# TROY TOWNE CENTER

1801 W Main Street Troy, OH 45373

MIDLAND ATLANTIC PROPERTIES

## PROPERTY OVERVIEW

Troy Towne Center is a 144,485 square foot Kohl's anchored & Walmart shadow-anchored shopping center located on Ohio Route 4 in Troy, Miami County, OH.

## PROPERTY HIGHLIGHTS

- Troy is Approximately 20 Miles North of Dayton, OH and is One of the Stronger Retail Submarkets in the Dayton MSA
- The Center Lies Along the Heavily Trafficked Retail Corridor of OH State Route 4
- Troy Towne Center is the Dominate / Premier Shopping Center in Troy
- There are 5 Points of Ingress/Egress, Allowing Abundant Access In and Out of the Center

| DEMOGRAPHICS | 3 MILE | 5 MILES |
|---|---|---|
| Total Population | 26,154 | 36,090 |
| Average HH Income | $72,898 | $77,594 |
| Businesses | 1,408 | 1,559 |
| Employees | 21,108 | 23,063 |

| TRAFFIC COUNTS | |
|---|---|
| Main Street | 33,666 |
| Experiment Farm Road | 6,189 |
| Interstate 75 | 55,848 |

**MIDLAND ATLANTIC PROPERTIES**
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| | |
|---|---|
| KOHL'S | 86,584 SF |
| PETCO | 11,875 SF |
| DOLLAR TREE | 9,000 SF |
| A1 NAILS | 1,200 SF |
| AVAILABLE | 1,440 SF |
| AVAILABLE | 2,500 SF |
| SLEEP OUTFITTERS | 3,500 SF |
| SHOE CARNIVAL | 8,450 SF |
| SPECTRUM CABLE/MOBILE | 3,500 SF |
| T-MOBILE | 2,620 SF |
| SALLY BEAUTY SUPPLY | 1,397 SF |
| GAMESTOP | 1,720 SF |
| WELLNESS 360 | 2,000 SF |
| PREMIER HEALTH | 2,400 SF |
| THE UPS STORE | 1,200 SF |
| GNC | 1,200 SF |
| FAMOUS HAIR | 1,200 SF |
| VERIZON WIRELESS | 2,699 SF |
| TOTAL GLA | 144,485 SF |



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DEVELOPMENT • BROKERAGE • ACQUISITIONS • MANAGEMENT

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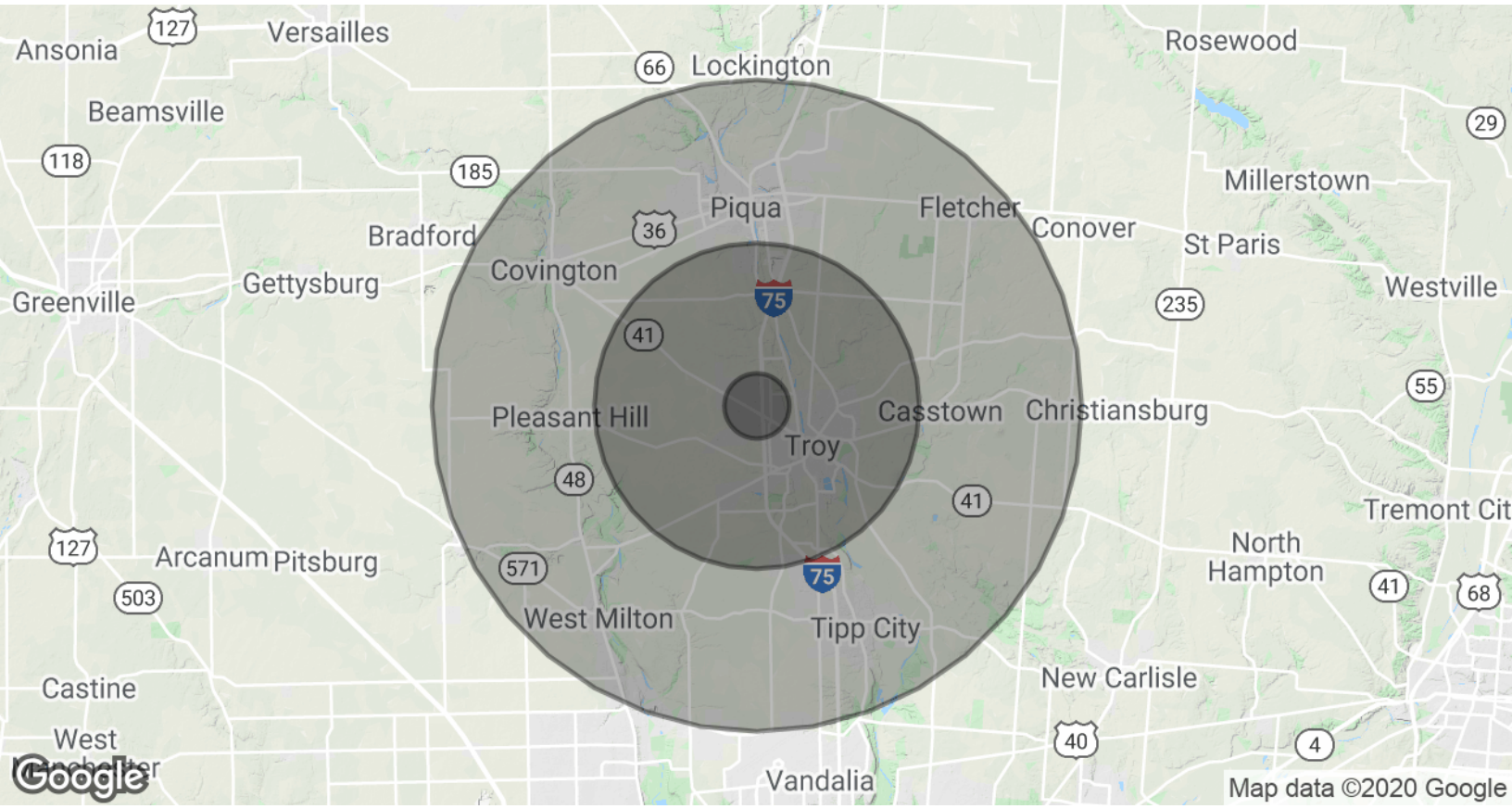


| POPULATION & HOUSING | 3 MILE | 5 MILES | 7 MILES |
|---|---|---|---|
| Total Population | 26,154 | 36,090 | 64,142 |
| Projected Annual Growth (2019-2024) | 0.8% | 0.8%- | 0.9% |
| Total Households | 10,905 | 14,725 | 25,965 |
| Median Home Value | $144,700 | $157,045 | $144,255 |

| INCOME & BUSINESS | 3 MILE | 5 MILES | 7 MILES |
|---|---|---|---|
| Average HH income | $72,898 | $14,725 | $25,965 |
| Daytime Population (16+ years) | 28,466 | 33,215 | 56,118 |
| Total Businesses | 1,408 | 1,559 | 2,704 |
| Total Employees | 21,108 | 23,063 | 37,056 |


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