



SALE

5176 OLD TROY PIKE

Huber Heights, OH 45424



SALE PRICE **\$149,000**

OFFERING SUMMARY

Lot Size: 0.408 Acres

Year Built: 1968

Building Size: 1,898 SF

Zoning: R4 Residential District

Market: Dayton

Submarket: Huber Heights

Price / SF: \$78.50

LOCATION OVERVIEW

This property is located in Huber Heights, the third largest suburb in the Dayton MSA. There is an ease of access in all directions being minutes from I-70, I-75 interchange and several State Routes. Located just minutes from Wright-Patterson Air Force Base and Dayton's commercial center. It is home to over 800 businesses, from high-tech manufacturers to distributors which supports a high quality of life, an affordable cost of living, abundant recreational and cultural amenities.

PROPERTY HIGHLIGHTS

- Former religious facility
- Situated along SR 202 in a predominately residential area
- Large lot with egress on Troy Pike
- R-4 zoning with certificate of compliance allowing to be used as place of worship or related uses (i.e., residence or church, religious offices, etc.)
- Great visibility along a main thoroughfare

PROPERTY WEBSITE

bit.ly/5176OldTroyPike

CBC-ASPIRE.COM

Bill Davis
614 588 7561
bdavis@cbc-aspire.com



ASPIRE REALTY SERVICES

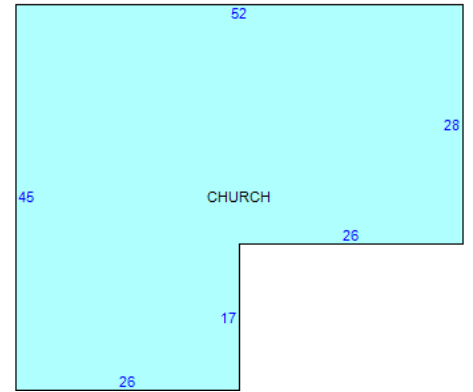
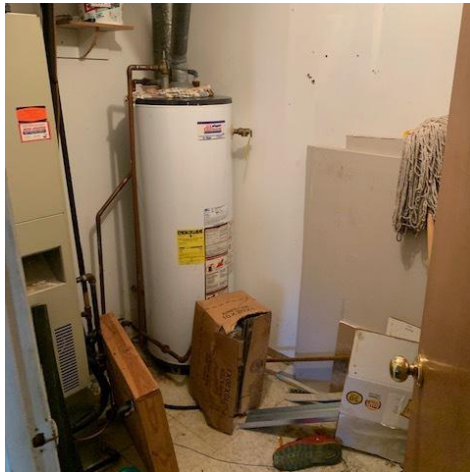
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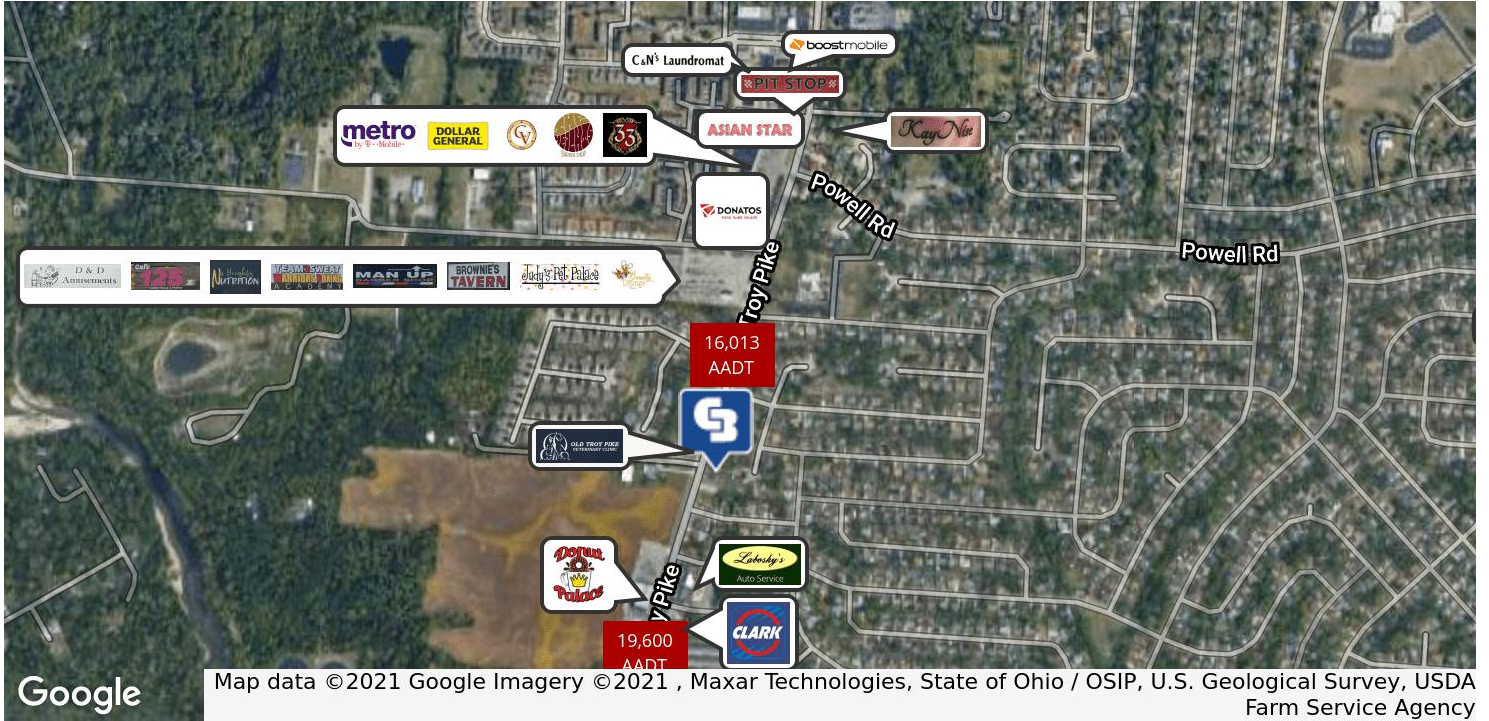
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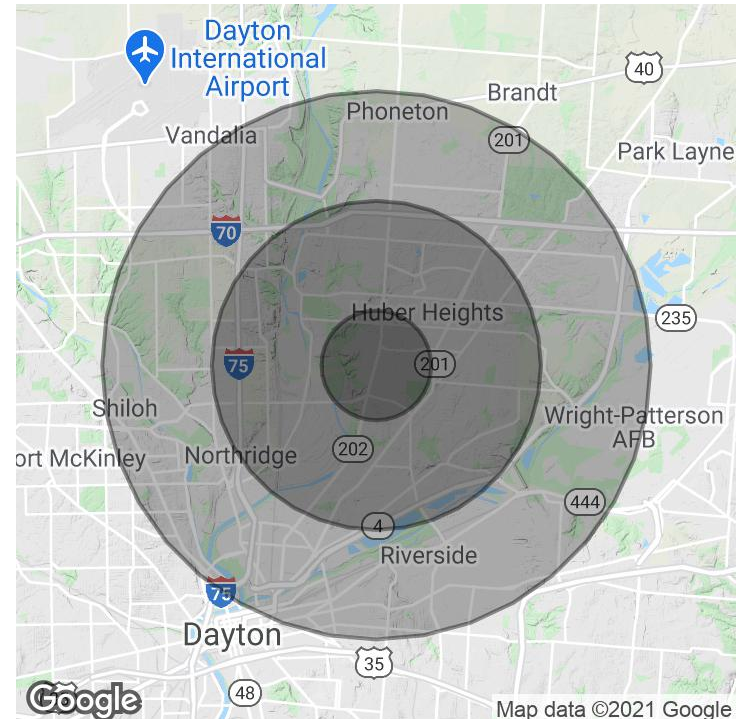


POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,185	52,961	128,552
Average age	38.9	37.5	35.8
Average age (Male)	35.8	36.4	35.0
Average age (Female)	41.1	38.3	36.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,428	20,238	50,053
# of persons per HH	2.5	2.6	2.6
Average HH income	\$58,984	\$61,971	\$53,982
Average house value	\$101,035	\$107,569	\$110,264

* Demographic data derived from 2010 US Census

CROSS STREETS	DIR	YEAR	COUNT
Old Troy Pike	-	2019	16,013 AADT
Troy Pike Murdock Ave	N	2006	19,600 AADT



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