

# FOR SALE

6502 Old Troy Pike Huber Heights, OH 45424

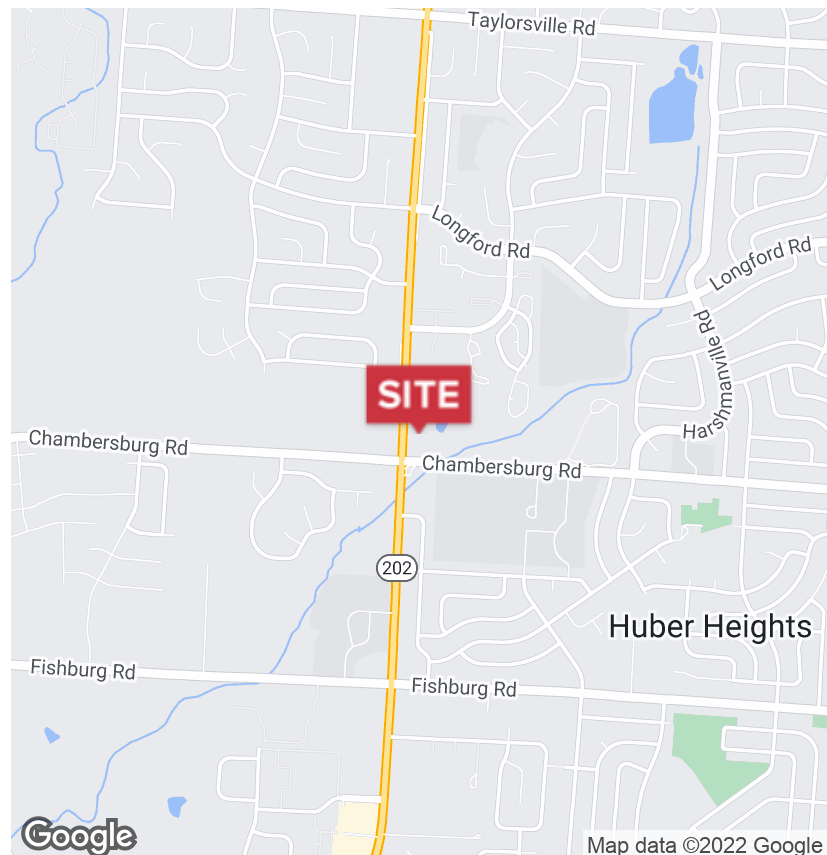
**NAI**Bergman



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## Land

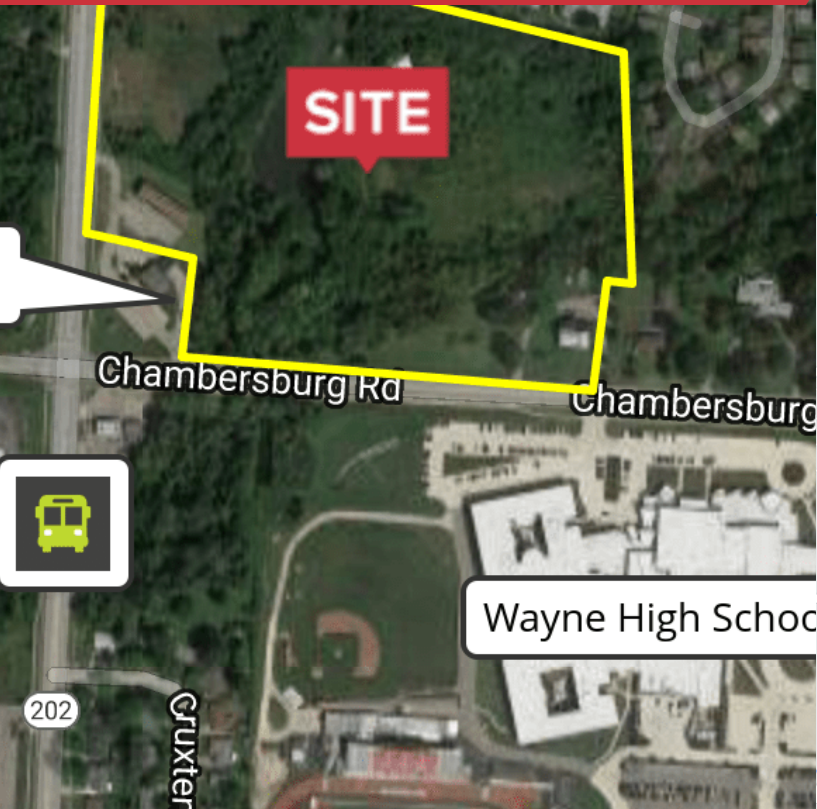
- Price Reduced!
- Listing price: \$560,000
- 20.014 acres
- Located on the corner of Old Troy Pike and Chambersburg Rd.
- Over 30,000 cars per day flow through this intersection
- Tranquil setting in an urban environment
- Senior housing or multi-family use possible



Map data ©2022 Google

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## OFFERING SUMMARY

Sale Price: \$560,000

Available SF:

Lot Size: 20.01 Acres

Market: Dayton

Submarket: North Dayton

Price / SF: \$0.64

## PROPERTY OVERVIEW

Price Reduced! 6502 Old Troy Pike is offered for sale for \$560,000. Just over 20 acres, this property is located on the corner of Old Troy Pike and Chambersburg Rd. Ideally suited for a multi-family development or senior housing. Very convenient location to shopping, transportation, entertainment and medical services.

## PROPERTY HIGHLIGHTS

- Price Reduced!
- Listing price: \$560,000
- 20.014 acres
- Located on the corner of Old Troy Pike and Chambersburg Rd.
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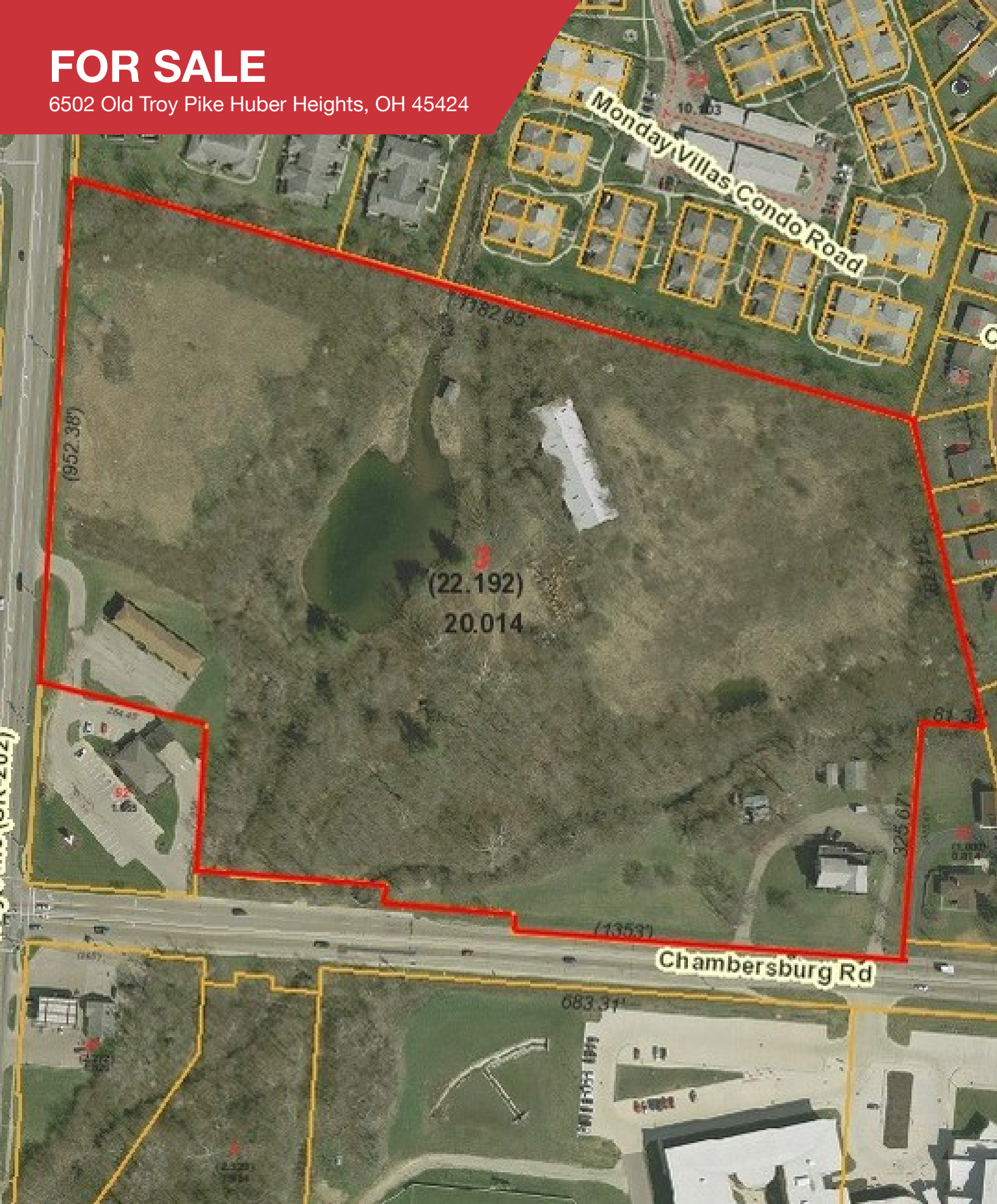
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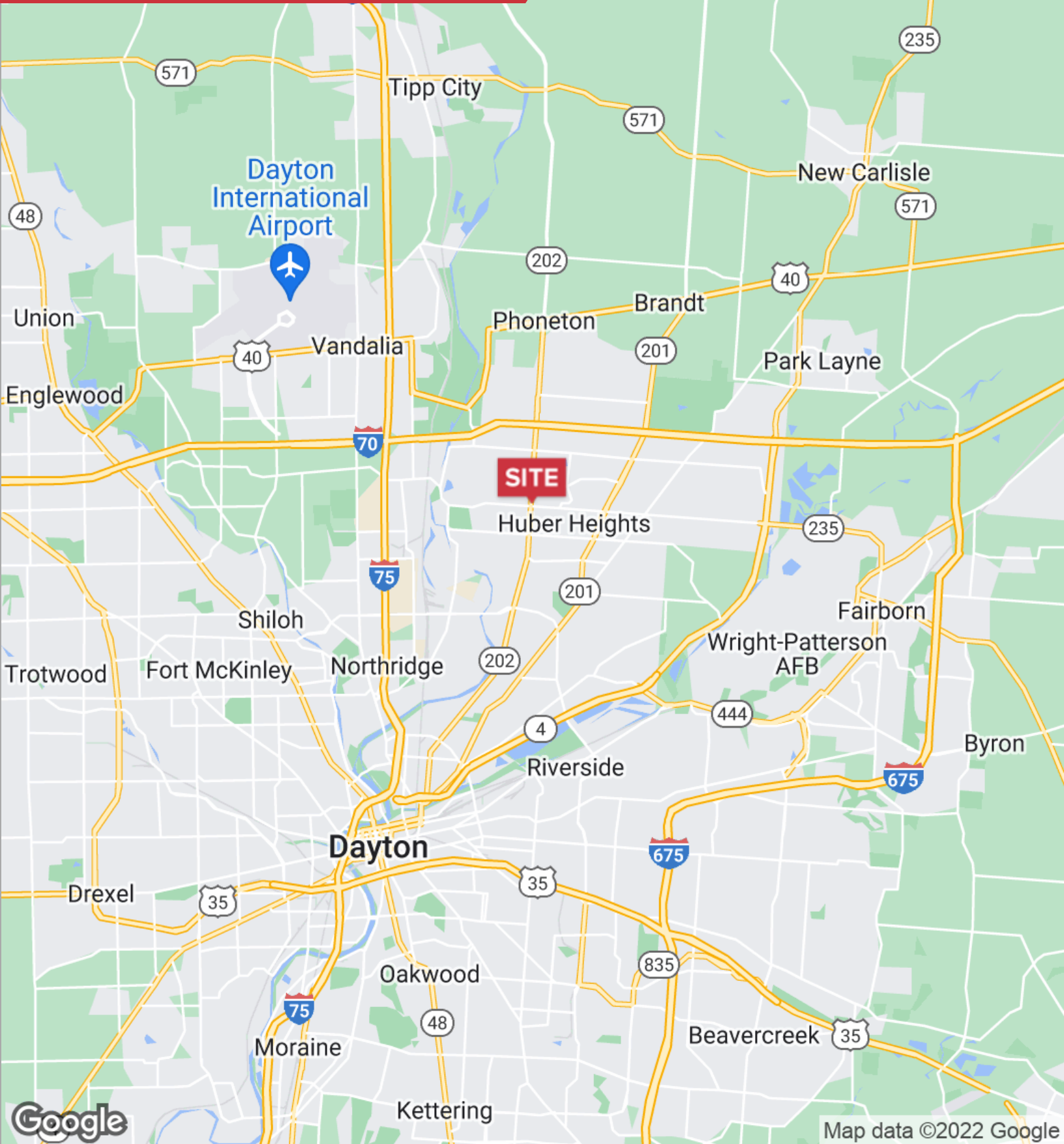
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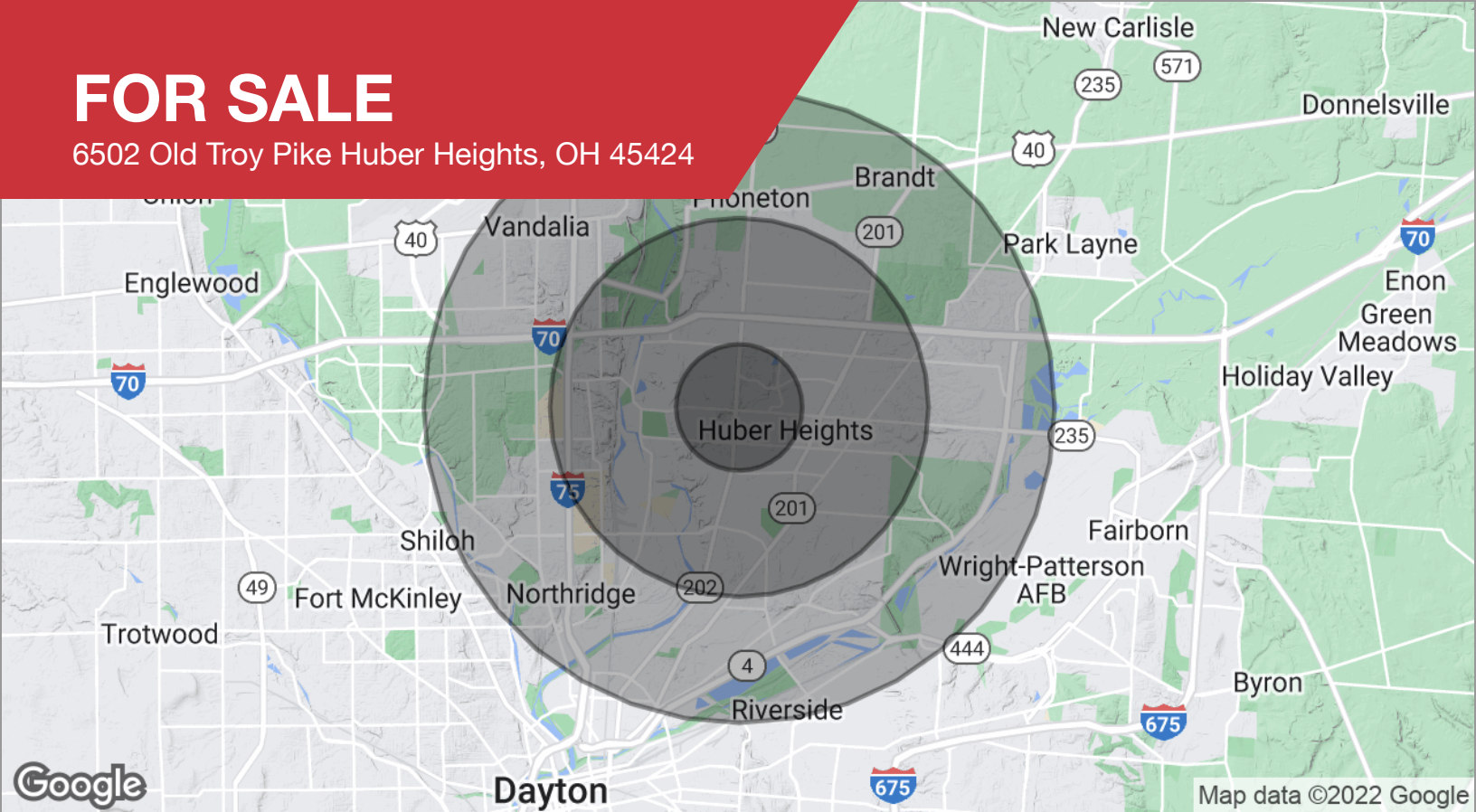
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## POPULATION

	1 MILE	3 MILES	5 MILES
Total population	9,308	54,689	102,726
Median age	36.9	37.6	37.1
Median age (male)	34.5	36.2	36.2
Median age (Female)	38.2	38.7	38.0

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	3,539	20,936	39,742
# of persons per HH	2.6	2.6	2.6
Average HH income	\$61,250	\$67,016	\$60,008
Average house value	\$108,207	\$121,619	\$122,242

\* Demographic data derived from 2020 ACS - US Census