



For Sale

1580 W Main Street
Troy, OH 45373



2,024 sf retail space for lease

Former retailer with drive thru opportunity. Located on a corner lot near a busy trade area.



2,024 sf
on 0.60 AC



Prime
intersection



25,410 AADT



Built 1978

Contact

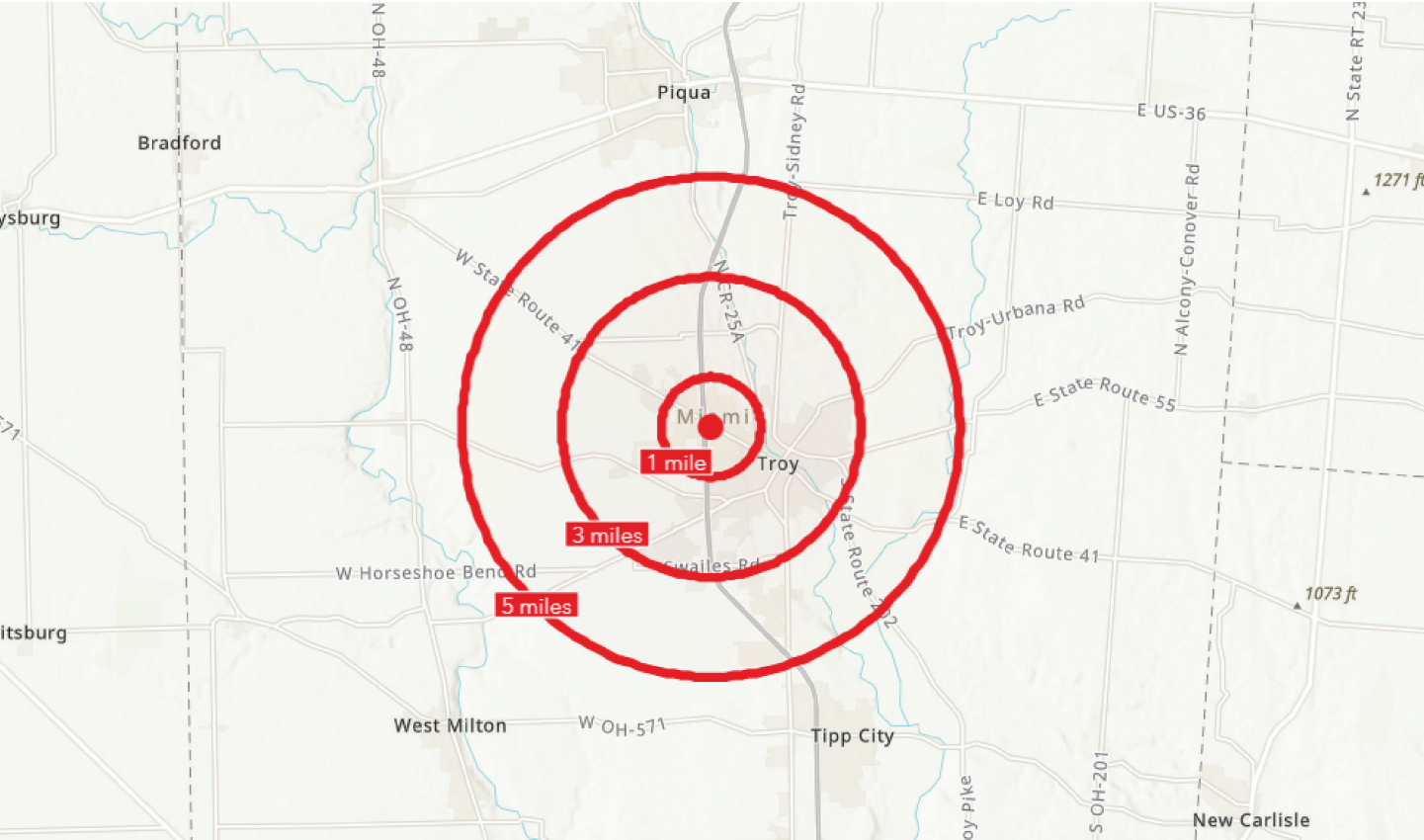
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1580 W Main Street

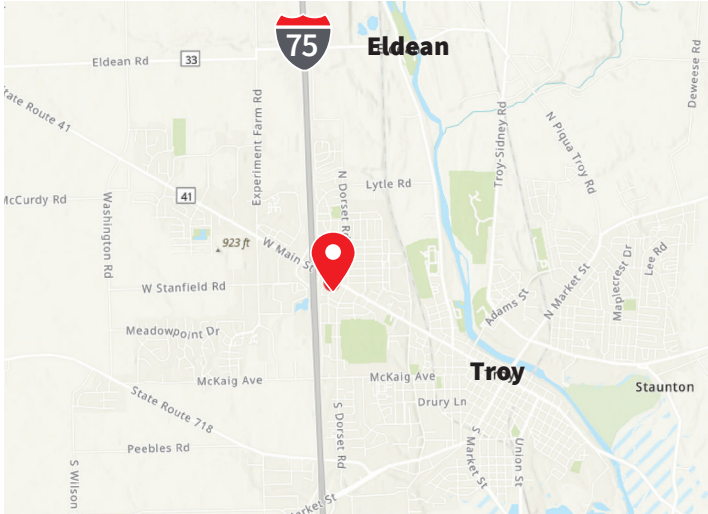
Troy, OH 45373

Location and demographics



Demographics	1 Mile	3 Miles	5 Miles
Total Population	5,695	28,383	37,823
Average HH Income	\$93,642	\$99,256	\$105,815
Median Age	41.3	40.4	41.0
Total Employees	4,237	20,340	23,592

Source: Esri, 2022



Trade area overview

Troy, OH in Miami County is a suburb north of Dayton. Founded in 1807, Troy was one of the cities that was greatly impacted during The Great Flood of 1913.



- | | | |
|---|--|--|
| 1 Buffalo Wild Wings
Sakai Japanese Bistro
Tropical Smoothie Cafe | 6 Fifth Third Bank
Burger King
Autozone | 10 Frisch's Big Boy
Ruby Tuesday
Hampton Inn |
| 2 Culver's / Lowes
Chipotle Mexican Grill
Meiji / Chick Fil A
Panera Bread
AAA Tire and Auto
Starbucks | 7 Walmart
Subway
Outback Steakhouse
Harbor Freight Tools | 11 Residence Inn Marriott |
| 3 Peak Foods | 8 Skyline Chili
Staples / Watsons
Shell gas station
Applebees / Bob Evans | 12 Goodwill
Honda Powersports |
| 4 Circle K | 9 Jimmy John's | 13 The Cellar Beer store |
| 5 Khol's | | 14 McDonald's |
| | | 15 Anytime Fitness |
| | | 16 PNC Bank |
| | | 17 Subway |
| | | 18 Taco Bell |

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