

# TROY TOWNE CENTER

1801 W Main Street Troy, OH 45373



MIDLAND ATLANTIC  
PROPERTIES



## PROPERTY OVERVIEW

Troy Towne Center is a 144,485 square foot Kohl's anchored & Walmart shadow-anchored shopping center located on Ohio Route 4 in Troy, Miami County, OH.

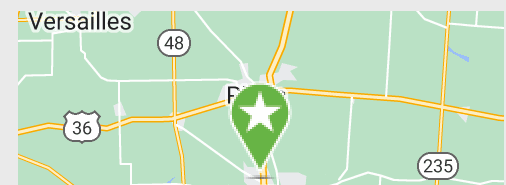
## PROPERTY HIGHLIGHTS

- Troy is Approximately 20 Miles North of Dayton, OH and is One of the Stronger Retail Submarkets in the Dayton MSA
- The Center Lies Along the Heavily Trafficked Retail Corridor of OH State Route 4
- Troy Towne Center is the Dominate / Premier Shopping Center in Troy
- There are 5 Points of Ingress/Egress, Allowing Abundant Access In and Out of the Center

DEMOGRAPHICS	3 MILE	5 MILES
Total Population	25,931	36,408
Average HH Income	\$92,149	\$97,223
Businesses	1,094	1,258
Employees	15,026	16,608

## TRAFFIC COUNTS

Main Street	33,666
Experiment Farm Road	6,189
Interstate 75	55,848



## MIDLAND ATLANTIC PROPERTIES

Cincinnati Office  
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Information contained herein has been obtained from sources deemed reliable but is not guaranteed and is subject to change without notice.

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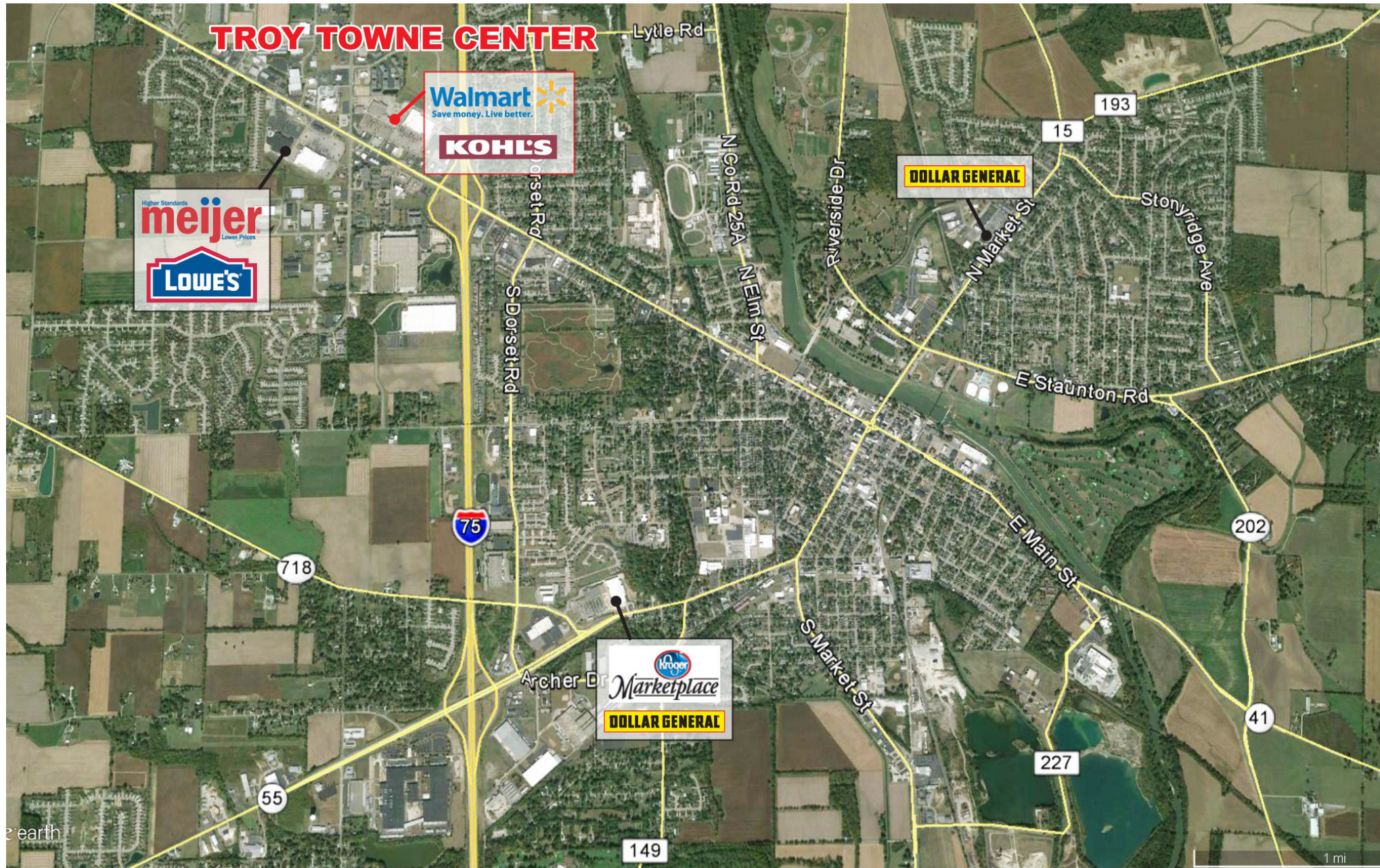


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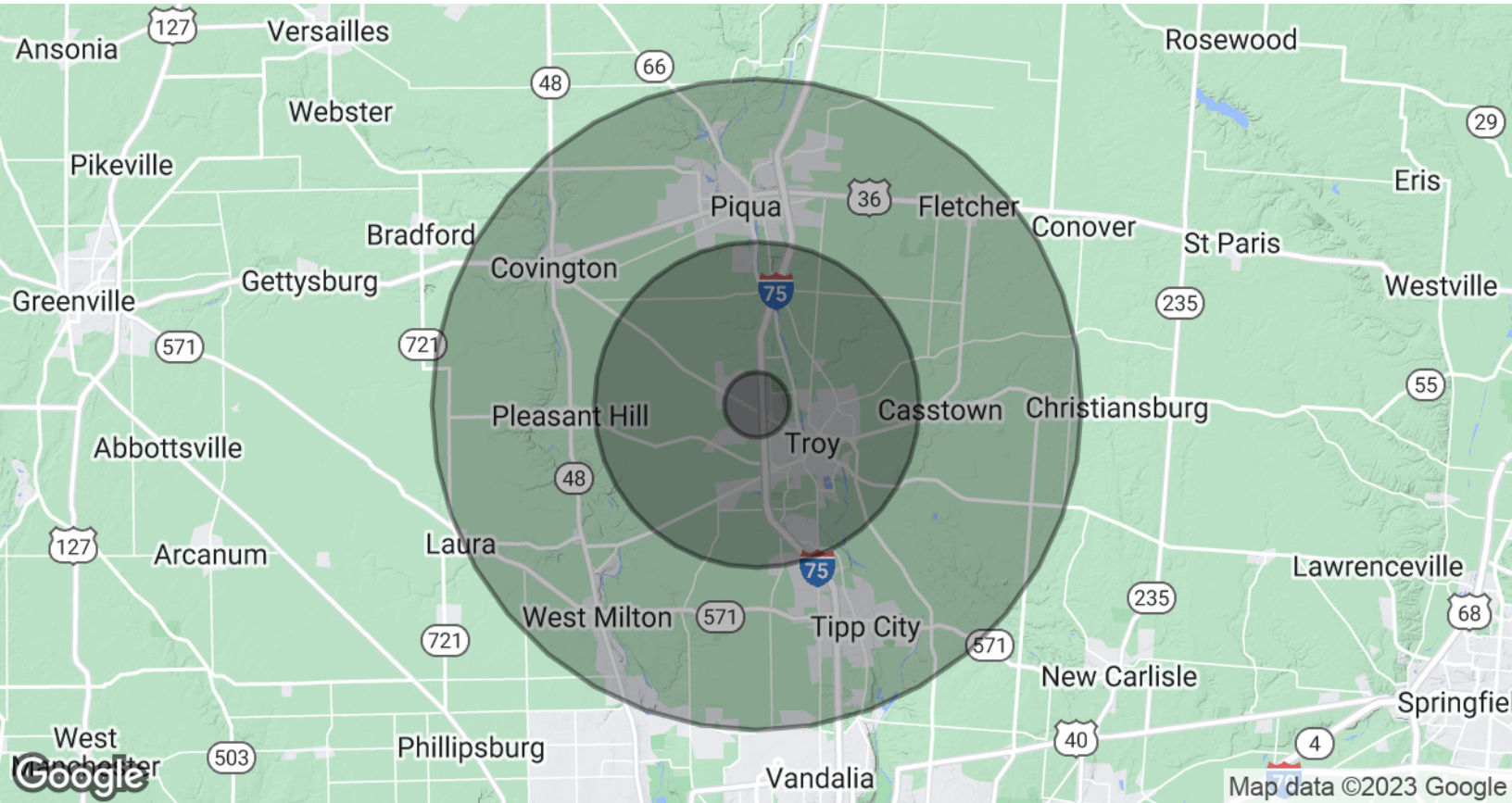


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## POPULATION & HOUSING

	3 MILE	5 MILES	7 MILES
Total Population	25,931	36,408	63,378
Projected Annual Growth (2023-2028)	0.4%	0.6%	0.3%
Total Households	11,158	15,275	26,384
Median Home Value	\$199,109	\$209,773	\$192,308

## INCOME & BUSINESS

	3 MILE	5 MILES	7 MILES
Average HH income	\$92,149	\$97,223	\$91,461
Daytime Population (16+ years)	22,515	27,069	45,637
Total Businesses	1,094	1,258	2,149
Total Employees	15,026	16,608	26,884

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