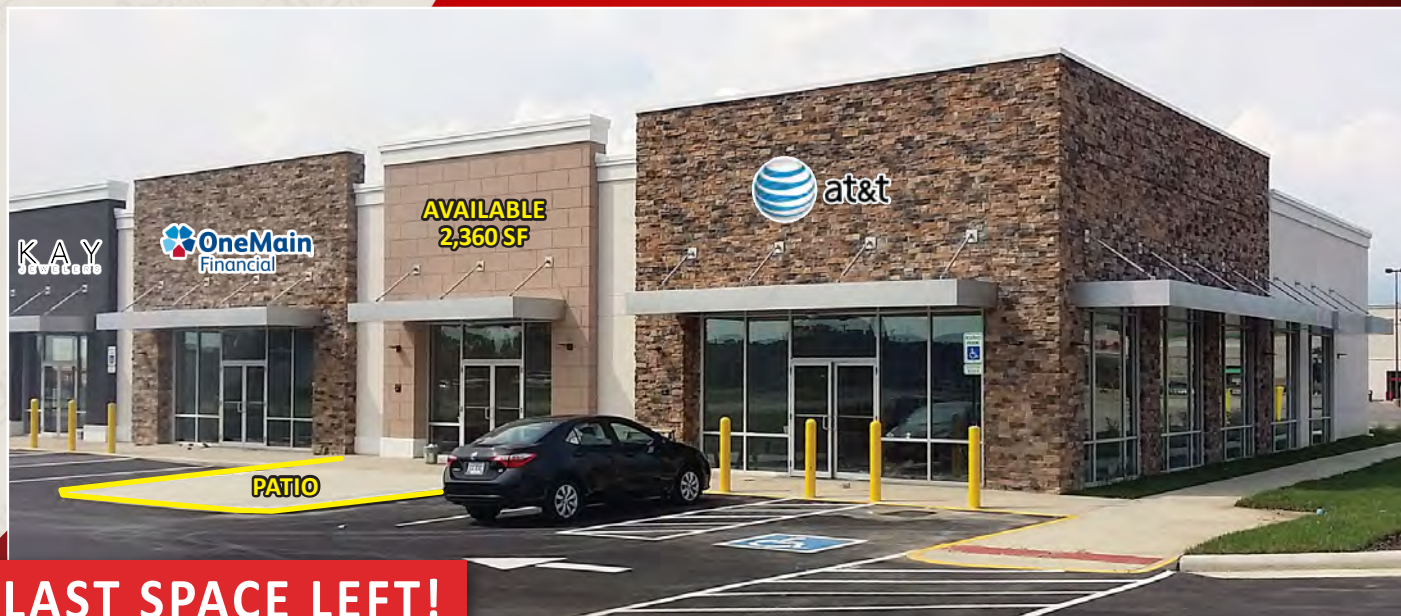


FOR LEASE

Walmart-Home Depot Anchored Outlot



LAST SPACE LEFT!

1260 E Ash Street, Piqua, OH 45356

PROPERTY HIGHLIGHTS

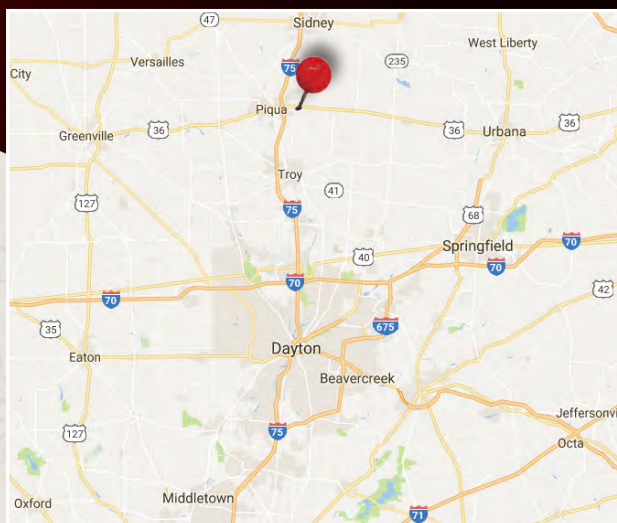
-  Reduced Lease Rate – \$17psf NNN
-  Brand-NEW Construction Right Off I-75
-  High Profile Retail/Restaurant Space with Patio
-  Strong Rural Regional Market Serving 20+ Mile Radius
-  Close to Edison State Community College and Piqua High School
-  Prime Position in front of JoAnn Fabric, Big Lots, Pet Value, Dollar Tree, Rue 21, Shoe Show, Rent-A-Center and More!

DEMOGRAPHICS

<u>Year 2019</u>	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Estimated Population	1,016	19,419	26,543
Median HH Income	\$58,400	\$51,164	\$53,805
Average HH Income	\$68,627	\$56,289	\$59,890
Daytime Population	3,187	9,586	14,820

TRAFFIC COUNTS

E Ash Street 11,000 ADT



Joshua M. Rothstein

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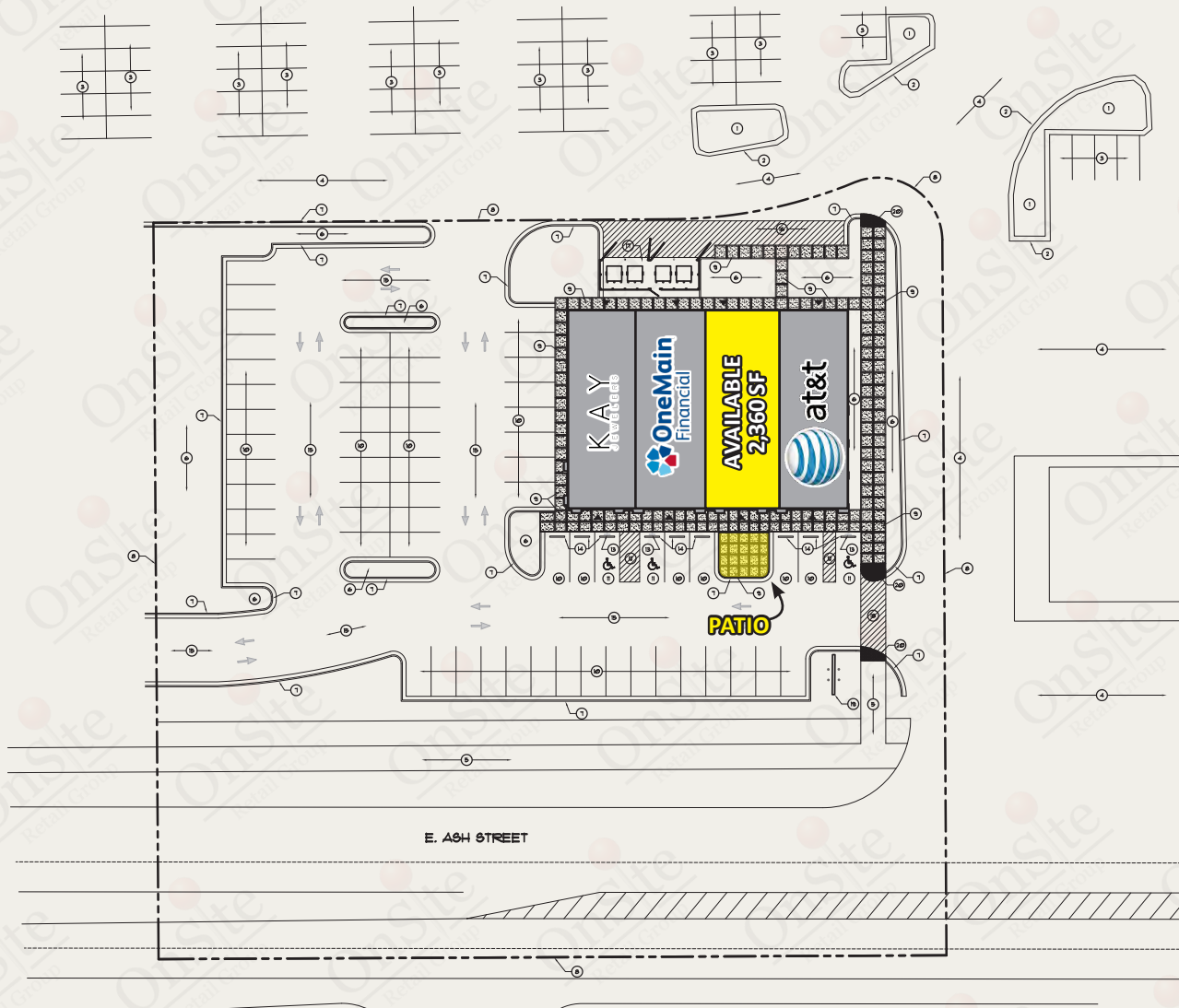
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Available

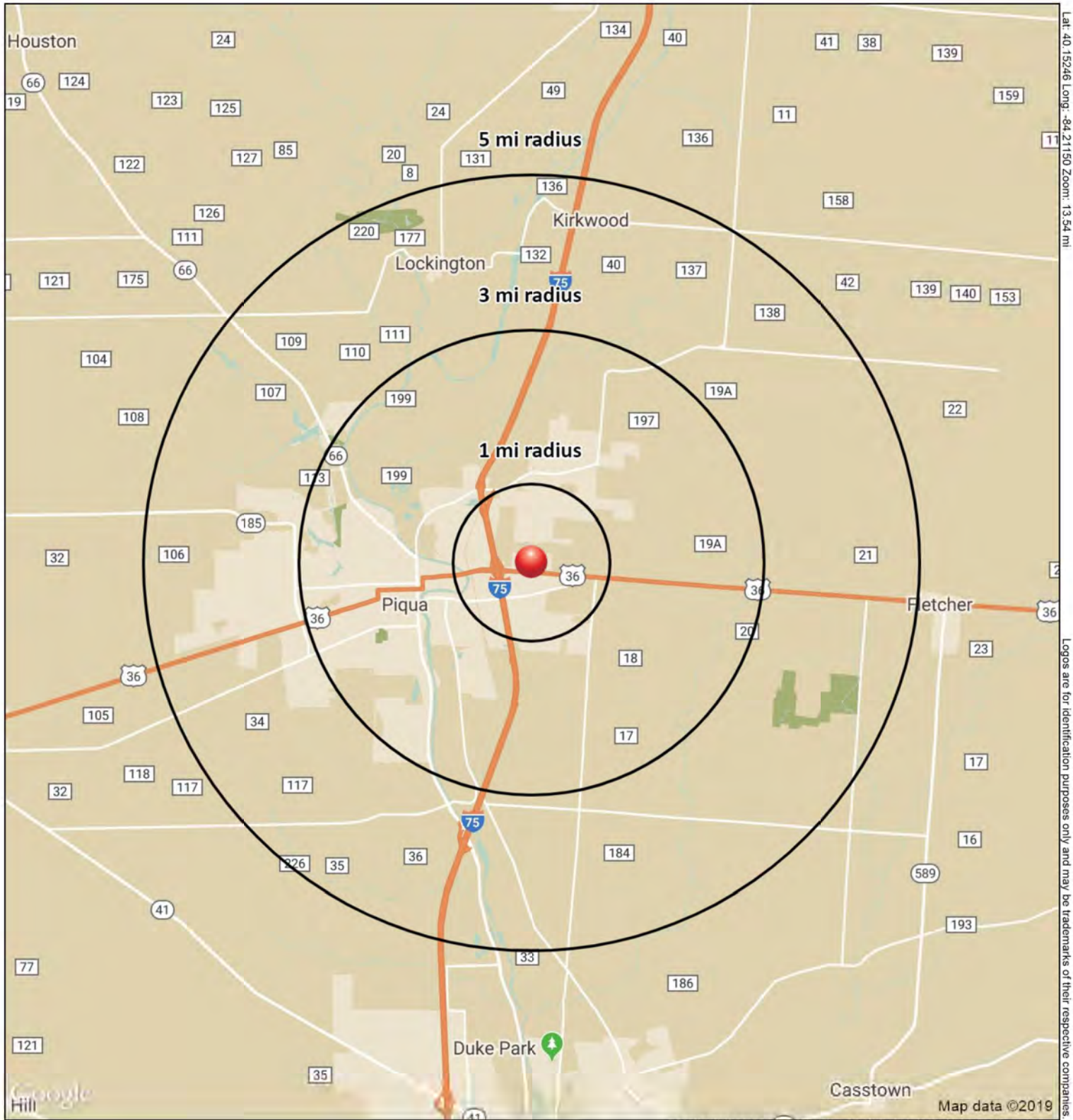
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1260 E Ash St
Piqua, OH 45356

November 2019



SUMMARY PROFILE

2000-2010 Census, 2019 Estimates with 2024 Projections



Lat/Lon: -84.2115/40.1525

RS1

1260 E Ash St

Piqua, OH 45356

1 mi radius 3 mi radius 5 mi radius

	1 mi radius	3 mi radius	5 mi radius	
POPULATION	2019 Estimated Population	1,016	19,419	26,543
	2024 Projected Population	1,069	20,582	27,931
	2010 Census Population	951	18,449	25,459
	2000 Census Population	777	18,822	25,832
	Projected Annual Growth 2019 to 2024	1.1%	1.2%	1.0%
	Historical Annual Growth 2000 to 2019	1.6%	0.2%	0.1%
	2019 Median Age	41.5	37.7	39.6
HOUSEHOLDS	2019 Estimated Households	425	7,843	10,761
	2024 Projected Households	434	8,047	10,976
	2010 Census Households	394	7,399	10,242
	2000 Census Households	304	7,395	10,133
	Projected Annual Growth 2019 to 2024	0.4%	0.5%	0.4%
	Historical Annual Growth 2000 to 2019	2.1%	0.3%	0.3%
RACE AND ETHNICITY	2019 Estimated White	89.4%	90.2%	91.1%
	2019 Estimated Black or African American	4.5%	4.3%	3.8%
	2019 Estimated Asian or Pacific Islander	2.4%	1.2%	1.2%
	2019 Estimated American Indian or Native Alaskan	-	0.3%	0.2%
	2019 Estimated Other Races	3.7%	4.1%	3.7%
	2019 Estimated Hispanic	3.1%	2.0%	1.9%
INCOME	2019 Estimated Average Household Income	\$68,627	\$56,289	\$59,890
	2019 Estimated Median Household Income	\$58,400	\$51,164	\$53,805
	2019 Estimated Per Capita Income	\$28,873	\$22,809	\$24,379
EDUCATION (AGE 25+)	2019 Estimated Elementary (Grade Level 0 to 8)	2.0%	2.0%	2.2%
	2019 Estimated Some High School (Grade Level 9 to 11)	5.6%	9.0%	8.6%
	2019 Estimated High School Graduate	42.0%	42.3%	41.1%
	2019 Estimated Some College	22.2%	21.4%	21.3%
	2019 Estimated Associates Degree Only	10.3%	10.7%	10.7%
	2019 Estimated Bachelors Degree Only	13.1%	8.8%	9.7%
	2019 Estimated Graduate Degree	4.8%	5.8%	6.3%
BUSINESS	2019 Estimated Total Businesses	202	810	1,112
	2019 Estimated Total Employees	3,187	9,586	14,820
	2019 Estimated Employee Population per Business	15.8	11.8	13.3
	2019 Estimated Residential Population per Business	5.0	24.0	23.9

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