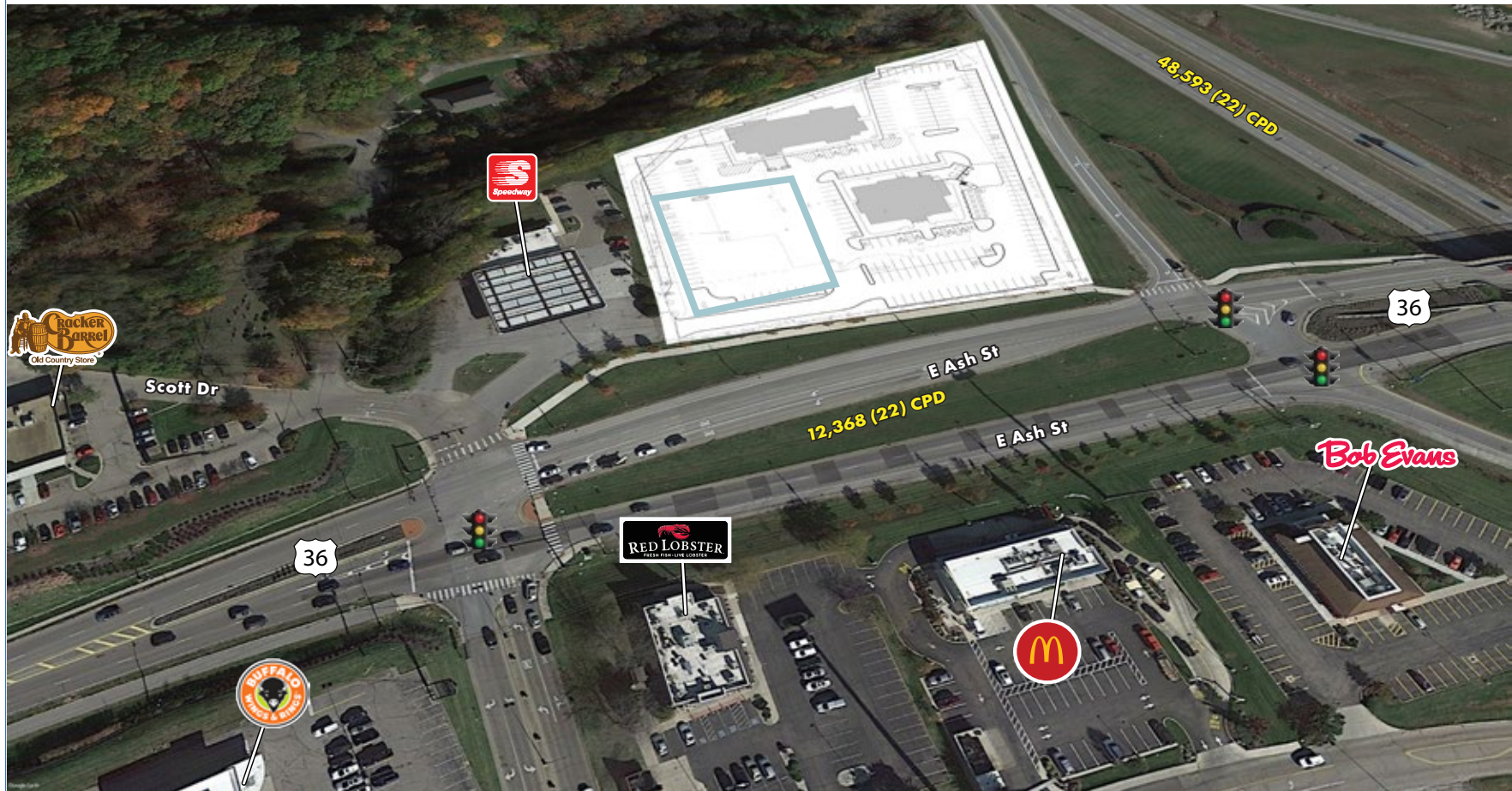


PIQUA *Landings*

FOR LEASE

LOCATED AT E ASH STREET AND SCOTT DRIVE | **PIQUA, OH**



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CBRE

DEVELOPMENT RENDERING

OUTLOT AVAILABLE



RETAIL OPPORTUNITY | PIQUA, OH

Property Details

- New four-acre development located in Piqua, OH at the intersection of I-75 and US 36.
- Pad sites available for ground lease with excellent visibility along I-75 and excellent visibility and access along US 36.
- Piqua is 25 miles north of Dayton along the I-75 Corridor in the Dayton MSA.
- The development is less than 25 miles from the I-75 & I-70 interchange, one of the busiest interstate interchanges in the United States.
- Nearby retailers include Walmart, Home Depot and Cinemark.
- Traffic counts are 48,593 CPD along I-75 and 16,800 CPD along US 36.



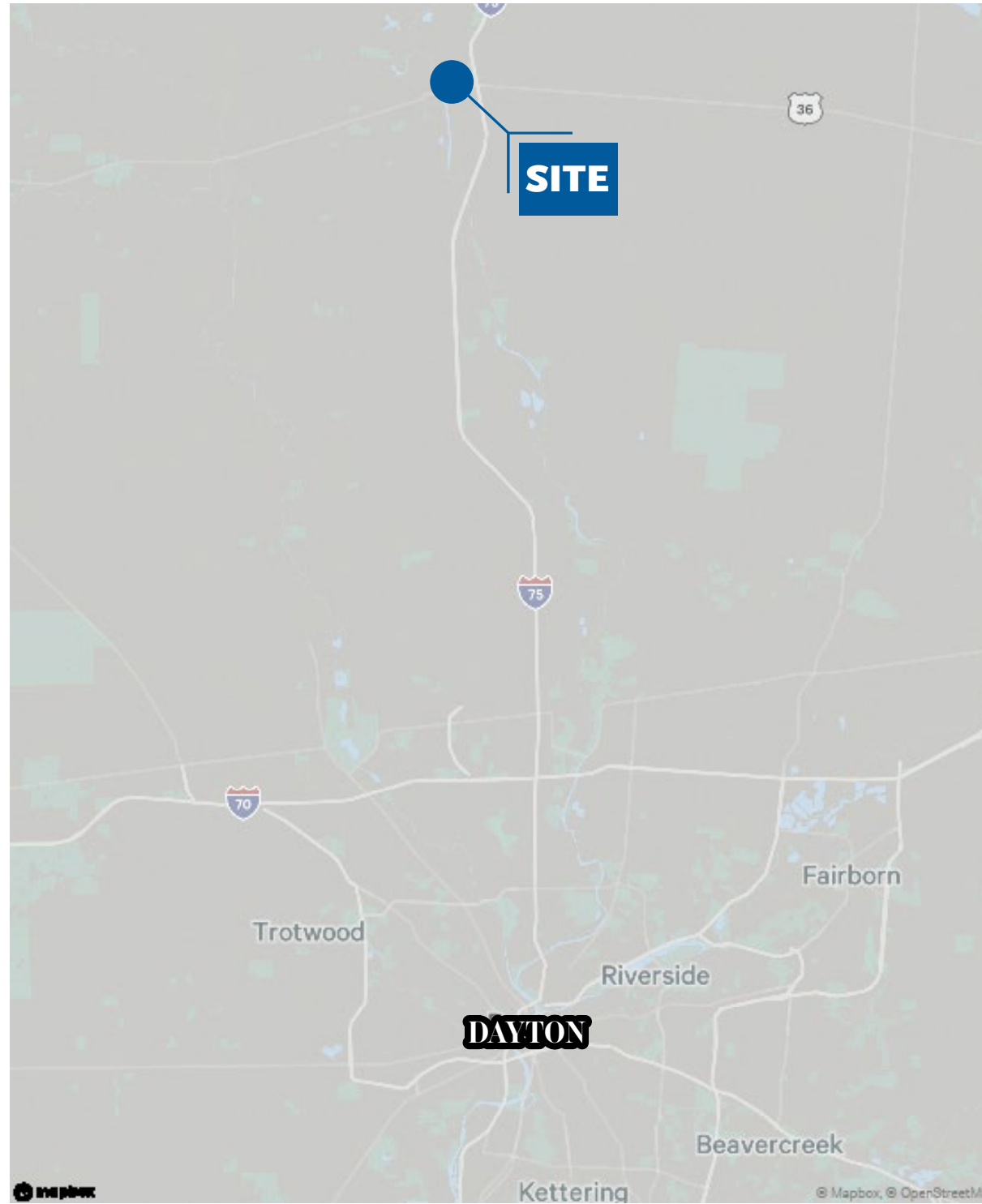
0.4 Miles/2 minutes to I-75



25.8 Miles/25 minutes to the Dayton International Airport



28.8 Miles/30 minutes to Downtown Dayton



ABOUT THE DAYTON MARKET



WHERE DOES DAYTON STAND AMONG OTHER MIDWEST CITIES?

- #3 Generation Z Concentration (25.10%)
- #8 Compound Annual Projected Population Growth (2022-2027) (0.04%)
- #9 Compound Annual Projected Population Growth (2022-2027) (-0.04%)
- #10 Compound Annual Population Growth (2020-2022) (-0.11%)

DAYTON ACCOLADES

#3
in the U.S. for
STEM Job Growth
Business Facilities
Magazine

#4
Largest
Concentration of
Engineers Per Capita
Forbes

#5
Among STEM
Leaders
Business Facilities
Magazine

Top 10
City for Engineering
jobs
Forbes

- One of five affordable cities for engineers and recent grads to find jobs
- One of 17 communities nationwide designated today as a Talent Hub by the Lumina Foundation for its collaborative efforts to increase college access and attainment as a way of “attracting, retaining, and cultivating talent.”
- The Dayton Region ranked in Site Selection Magazine’s top 10 for job growth among cities of its size for 12 straight years, and 8 of those years in the top 3.
- 52 Colleges/Universities within 50 mile radius
- Dayton is a manufacturing giant becoming an innovative hub for technology.

DAYTON TOP EMPLOYERS

Wright-Patterson Air Force Base	32,000 Employees
Kettering Health	13,984 Employees
Premier Health	10,537 Employees
Kroger Co.	4,523 Employees
Montgomery County	4,272 Employees
Miami University	3,723 Employees
Dayton Children’s Hospital	3,620 Employees
Meijer, Inc.	3,496 Employees
CareSource	3,100 Employees
Honda Development & Manufacturing	3,000 Employees
LexisNexis	3,000 Employees
University of Dayton	2,870 Employees
AK Steel	2,500 Employees
Sinclair Community College	2,359 Employees
Dayton VA Medical Center	2,300 Employees



SITE

51,305 (22) CPD

16,800 (22) CPD

43,547 (21) CPD

UPPER VALLEY
CAREER CENTER
900 Students

PIQUA
HIGH SCHOOL
900 Students

EDISON STATE
COMMUNITY COLLEGE
3,600 Students

DOLLAR TREE

JO-ANN

BIG LOTS!

Great Clips
THE GOMMAGE GROUP

Walmart*

BUCKLE UP
BUCKLE UP

Scott Dr
36

E Ash St

E Ash St
36

BUCKLE UP
BUCKLE UP

RED LOBSTER

McDonald's

Bob Evans

Waffle House

TACO BELL

AT&T

KAY
JEWELERS

Wright Patt
JEWELERS

F&S

Dunham's

FINISH LINE

COMFORT
SUITES

AMERICAN FREIGHT
FURNITURE - MATTRESS

CINEMARK

KETTERING
HealthNetwork

AW
ALL AMERICAN FOOD

Wendy's

Arby's

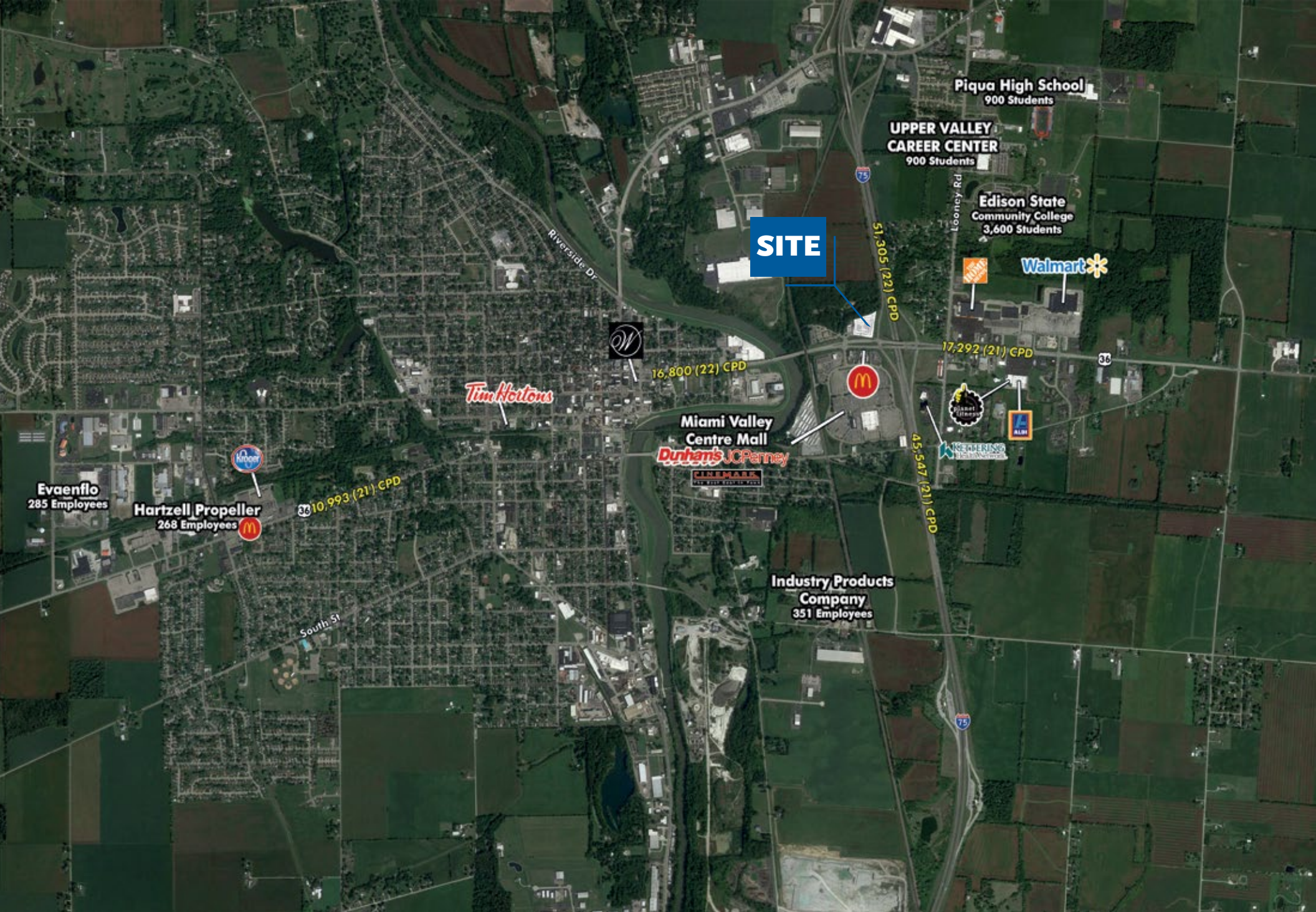
17,292 (21) CPD

DQ

ALDI

planet
fitness

KFC



SITE

Piqua High School
900 Students

**UPPER VALLEY
CAREER CENTER**
900 Students

**Edison State
Community College**
3,600 Students

Walmart

17,292 (21) CPD

51,305 (22) CPD

16,800 (22) CPD

Tim Hortons

**Miami Valley
Centre Mall**
Durham's JCParney
CINEMARK



45,547 (21) CPD

**Industry Products
Company**
351 Employees

Evaenflo
285 Employees

Hartzell Propeller
268 Employees

10,993 (21) CPD

South St






Riverside Dr

Leoney Rd



RETAIL OPPORTUNITY | PIQUA, OH

Demographics

	1 MILE	3 MILES	5 MILES
 POPULATION	2,507	22,062	25,881
 EDUCATION (COLLEGE)	25.8%	27.3%	28.6%
 MEDIAN HH INCOME	\$47,629	\$51,166	\$53,750
 MEDIAN AGE	37.8	40.4	41.5
 DAYTIME POPULATION	5,236	23,840	28,437

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Piqua Top Employers

COMPANY	NO. OF EMPLOYEES
HCF Management	527
Crane Pumps and Systems	480
Tailwind Technologies	409
Evenflo	349
Industry Products	297
Hartzell Propeller	261
Associates Staffing	225
Edison State Community College	198
Jackson Tube Service	158
Midwest Maintenance	138

