



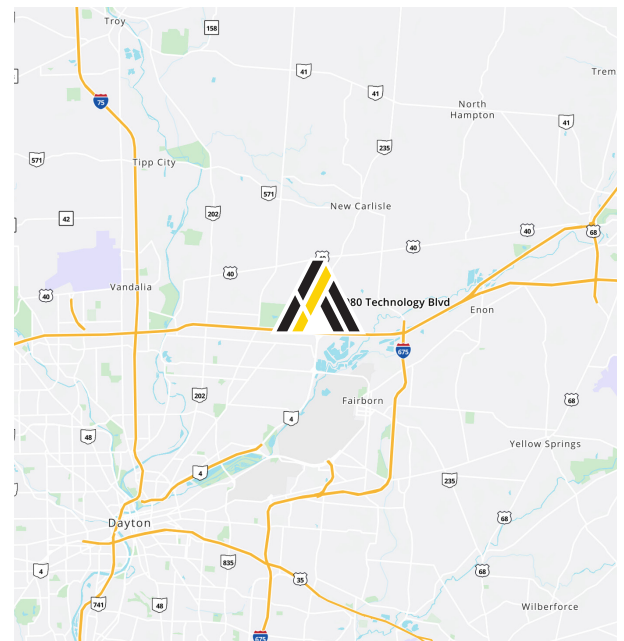
# 8080 Technology Boulevard

Huber Heights, Ohio 45424

**SALE PRICE:**  
**\$2,995,000**

## Property Highlights

- **Prime Interstate Commercial Development Opportunity:** 3.303± acre commercial site positioned directly across from Ohio's first Buc-ee's travel center at the highly visible I-70 and SR-235 interchange, one of the region's fastest-growing retail corridors.
- **Flexible B-3 Zoning:** General Business zoning accommodates a wide range of commercial uses, offering developers and owner-users maximum flexibility for future development.
- **Unmatched Traffic Generation:** Benefit from the daily customer traffic generated by the recently opened 74,000 SF Buc-ee's featuring over 100 fuel pumps, EV charging stations, 24/7 operations, and attracting visitors from across Ohio and the Midwest.
- **Strategic Interstate Access:** Immediate access to Interstate 70 and State Route 235 provides exceptional visibility and connectivity for users seeking regional exposure.



**Steve Peters, SIOR**

Principal

937.222.7884

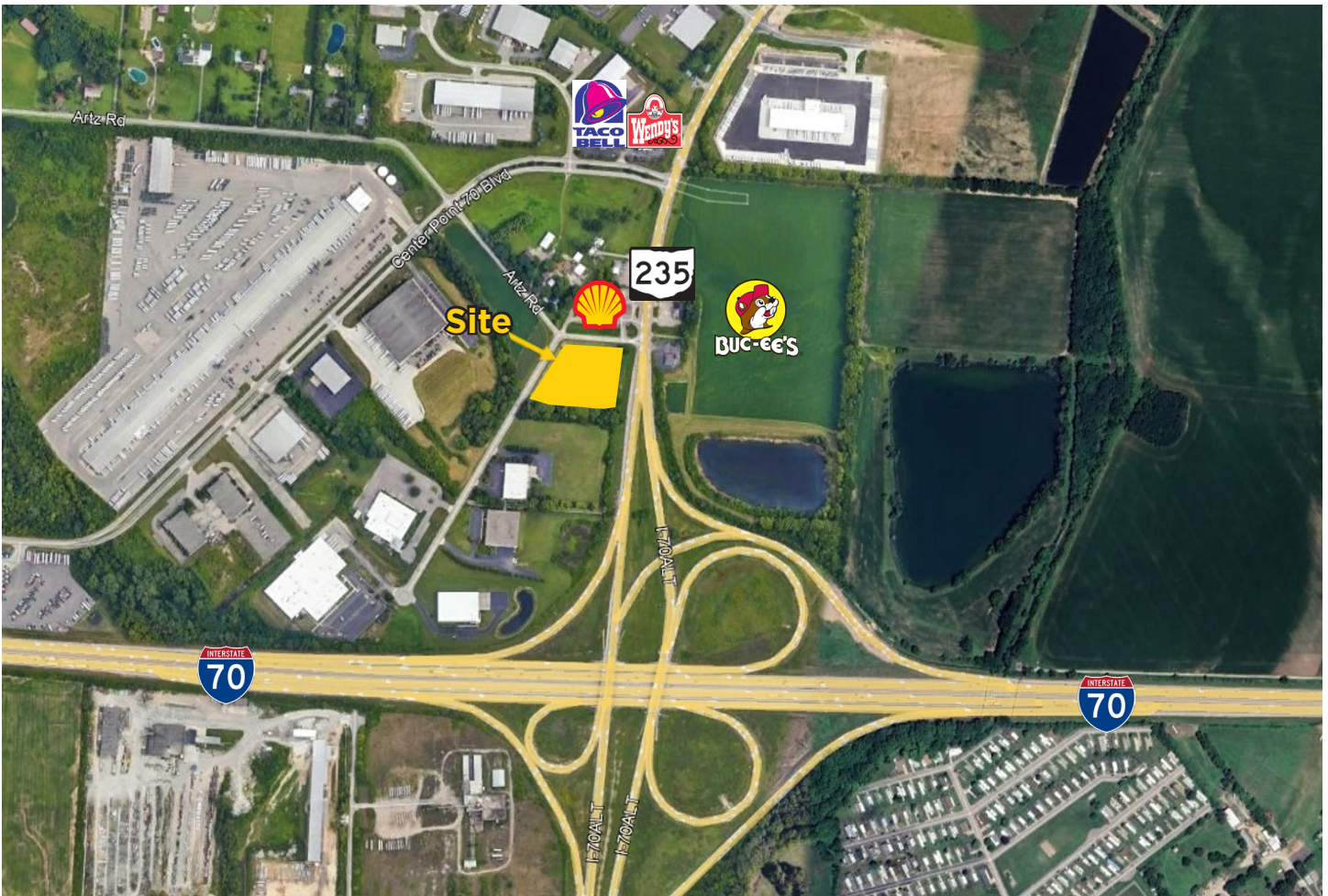
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## Aerial



[ApexCommercialGroup.com](http://ApexCommercialGroup.com)