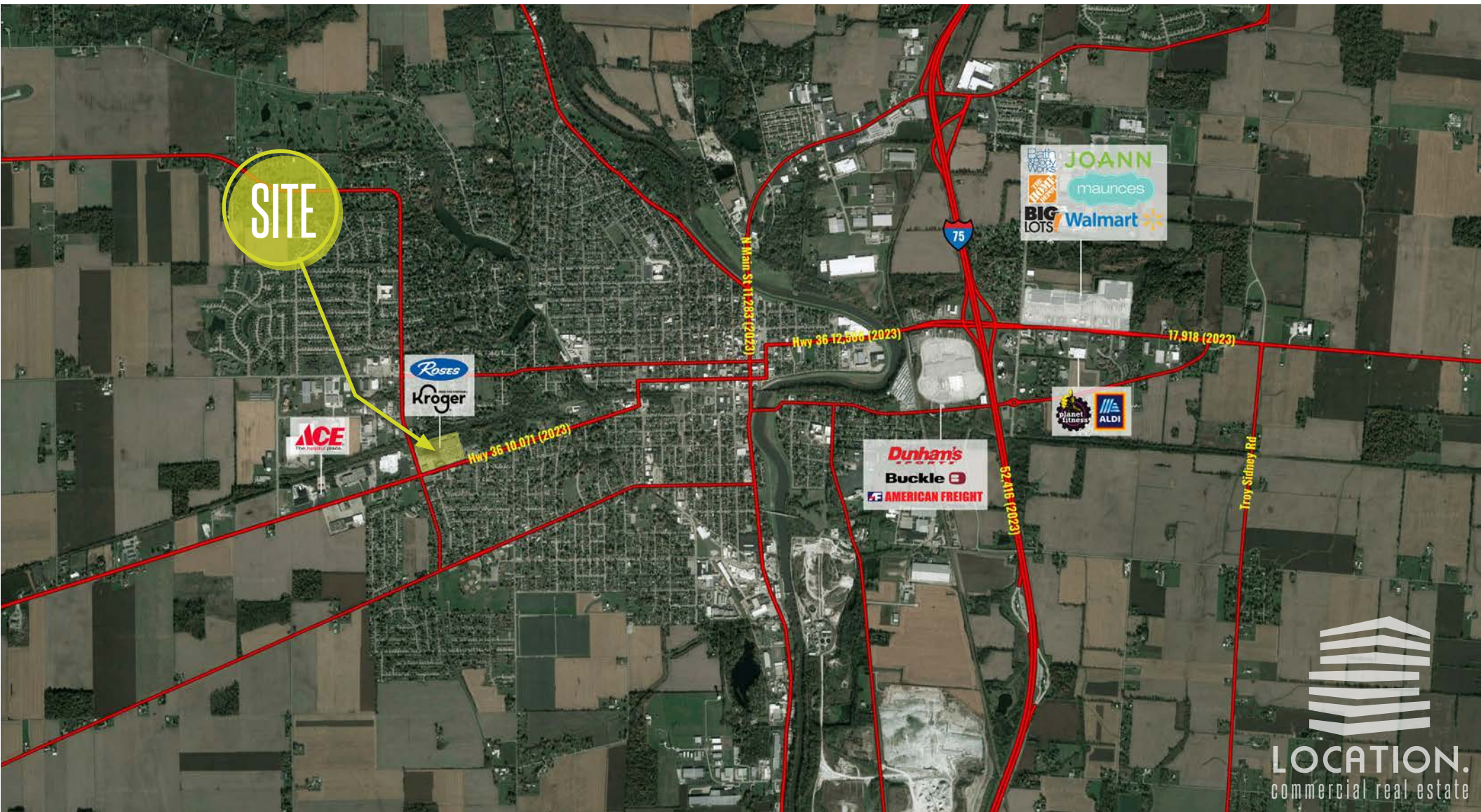
MARKET AERIAL

TONY CAROSELLO

614.401.8110 (OFFICE)
330.732.7250 (MOBILE)
anthony@LocationCRE.com

IAN SILBERMAN

314.818.1550 (OFFICE)
314.818.1560 (DIRECT)
ian@LocationCRE.com



LOCATION.
commercial real estate



LOCATION.
commercial real estate

f i in REALTY RESOURCES MEMBER

www.LocationCRE.com

THE INFORMATION IN THIS FLYER HAS BEEN OBTAINED FROM SOURCES BELIEVED RELIABLE. WHILE WE DO NOT DOUBT ITS ACCURACY, WE HAVE NOT VERIFIED IT AND MAKE NO GUARANTEE ABOUT IT. IT IS YOUR RESPONSIBILITY TO INDEPENDENTLY CONFIRM ITS ACCURACY AND COMPLETENESS. ANY PROJECTIONS, OPINIONS, ASSUMPTIONS OR ESTIMATES USED ARE FOR EXAMPLE ONLY AND DO NOT REPRESENT THE CURRENT OR FUTURE PERFORMANCE OF THE PROPERTY. THE VALUE OF THIS TRANSACTION TO YOU DEPENDS ON TAX AND OTHER FACTORS WHICH SHOULD BE EVALUATED BY YOUR TAX, FINANCIAL AND LEGAL ADVISORS. YOU AND YOUR ADVISORS SHOULD CONDUCT A CAREFUL, INDEPENDENT INVESTIGATION OF THE PROPERTY TO DETERMINE TO YOUR SATISFACTION THE SUITABILITY OF THE PROPERTY FOR YOUR NEEDS.