

FOR SALE

Former Frisch's Restaurant



PROPERTY HIGHLIGHTS

- 2nd Generation Restaurant Property w. Drive Thru
- Immediately off I-75
- Valuable Pylon Signage Available
- Abundant On-Site Parking
- Easy Access to I-75 & 571
- Growing Residential & Commercial Developments
- Close Proximity to Dayton International Airport

Zamaris "Z" M. Garcia
zamaris@onsiteretailgroup.com
513.924.5265

16 Weller Drive, Tipp City, OH 45371

DEMOGRAPHICS

Year 2025	One Mile	Three Mile	Five Mile
Estimated Population	6,258	16,729	29,826
Median Income	\$67,426	\$89,798	\$90,118
Average HH Income	\$94,012	118,981	\$117,652
Daytime Population	1,819	3,461	11,063



[CLICK HERE](#) TO VIEW OUR OTHER LISTINGS!



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Available
4,492 SF/1.32 AC

Weller Dr

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83,075 ADT '25



Summary Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 39.9623/-84.1907

16 Weller Dr Tipp City, OH 45371	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	6,258	16,729	29,826
2030 Projected Population	6,306	17,133	30,520
2020 Census Population	6,242	16,669	29,952
2010 Census Population	6,147	15,997	29,083
Projected Annual Growth 2025 to 2030	0.2%	0.5%	0.5%
Historical Annual Growth 2010 to 2025	0.1%	0.3%	0.2%
2025 Median Age	40.9	42.1	41.8
Households			
2025 Estimated Households	2,708	6,907	12,189
2030 Projected Households	2,766	7,170	12,616
2020 Census Households	2,682	6,729	11,958
2010 Census Households	2,567	6,341	11,399
Projected Annual Growth 2025 to 2030	0.4%	0.8%	0.7%
Historical Annual Growth 2010 to 2025	0.4%	0.6%	0.5%
Race and Ethnicity			
2025 Estimated White	93.2%	93.2%	92.2%
2025 Estimated Black or African American	1.5%	1.3%	2.1%
2025 Estimated Asian or Pacific Islander	1.5%	1.8%	1.9%
2025 Estimated American Indian or Native Alaskan	0.2%	0.2%	0.1%
2025 Estimated Other Races	3.5%	3.5%	3.7%
2025 Estimated Hispanic	2.6%	2.2%	2.1%
Income			
2025 Estimated Average Household Income	\$94,012	\$118,981	\$117,652
2025 Estimated Median Household Income	\$67,426	\$89,798	\$90,118
2025 Estimated Per Capita Income	\$40,782	\$49,204	\$48,138
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	1.1%	1.1%	0.9%
2025 Estimated Some High School (Grade Level 9 to 11)	4.0%	3.5%	4.1%
2025 Estimated High School Graduate	29.3%	25.3%	27.5%
2025 Estimated Some College	23.1%	23.0%	21.6%
2025 Estimated Associates Degree Only	13.0%	11.8%	11.3%
2025 Estimated Bachelors Degree Only	13.4%	18.6%	19.9%
2025 Estimated Graduate Degree	16.0%	16.8%	14.7%
Business			
2025 Estimated Total Businesses	144	340	911
2025 Estimated Total Employees	1,819	3,461	11,063
2025 Estimated Employee Population per Business	12.6	10.2	12.1
2025 Estimated Residential Population per Business	43.4	49.2	32.8

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