



FOR SALE

9030 OH-202
TIPP CITY, OH 45371

Property Highlights

- 2,400± SF versatile space for retail, showroom, office or contractor yard
- 1.75 acres fully fenced property
- Former Phoneton Schoolhouse, property blends historic character with modern upgrades
- Close proximity to residential neighborhoods including Carriage Trails (a planned residential area that will add approximately 7,000 residents at completion)
- Less than a mile from Huber Heights' major retail corridor
- Approximately 2 miles to Interstate 70 and a short drive to Dayton International Airport (7.7 miles)
- Ideal property uses: Contractor Shop and Yard with Retail/Showroom, Hardware Store, Salon/Day Spa, Coffee Shop, Restaurant, Fitness Club, Boutique/Retail, Farm Market/Country Store, Building Services & Supplies, Greenhouse with retail, Farm Implement & Lawn & Garden Sales & Service, Office – professional or medical, Retail, Utility Trailer Sales, Showroom

Offered at: \$550,000





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2025 DEMOGRAPHICS	2 MILE	5 MILE	10 MILE
POPULATION	11,396	70,005	299,622
HOUSEHOLDS	4,297	28,379	125,621
HH INCOME	\$113,520	\$97,595	\$81,746

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Prospective Purchaser / Lessee of the Property are advised (i) that changes may have occurred in the condition of the Property since the time of this Marketing Package or the financial statements therein were prepared and that (ii) all financial projections are provided for general reference purposes only in that they are based on assumptions relating to the general economy, competition, and other factors beyond the control of Broker and the Seller/Landlord and, therefore, are subject to material variation. Prospective Purchaser / Lessee of the Property are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

The Marketing Package is a solicitation of interest only and is not an offer to sell the Property. The Seller/Landlord and Broker expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and expressly reserve the right, at their sole and exclusive discretion, to terminate discussions with any entity at any time with or without reason notice, and with reason or for no reason. The Seller/Landlord shall have no legal commitment or obligations to any entity reviewing the Marketing Package or making an offer to purchase the Property unless and until a written agreement satisfactory to the Seller/Landlord has been fully executed, delivered, and approved by the Seller/Landlord and any conditions to the Seller/Landlord thereunder have been satisfied or waived.

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The terms and conditions stated in this section will relate to all of the sections of the package as if stated independently therein. If, after reviewing this package, you have no further interest in purchasing or leasing the Property at this time, please return all materials you received relating to the Property to the Broker as notice that you have no further interest in pursuing the property.