

# FOR SALE

1302 S. Main Street Piqua, OH 45356



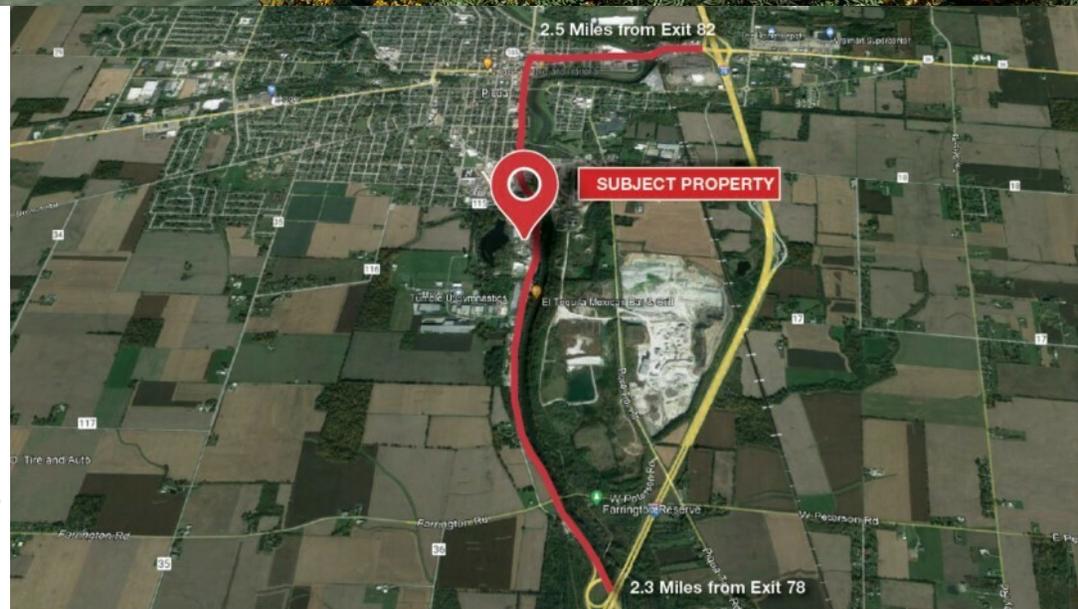
## NAI Bergman

### Land | 6 Acres

- 6 Acres shovel ready land
- Zoning approved by council for Self Storage
- Facility was to be built in 2 phases (303 units each)
- 15 year, pre-94 CRA tax abatement in place
- Construction plans and permits approved

Demographics	1 Mile	3 Miles	5 Miles
Total Population:	2,544	18,641	28,679
Average HH Income:	\$40,851	\$51,882	\$58,849

No Warranty Or Representation, Express Or Implied, Is Made As To The Accuracy Of The Information Contained Herein, And The Same Is Submitted Subject To Errors, Omissions, Change Of Price, Rental Or Other Conditions, Prior Sale, Lease Or Financing, Or Withdrawal Without Notice, And Of Any Special Listing Conditions Imposed By Our Principals No Warranties Or Representations Are Made As To The Condition Of The Property Or Any Hazards Contained Therein Are Any To Be Implied.



 **Scott Kaster**  
+1 937 673 4366  
scott@bergman-group.com

# FOR SALE

1302 S. Main Street Piqua, OH 45356



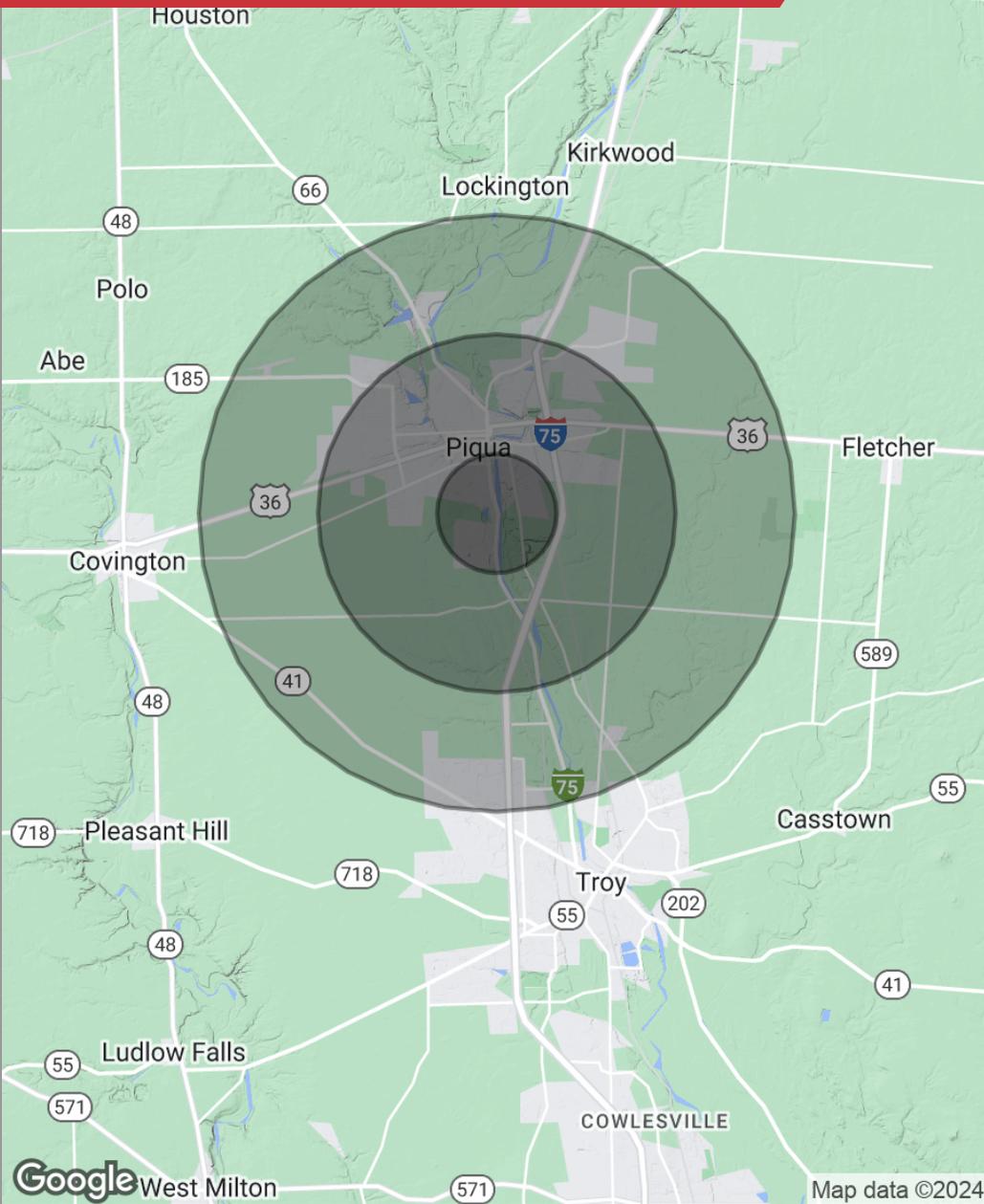
No Warranty Or Representation, Express Or Implied, Is Made As To The Accuracy Of The Information Contained Herein, And The Same Is Submitted Subject To Errors, Omissions, Change Of Price, Rental Or Other Conditions, Prior Sale, Lease Or Financing, Or Withdrawal Without Notice, And Of Any Special Listing Conditions Imposed By Our Principals No Warranties Or Representations Are Made As To The Condition Of The Property Or Any Hazards Contained Therein Are Any To Be Implied.

✉ **Scott Kaster**  
+1 937 673 4366  
scott@bergman-group.com

**NAI**Bergman

# FOR SALE

1302 S. Main Street Piqua, OH 45356



## POPULATION

	1 MILE	3 MILES	5 MILES
Total population	2,544	18,641	28,679
Median age	40.1	40.0	42.7
Median age (male)	40.4	38.0	41.1
Median age (Female)	36.4	41.3	43.9

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	1,155	8,121	12,464
# of persons per HH	2.2	2.3	2.3
Average HH income	\$40,851	\$51,882	\$58,849
Average house value	\$68,693	\$94,953	\$118,582

\* Demographic data derived from 2020 ACS - US Census

No Warranty Or Representation, Express Or Implied, Is Made As To The Accuracy Of The Information Contained Herein, And The Same Is Submitted Subject To Errors, Omissions, Change Of Price, Rental Or Other Conditions, Prior Sale, Lease Or Financing, Or Withdrawal Without Notice, And Of Any Special Listing Conditions Imposed By Our Principals No Warranties Or Representations Are Made As To The Condition Of The Property Or Any Hazards Contained Therein Are Any To Be Implied.

✉ **Scott Kaster**  
+1 937 673 4366  
scott@bergman-group.com

**NAI Bergman**