

# **HRi**

*Commercial Realty*

Real Estate Sales & Leasing  
Business Brokerage & Consulting

2 north state street

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## table of contents

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### section I • property brochure

property flyer  
market information

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### section II • property maps

aerial map  
aerial parcel map  
traffic count map

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### section III • demographics

executive summary  
demographic infographic



# State Street Phillipsburg, OH

Name	North State Street
Location	2 North State Street Phillipsburg, OH
County	Montgomery County
Square Feet	± 4,190 SF
Price	\$69,000
Potential Uses	office, retail



## PROPERTY DESCRIPTION

4,190 square foot+/- building located on the corner of North State Street and Main in Phillipsburg, OH. Previously a Chase Bank, the building is situated on 0.11 acres with an asphalt parking lot containing 5 regular spaces. The property is located on North State Street (Ohio Highway 49) in Phillipsburg Ohio, with a traffic count of 15,000 +/- vehicles daily. The interior of the building comprises of a main work area, a reception area, offices, an employee breakroom, and a restroom. Although the building formerly acted as a Chase Bank, it has many potential office, professional, or retail uses.

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# ADDITIONAL PHOTOS



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# Phillipsburg

## MONTGOMERY COUNTY



Montgomery County is a county located in Ohio. As of the 2010 census, the population was 535,153, making it the fifth-most populous county in Ohio. The county seat is Dayton. The county was named in honor of Richard Montgomery, an American Revolutionary War general killed in 1775 while attempting to capture Quebec City, Canada.

Home to some of the greatest innovators past and present, Montgomery County is located in the heart of the Midwest. Situated at the intersection of I-70 and I-75, Montgomery County provides access to one of the most highly traveled intersections in the United States.

Montgomery County is only 600 miles of:

- 61% of the U.S. population
- 63% of U.S. manufacturers
- 70% of all North American manufacturers
- and 80% of U.S. corporate Headquarters



Phillipsburg is a village in Montgomery County, Ohio, United States. The population was 557 at the 2010 census. It is part of the

### LARGEST EMPLOYERS:

Wright-Patterson Air Force Base  
Premier Health  
Kettering Health Network  
Kroger Co.

Dayton Metropolitan Statistical Area. Phillipsburg was platted in 1836, and named for Philip Studybaker, a member of the town company. A post office was established as Centre in 1848, the name was changed to Center in 1893, and changed again to Phillipsburg in 1903. Phillipsburg was incorporated as a village in 1899.

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# OHIO

Ohio is a Midwestern state in the Great Lakes region of the United States. Ohio is the 34th largest by area, the 7th most populous, and the 10th most densely populated of the 50 United States. The state's capital and largest city is Columbus. The state takes its name from the Ohio River. The name originated from the Iroquois word *ohi-yo'*, meaning "great river" or "large creek". Partitioned from the Northwest Territory, the state was admitted to the Union as the 17th state (and the first under the Northwest Ordinance) on March 1, 1803. Ohio is historically known as the "Buckeye State" after its Ohio buckeye trees, and Ohioans are also known as "Buckeyes".



The government of Ohio is composed of the executive branch, led by the Governor; the legislative branch, which comprises the Ohio General Assembly; and the judicial branch, which is led by the state Supreme Court. Ohio occupies 16 seats in the United States House of Representatives. Ohio is known for its status as both a swing state and a bellwether in national elections. Six Presidents of the United States have been elected who had Ohio as their home state.



Ohio's geographic location has proven to be an asset for economic growth and expansion. Because Ohio links the Northeast to the Midwest, much cargo and business traffic passes through its borders along its well-developed highways. Ohio has the nation's 10th largest highway network, and is within a one-day drive of 50% of North America's population and 70% of North America's manufacturing capacity.



In 2010, Ohio was ranked No. 2 in the country for best business climate by Site Selection magazine, based on a business-activity database. The state has also won three consecutive Governor's Cup awards from the magazine, based on business growth and developments. As of 2010, Ohio's gross domestic product (GDP) was \$478 billion. This ranks Ohio's economy as the seventh-largest of all fifty states and the District of Columbia.

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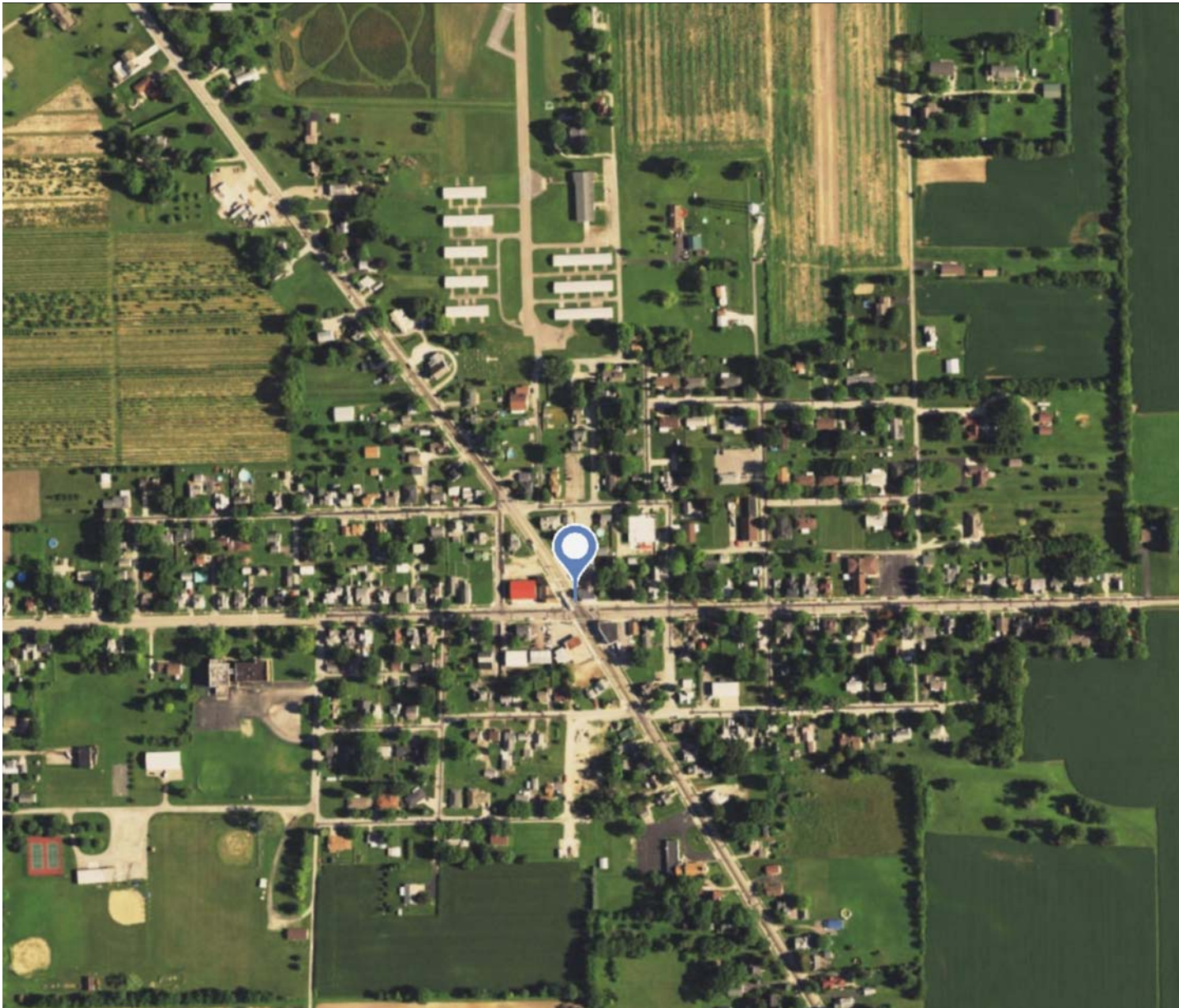
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# AERIAL MAP



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# AERIAL PARCEL MAP



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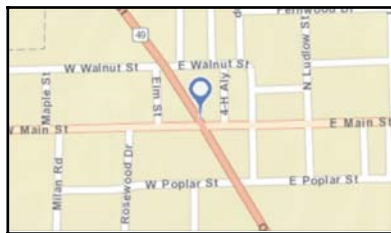
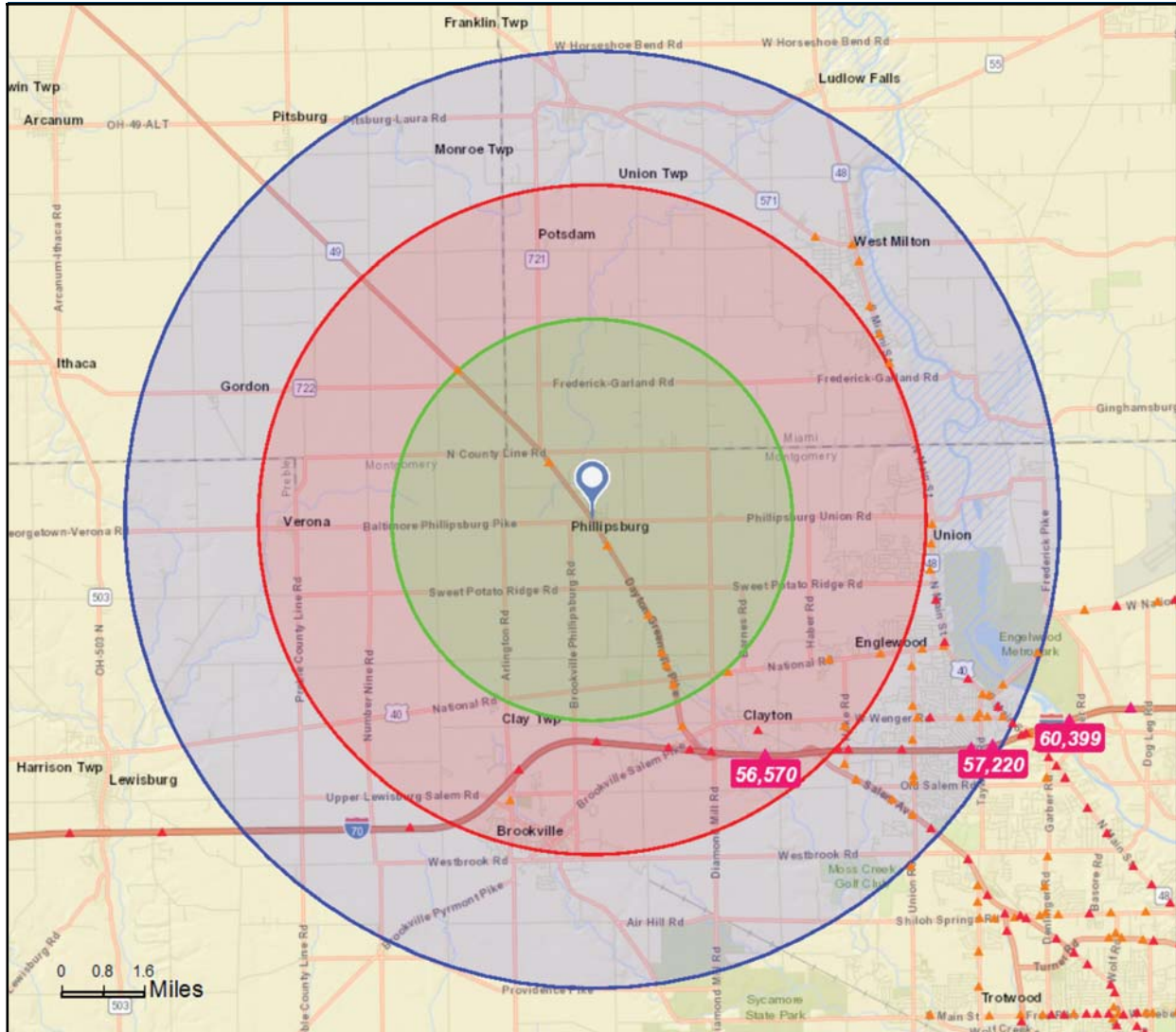
# TRAFFIC COUNT



## Traffic Count Map

2 N State St, Phillipsburg, Ohio, 45354  
Rings: 3, 5, 7 mile radii

Prepared by Esri  
Latitude: 39.90478  
Longitude: -84.40164



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
  - ▲ 6,001 - 15,000
  - ▲ 15,001 - 30,000
  - ▲ 30,001 - 50,000
  - ▲ 50,001 - 100,000
  - ▲ More than 100,000 per day



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# EXECUTIVE SUMMARY



## Executive Summary

2 N State St, Phillipsburg, Ohio, 45354  
Rings: 3, 5, 7 mile radii

Prepared by Esri  
Latitude: 39.90478  
Longitude: -84.40164

	3 miles	5 miles	7 miles
<b>Population</b>			
2000 Population	3,167	20,129	45,997
2010 Population	2,991	21,562	47,762
2016 Population	3,003	21,293	47,436
2021 Population	3,024	21,208	47,380
2000-2010 Annual Rate	-0.57%	0.69%	0.38%
2010-2016 Annual Rate	0.06%	-0.20%	-0.11%
2016-2021 Annual Rate	0.14%	-0.08%	-0.02%
2016 Male Population	51.1%	48.4%	48.3%
2016 Female Population	48.9%	51.6%	51.7%
2016 Median Age	46.8	44.1	43.8

In the identified area, the current year population is 47,436. In 2010, the Census count in the area was 47,762. The rate of change since 2010 was -0.11% annually. The five-year projection for the population in the area is 47,380 representing a change of -0.02% annually from 2016 to 2021. Currently, the population is 48.3% male and 51.7% female.

### Median Age

The median age in this area is 46.8, compared to U.S. median age of 38.0.

### Race and Ethnicity

2016 White Alone	95.5%	92.7%	90.2%
2016 Black Alone	1.7%	4.0%	6.1%
2016 American Indian/Alaska Native Alone	0.2%	0.2%	0.2%
2016 Asian Alone	0.4%	1.0%	1.1%
2016 Pacific Islander Alone	0.0%	0.0%	0.0%
2016 Other Race	0.6%	0.4%	0.4%
2016 Two or More Races	1.7%	1.7%	2.0%
2016 Hispanic Origin (Any Race)	2.0%	1.4%	1.2%

Persons of Hispanic origin represent 1.2% of the population in the identified area compared to 17.9% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 20.2 in the identified area, compared to 63.5 for the U.S. as a whole.

### Households

2000 Households	1,166	7,765	17,945
2010 Households	1,168	8,644	19,245
2016 Total Households	1,190	8,626	19,319
2021 Total Households	1,205	8,636	19,402
2000-2010 Annual Rate	0.02%	1.08%	0.70%
2010-2016 Annual Rate	0.30%	-0.03%	0.06%
2016-2021 Annual Rate	0.25%	0.02%	0.09%
2016 Average Household Size	2.52	2.45	2.43

The household count in this area has changed from 19,245 in 2010 to 19,319 in the current year, a change of 0.06% annually. The five-year projection of households is 19,402, a change of 0.09% annually from the current year total. Average household size is currently 2.43, compared to 2.46 in the year 2010. The number of families in the current year is 13,404 in the specified area.

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# EXECUTIVE SUMMARY



## Executive Summary

2 N State St, Phillipsburg, Ohio, 45354  
Rings: 3, 5, 7 mile radii

Prepared by Esri  
Latitude: 39.90478  
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	3 miles	5 miles	7 miles
<b>Median Household Income</b>			
2016 Median Household Income	\$62,847	\$53,592	\$53,045
2021 Median Household Income	\$75,000	\$62,372	\$61,595
2016-2021 Annual Rate	3.60%	3.08%	3.03%
<b>Average Household Income</b>			
2016 Average Household Income	\$80,653	\$70,127	\$67,990
2021 Average Household Income	\$90,913	\$78,861	\$76,328
2016-2021 Annual Rate	2.42%	2.38%	2.34%
<b>Per Capita Income</b>			
2016 Per Capita Income	\$31,800	\$28,757	\$27,978
2021 Per Capita Income	\$36,026	\$32,485	\$31,557
2016-2021 Annual Rate	2.53%	2.47%	2.44%

### Households by Income

Current median household income is \$53,045 in the area, compared to \$54,149 for all U.S. households. Median household income is projected to be \$61,595 in five years, compared to \$59,476 for all U.S. households

Current average household income is \$67,990 in this area, compared to \$77,008 for all U.S. households. Average household income is projected to be \$76,328 in five years, compared to \$84,021 for all U.S. households

Current per capita income is \$27,978 in the area, compared to the U.S. per capita income of \$29,472. The per capita income is projected to be \$31,557 in five years, compared to \$32,025 for all U.S. households

### Housing

	3 miles	5 miles	7 miles
2000 Total Housing Units	1,220	8,131	18,796
2000 Owner Occupied Housing Units	1,004	6,173	14,142
2000 Renter Occupied Housing Units	161	1,593	3,803
2000 Vacant Housing Units	55	365	851
2010 Total Housing Units	1,260	9,192	20,462
2010 Owner Occupied Housing Units	1,007	6,726	14,904
2010 Renter Occupied Housing Units	161	1,918	4,341
2010 Vacant Housing Units	92	548	1,217
2016 Total Housing Units	1,281	9,265	20,593
2016 Owner Occupied Housing Units	1,000	6,465	14,420
2016 Renter Occupied Housing Units	190	2,160	4,899
2016 Vacant Housing Units	91	639	1,274
2021 Total Housing Units	1,295	9,312	20,717
2021 Owner Occupied Housing Units	1,010	6,464	14,457
2021 Renter Occupied Housing Units	195	2,172	4,946
2021 Vacant Housing Units	90	676	1,315

Currently, 70.0% of the 20,593 housing units in the area are owner occupied; 23.8%, renter occupied; and 6.2% are vacant. Currently, in the U.S., 55.4% of the housing units in the area are owner occupied; 32.9% are renter occupied; and 11.7% are vacant. In 2010, there were 20,462 housing units in the area - 72.8% owner occupied, 21.2% renter occupied, and 5.9% vacant. The annual rate of change in housing units since 2010 is 0.28%. Median home value in the area is \$130,749, compared to a median home value of \$198,891 for the U.S. In five years, median value is projected to change by 4.18% annually to \$160,483.

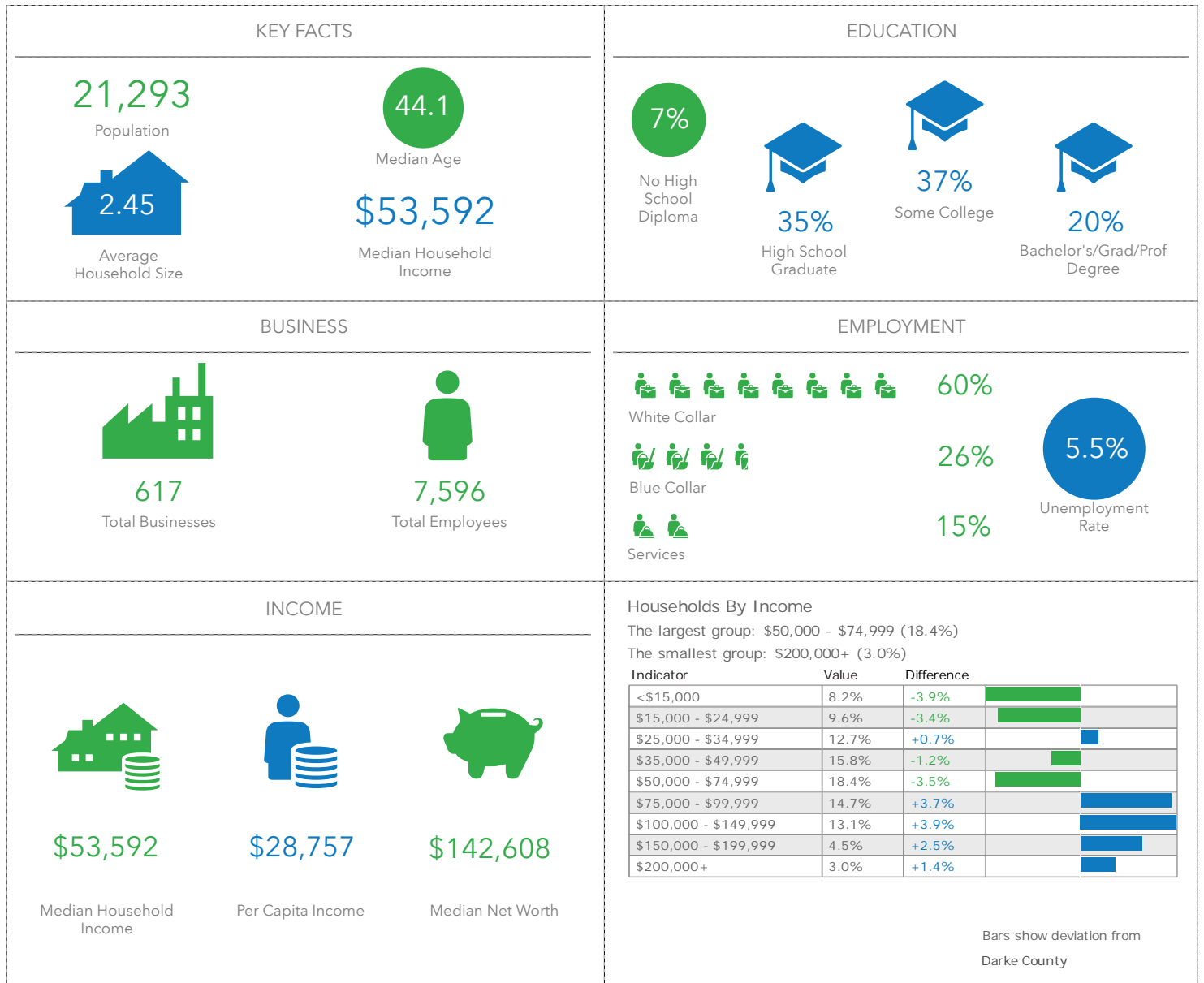
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# DEMOGRAPHIC - INFOGRAPHIC



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