

# TROY TRIANGLE CENTER

1808 WEST MAIN STREET

TROY, OHIO 45473

1,600 SQUARE FEET AVAILABLE

FOR LEASE

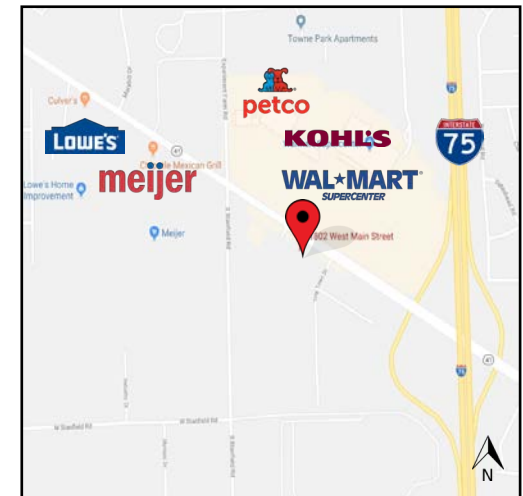
FOR LEASE

AVAILABLE

## PROPERTY DESCRIPTION

1808 West Main Street (St. Rt. 41) is a 1,600 square foot space within a 27,000 square foot, three-building retail / office mixed use center. It is the premier location in Miami County and the City of Troy with a Super Walmart Center, Kohl's and Petco directly across the street. Additionally, Meijer and Lowes are directly to the west, while I-75 interchange is immediately to the east.

- PREMIER MIXED USE CENTER LOCATED IN TOP COMMERCIAL AREA IN COUNTY
- 34,500 CARS PER DAY
- DIRECT ACCESS TO I-75
- NEWLY UPDATED FACADE (2015)
- IDEAL FOR RETAIL OR PROFESSIONAL OFFICE
- ABILITY TO ADD A DRIVE THRU WINDOW



SINGERProperties

KOLODESH DEVELOPMENT

CONTACT:

Alex Kolodesh, CCIM  
937-222-1313 (OFFICE)

SINGER PROPERTIES / KOLODESH DEVELOPMENT  
937-830-6300 (MOBILE) ◆ Akolodesh@mac.com



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Parking Space Configuration  
Total Number of Spaces - 129



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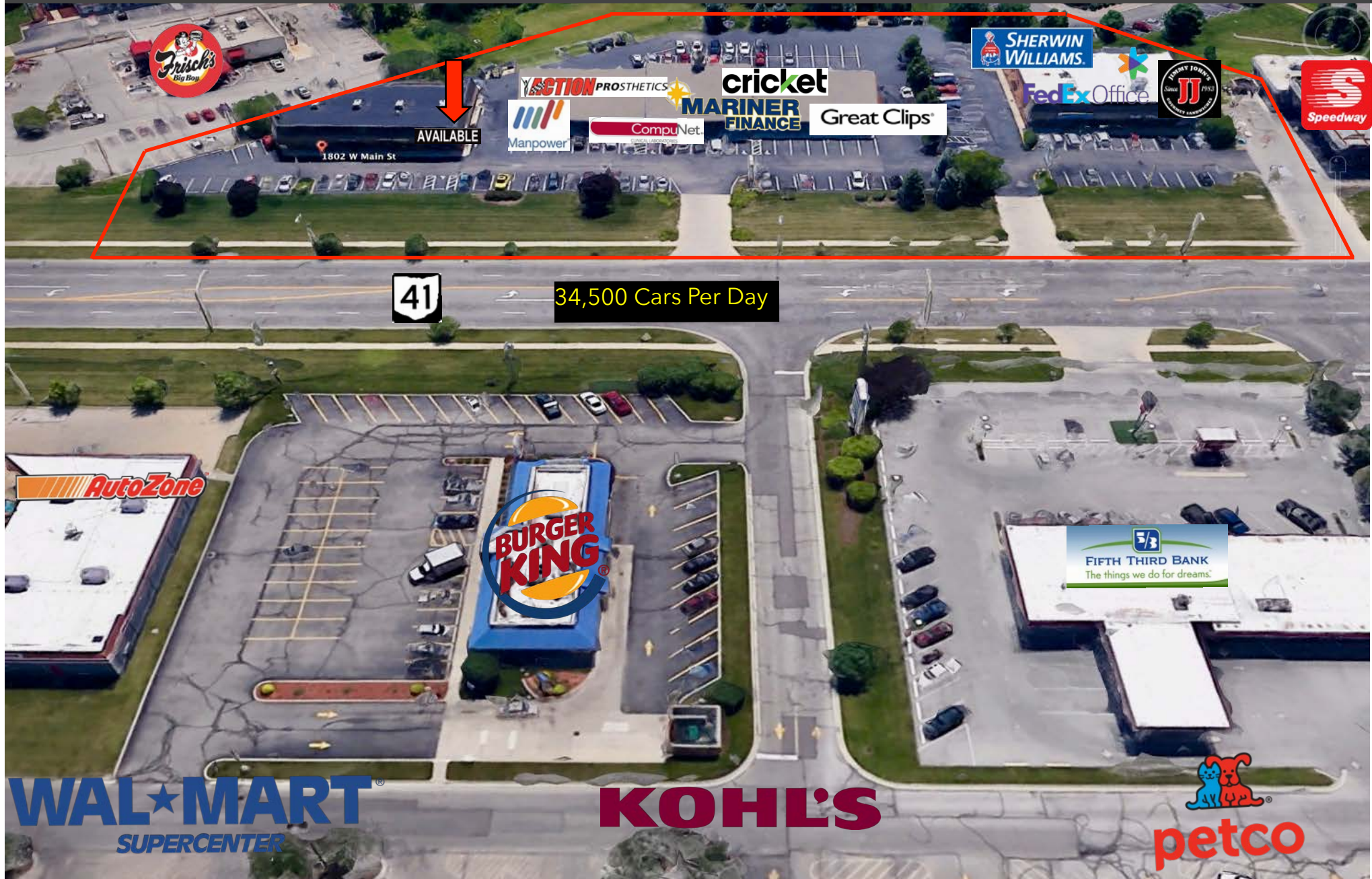


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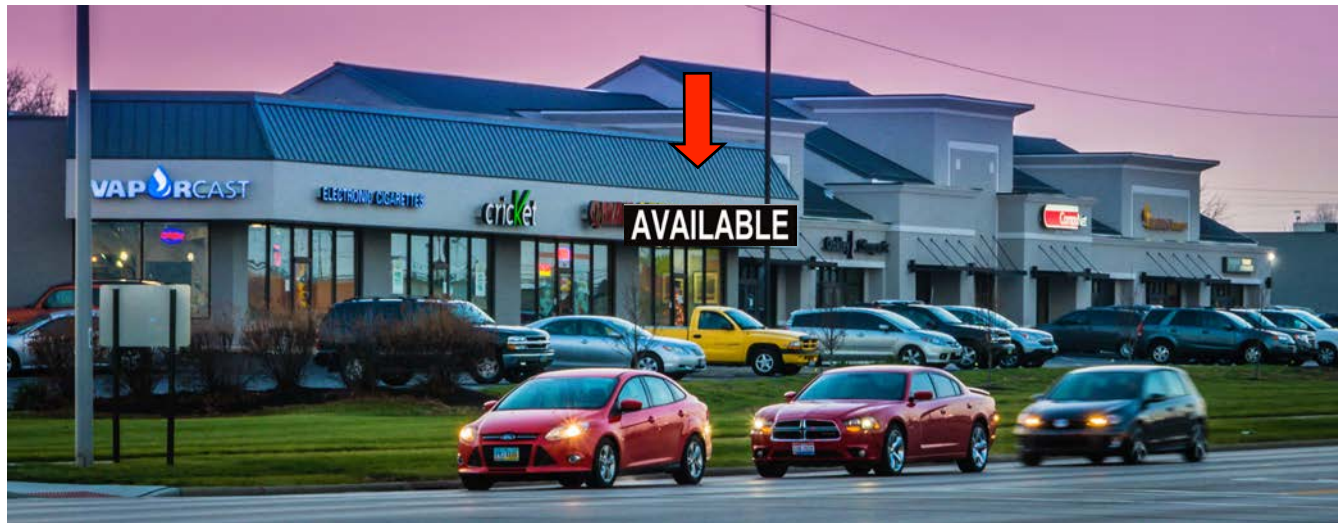


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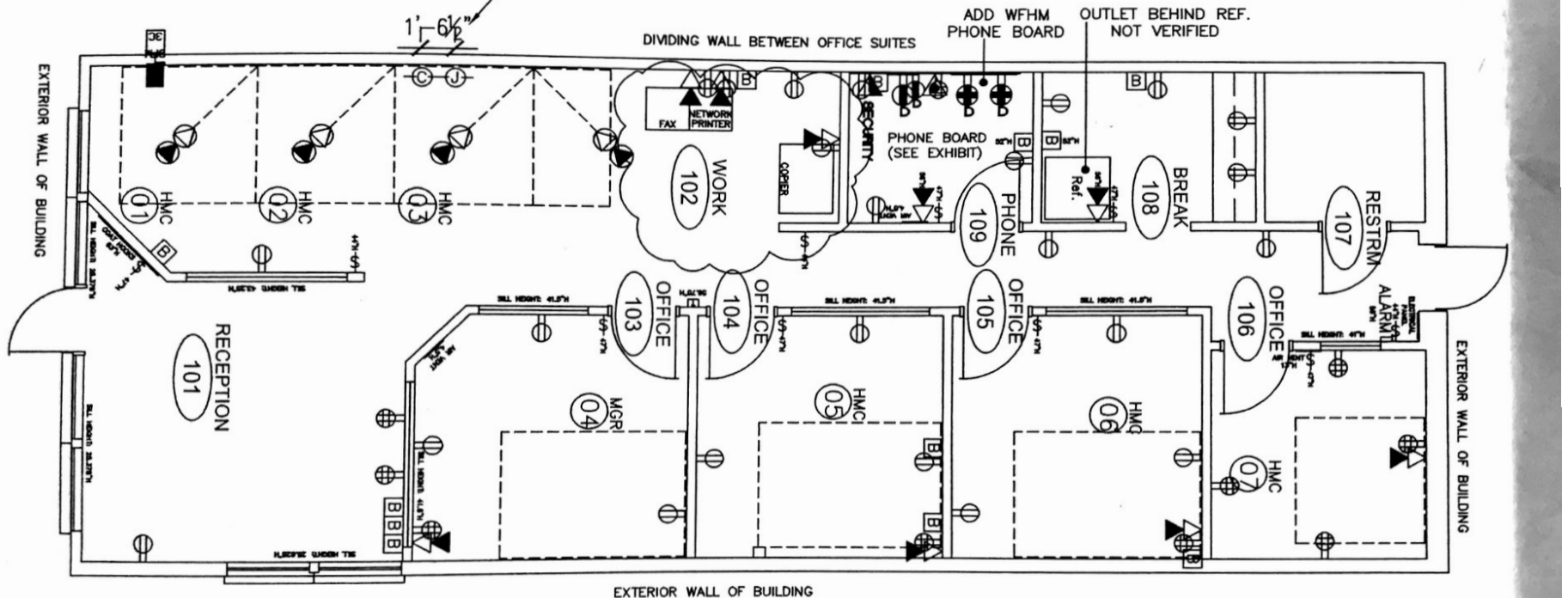
1,600 Square Feet  
25 foot frontage  
64 foot depth

VERIFICATION NOTES  
DATE: 11-13-12  
COMPLETED BY: B.Allen  
SITE CONTACT:  
AU: 34978

EDITS MADE? Y  
ADDRESS: 1808 West Main Street  
Troy, OH  
APPROX USF: 1447  
CAPACITY: 7



5' 0 5' 10' 15' 20' 25'



ALL EXISTING ELECTRICAL IS SHOWN PER  
THIS PLAN- ELECTRICAL LINES MAY NEED  
TO BE REWORKED FOR WFHM USE

[B] -NOTATES A BLANK PLATE  
\$ -NOTATES A LIGHT SWITCH

[Pattern] - EXISTING FURN

NEW  
CONSTRUCTION  
DEMOLITION  
EXISTING  
CONSTRUCTION

- Low voltage cabling to be provided by WF vendor
- Furniture shown on plan to be provided by Tenant
- Phone service and equipment to be provided by Tenant

- base power feed
- base cable feed
- ⚡ ground fault interrupter power outlet
- ⚡ duplex power outlet
- ⚡ four-plex power outlet
- ⚡ dedicated 20 amp 110 volt power outlet

- △ voice jack, flush
- ▲ data jack, flush
- square denotes core drill
- circle denotes cabling to be fed through cubicle

- power/communications pole (vendor provided) PP
- communications only pole (vendor provided) CP
- ▲ data demark