







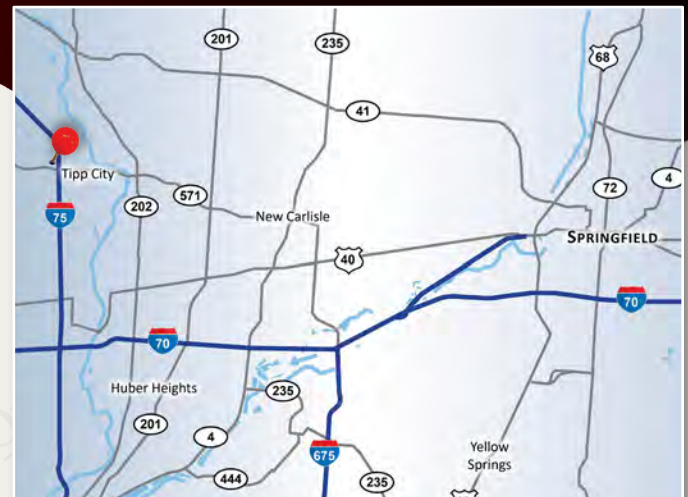


### PROPERTY HIGHLIGHTS

-  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
-  Close Proximity to Dayton International Airport

### 16 Weller Drive, Tipp City, OH 45371 DEMOGRAPHICS

<u>Year 2025</u>	<u>One Mile</u>	<u>Three Mile</u>	<u>Five Mile</u>
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



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83,075 ADT '25



Available  
4,492 SF/1.32 AC

Weller Dr



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## Summary Profile

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



Lat/Lon: 39.9623/-84.1907

<b>16 Weller Dr</b>	<b>1 mi</b>	<b>3 mi</b>	<b>5 mi</b>
<b>Tipp City, OH 45371</b>	<b>radius</b>	<b>radius</b>	<b>radius</b>
<b>Population</b>			
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
<b>Households</b>			
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%
<b>Race and Ethnicity</b>			
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%
<b>Income</b>			
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
<b>Education (Age 25+)</b>			
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%
<b>Business</b>			
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