



**Available:
.52 Acres**

**For Lease:
\$4,166/Month**



**LOT DIMENSIONS
140' x 150'**

Highlights

- .1 Mile from I-75
- 27,724 Daily Traffic Count
- Thriving Retail Corner
- Max Visibility Frontage
- Build to Suit
- Long Term Land Lease Available
- Lease Existing Facility

***Current 1,434 SF building**

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Prime Retail Site

**2006 W. Michigan Street
Sidney, Ohio 45365**



Land: .526 Acres

Square Footage: 1,434 SF

Annual Taxes: \$2,751.34

Demographics

(1 Mile Radius)

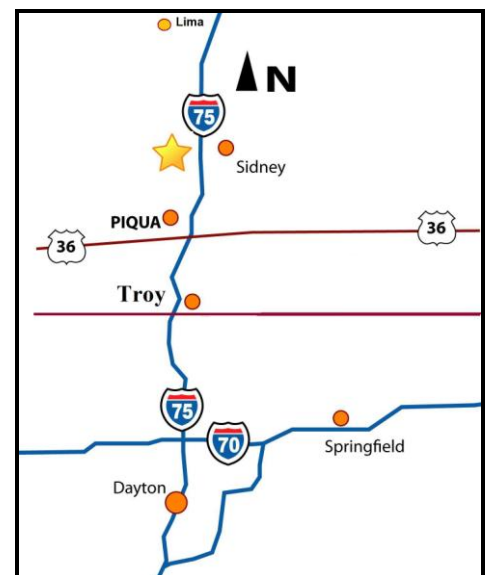
Population: 3,577
Households: 1,463
Average Income: \$49,001

(3 Mile Radius)

Population: 22,717
Households: 8,910
Average Income: \$55,396

(5 Mile Radius)

Population: 26,960
Households: 10,417
Average Income: \$57,223



40 Miles North of Dayton
18 Miles North of Troy
11 Miles North of Piqua
33 Miles South of Lima