



**Available:
4,521 SF**

**For Lease:
\$11.00 - \$12.50
Gross SF/Year**



Highlights:

- New Exterior Renovation
- Finish to Suit
- 4 Lane Highway
- Adjacent to Kroger
- Busy Retail Corridor

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Retail/Office Facility

143 Sunset Drive

Piqua, Ohio 45356



Land: .64 Acres Zoning: B; General Business

Square Footage: 4,521 SF Parcel Number: N44-064460

Construction Type: Block Annual Taxes: \$1,874.08

Year Built: 1966

Roof: Tar & Gravel

Ceiling: 8'

Utilities: City Water & Sewer

HVAC: Forced Air Gas
Air Conditioned

Lighting: Fluorescent

Power: 220 Volt
400 Amps.
I Phase

Restrooms: 8 Restrooms

Parking Spaces: 40 Spaces

2018 Demographics:

(1 Mile Radius)

Population: 8,520
Households: 3,565
Average Income: \$60,232
Total Business: 189
Total # Employees: 3,262

(3 Mile Radius)

Population: 21,829
Households: 8,802
Average Income: \$56,761
Total Business: 891
Total # Employees: 10,452

(5 Mile Radius)

Population: 28,256
Households: 11,362
Average Income: \$59,682
Total Business: 1,269
Total # Employees: 17,719