Towne Park Drive Commercial Land

1851 Towne Park Drive | Troy, OH | 45373

Henkle Schueler Est. 1935
CORFAC INTERNATIONAL

COUNTY	PROPERTY TYPE	ZONING	SPACE AVAILABLE	PRICE
Miami	Land	Commercial	4.06 AC	$95,000/Acre

Property & Location Highlights:

- Vacant land in an established business park in Troy, OH
- Nearby access to I-75 which sees over 65,700 vehicles per day
- Just a 25-minute drive to Dayton
- International Airport
- Located 19 miles north of Downtown Dayton
- Level topography
- Strong daytime employment population
- Just south of the Upper Valley Medical Center Emergency Hospital

All information furnished is from sources deemed reliable and is subject to errors, omissions and changes prior to sale as withdrawal without notice.

For more information, contact:

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New Commercial/Industrial CRA

Construction Cost		Years Exempted	
		Commercial	Industrial
$2-5 million	=	3	6
$5-10 million	=	6	8
$10-25 million	=	9	10
$25-50 million	=	12	12
$50+ million	=	15	15

The length of tax exemption is based upon the total cost of the new structure.

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Radius	1 Mile		5 Mile		10 Mile	
Population						
2027 Projection	4,640		39,088		101,721	
2022 Estimate	4,415		37,187		97,052	
2010 Census	4,088		34,411		91,323	
Growth 2022 - 2027	5.10%		5.11%		4.81%	
Growth 2010 - 2022	8.00%		8.07%		6.27%	
2022 Population by Hispanic Origin	105		919		1,961	
2022 Population	4,415		37,187		97,052	
White	3,873	87.72%	33,373	89.74%	89,985	92.72%
Black	144	3.26%	1,518	4.08%	2,685	2.77%
Am. Indian & Alaskan	7	0.16%	94	0.25%	246	0.25%
Asian	292	6.61%	1,239	3.33%	1,865	1.92%
Hawaiian & Pacific Island	0	0.00%	19	0.05%	35	0.04%
Other	99	2.24%	944	2.54%	2,235	2.30%
U.S. Armed Forces	7		122		152	
Households						
2027 Projection	2,034		15,742		40,742	
2022 Estimate	1,937		14,991		38,896	
2010 Census	1,794		13,912		36,643	
Growth 2022 - 2027	5.01%		5.01%		4.75%	
Growth 2010 - 2022	7.97%		7.76%		6.15%	
Owner Occupied	1,184	61.13%	10,004	66.73%	27,131	69.75%
Renter Occupied	752	38.82%	4,987	33.27%	11,765	30.25%
2022 Households by HH Income	1,937		14,992		38,899	
Income: <$25,000	362	18.69%	2,814	18.77%	7,288	18.74%
Income: $25,000 - $50,000	452	23.34%	2,988	19.93%	8,553	21.99%
Income: $50,000 - $75,000	316	16.31%	2,685	17.91%	7,077	18.19%
Income: $75,000 - $100,000	246	12.70%	1,977	13.19%	5,364	13.79%
Income: $100,000 - $125,000	242	12.49%	1,981	13.21%	4,869	12.52%
Income: $125,000 - $150,000	114	5.89%	981	6.54%	2,185	5.62%
Income: $150,000 - $200,000	112	5.78%	842	5.62%	1,971	5.07%
Income: $200,000+	93	4.80%	724	4.83%	1,592	4.09%
2022 Avg Household Income	$80,227		$81,642		$77,979	
2022 Med Household Income	$60,580		$65,239		$63,050	

Business Employment by Type	# of Businesses	# Employees	#Emp/Bus
Total Businesses	**390**	**5,869**	**15**
Retail & Wholesale Trade	66	1,680	25
Hospitality & Food Service	45	1,261	28
Real Estate, Renting, Leasing	10	89	9
Finance & Insurance	32	149	5
Information	8	123	15
Scientific & Technology Services	24	196	8
Management of Companies	0	0	0
Health Care & Social Assistance	123	475	4
Educational Services	6	362	60
Public Administration & Sales	11	122	11
Arts, Entertainment, Recreation	1	2	2
Utilities & Waste Management	13	83	6
Construction	10	95	10
Manufacturing	20	1,140	57
Agriculture, Mining, Fishing	0	0	0
Other Services	21	92	4