

AVAILABLE FOR LEASE

PROPERTY HIGHLIGHTS

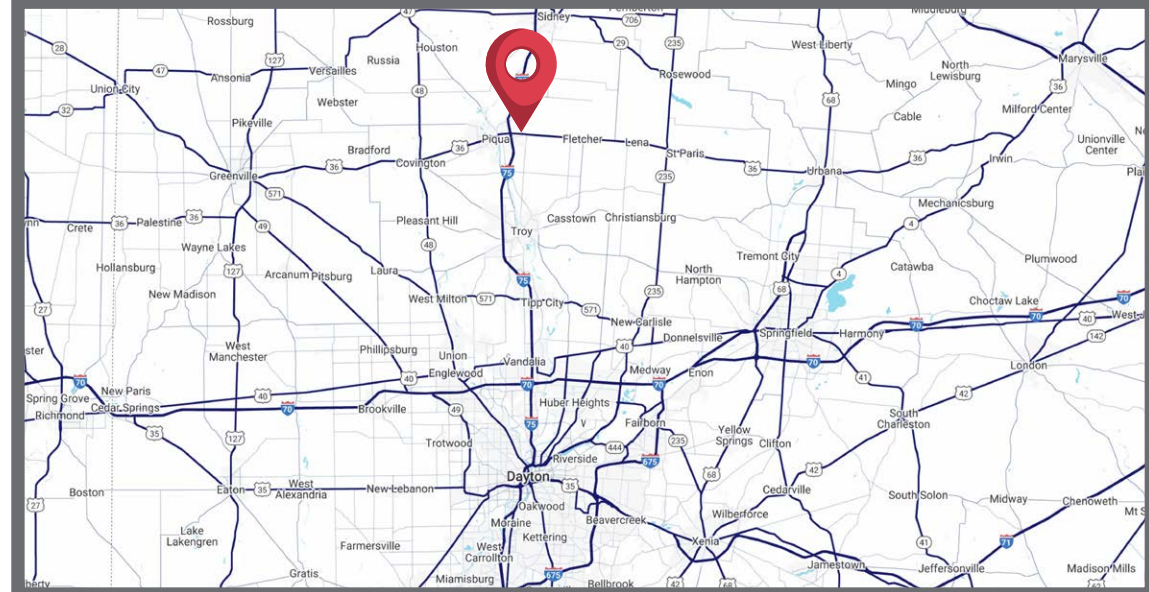
- **3,373 SF on ±1.0 Acre Available for Lease**
- Prime location directly across from the Walmart-anchored Miami Valley Crossing Shopping Center
- Convenient access just minutes from I-75
- Positioned within a strong regional retail corridor
- Surrounding national retailers include Planet Fitness, ALDI, The Home Depot, TJ Maxx, Buckle, maurices, Shoe Sensation, and Bath & Body Works
- Nearby restaurants include Olive Garden, Wendy's, Dairy Queen, Starbucks, Waffle House, Chipotle Mexican Grill, Wings and Rings, Red Lobster, and many more

TRAFFIC COUNTS

- 16,010 (25) VPD: E Ash Street near I-75
- 50,363 (25) VPD: I-75 North of Site
- 52,539 (25) VPD: I-75 South of Site

2025 EST. DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	886	18,504	25,996
HOUSEHOLDS	375	7,744	10,880
AVG HH INCOME	\$90,006	\$77,893	\$81,071
EMPLOYEES	2,872	6,599	8,657



CONTACT

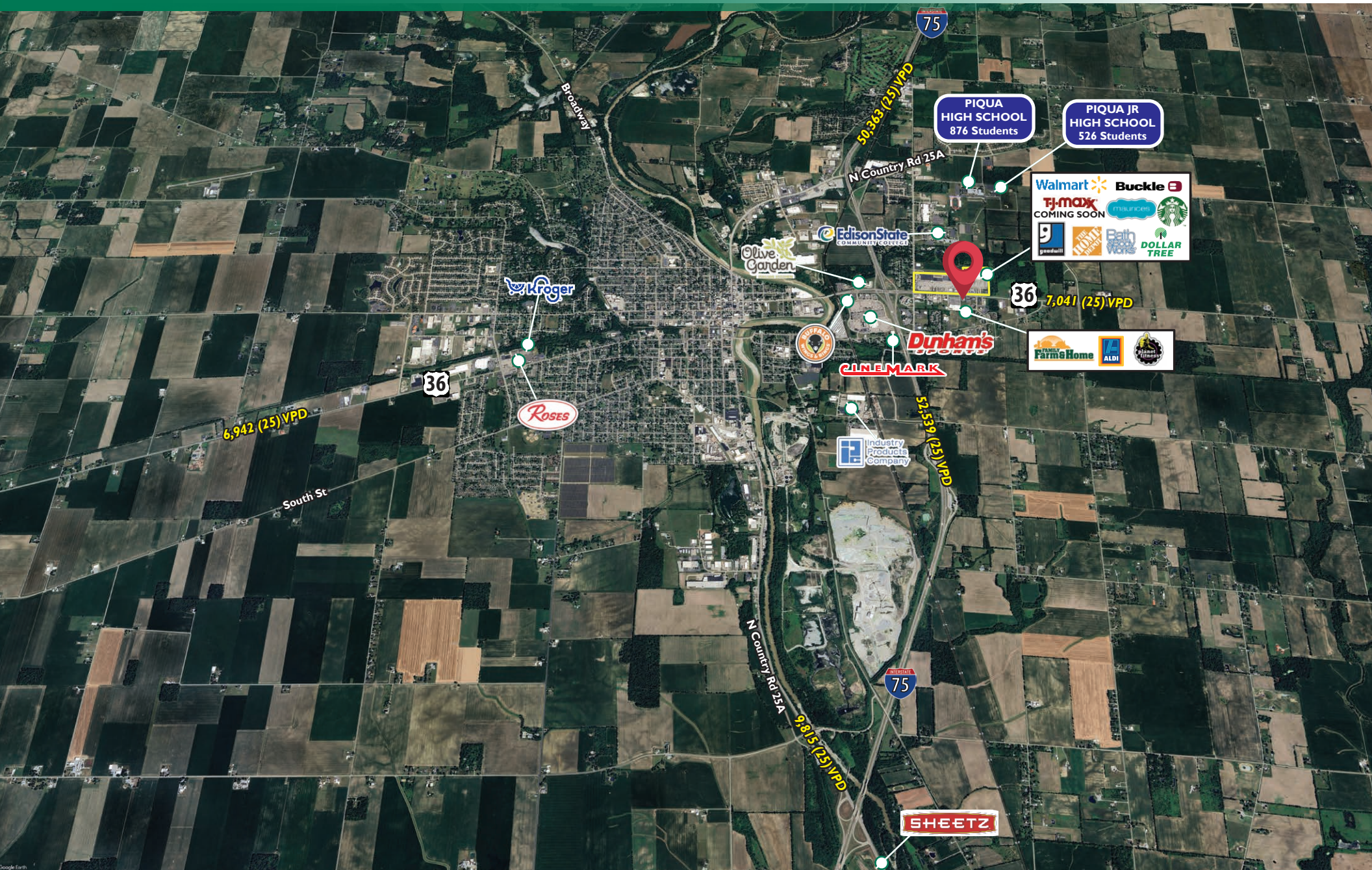
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Former KFC Restaurant

1251 E ASH STREET | PIQUA, OH 45356

Anchor
ASSOCIATES



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CHAINLINKS
RETAIL ADVISORS

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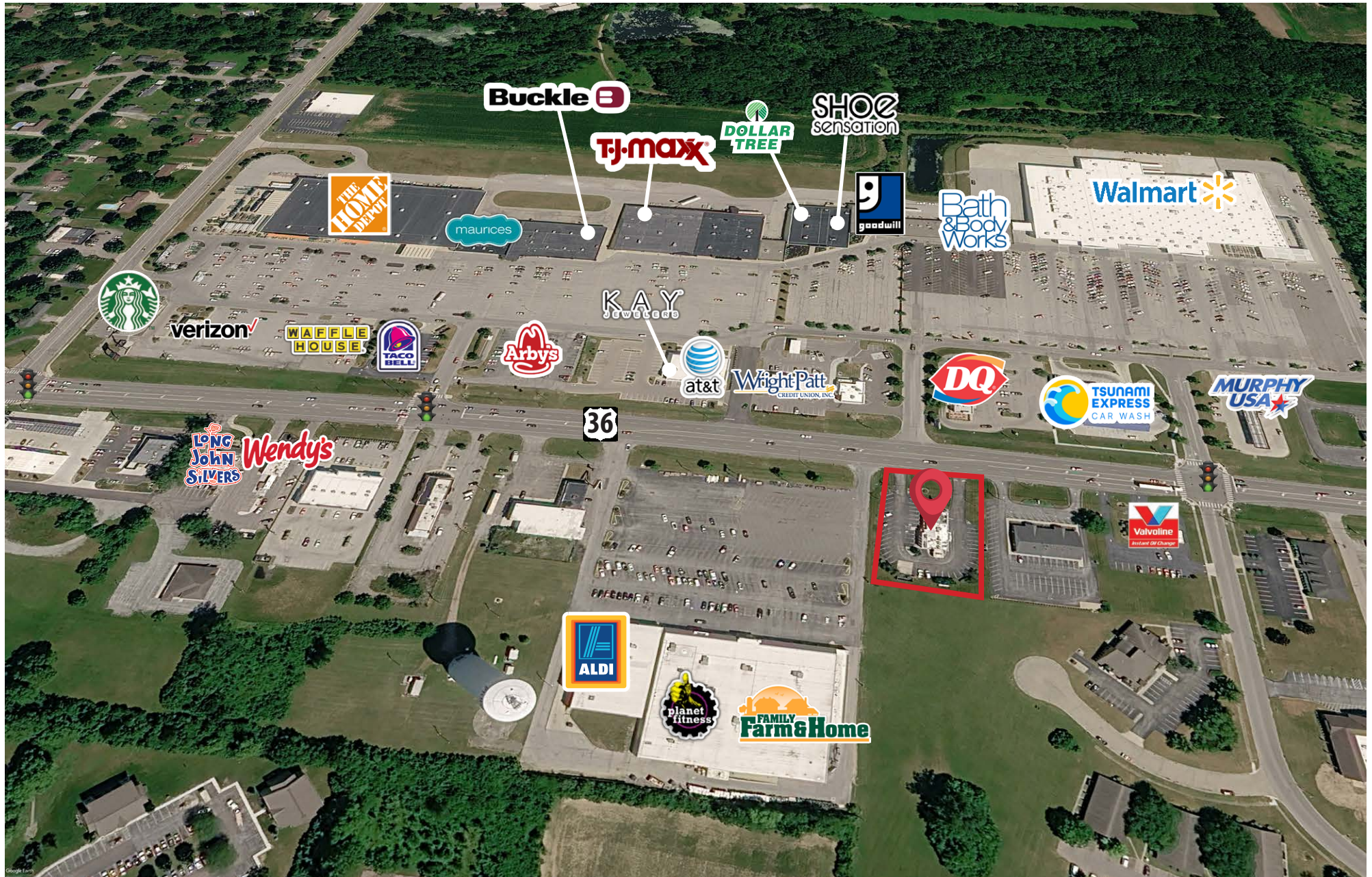
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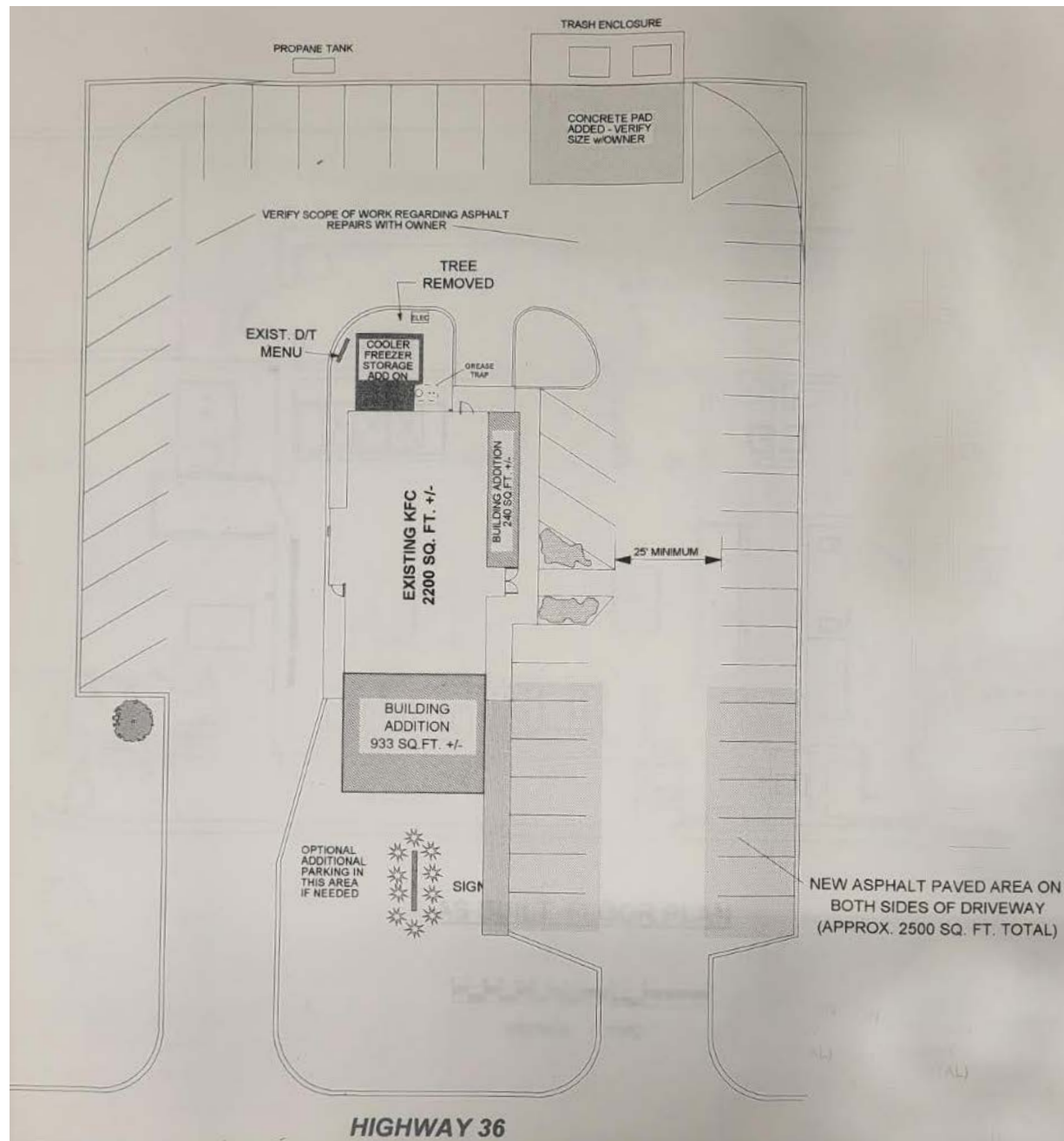
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SITE PLAN



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