

# Office Building FOR SALE \$1,000,000

825 S. Ludlow St., Dayton, OH 45402



For more information, please contact:

#### Tim Albro

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REALTOR

Former AAA
Corporate Office

- 19,800 SF building.
- Built in 1959.
- Two (2) stories plus finished lower level.
- Large lot provides ample parking and easy access.
- Excellent street visibility.
- Close to downtown CBD.
- Located on a bus line.
- Just minutes from Miami
   Valley/Premier Hospital and
   University of Dayton.
- Office furniture available.
- Easy access to US-35 and I-75.
- Parcel ID R72 01709 0018



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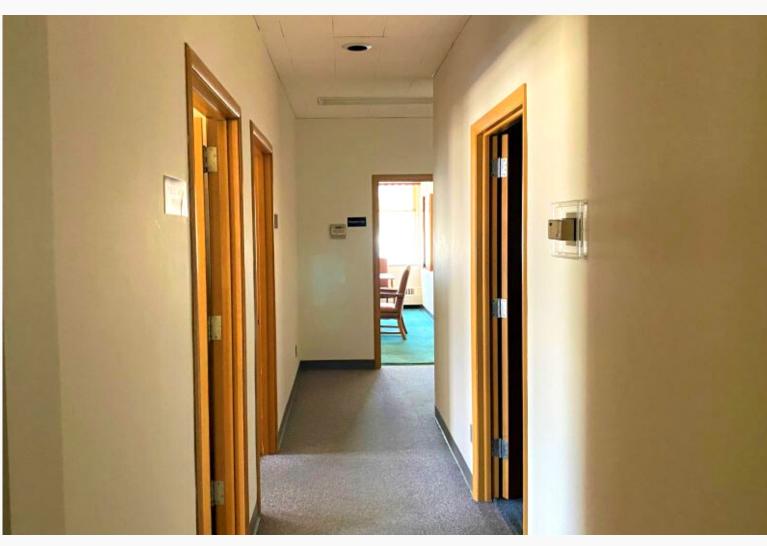
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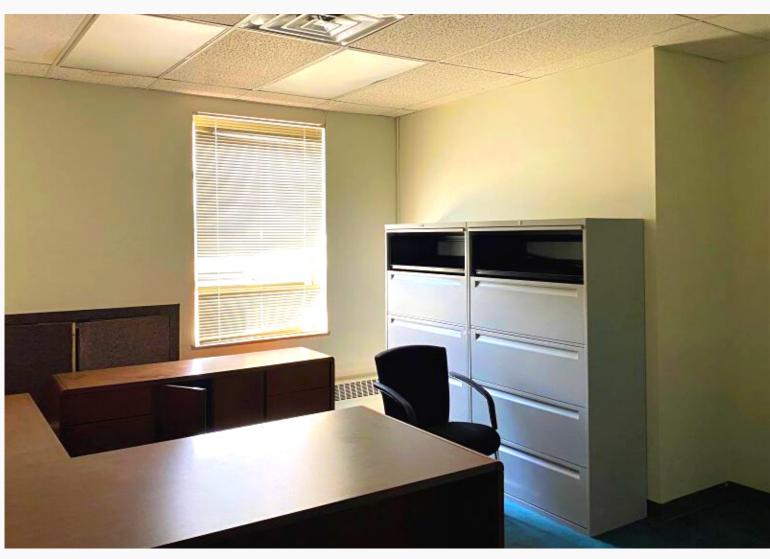














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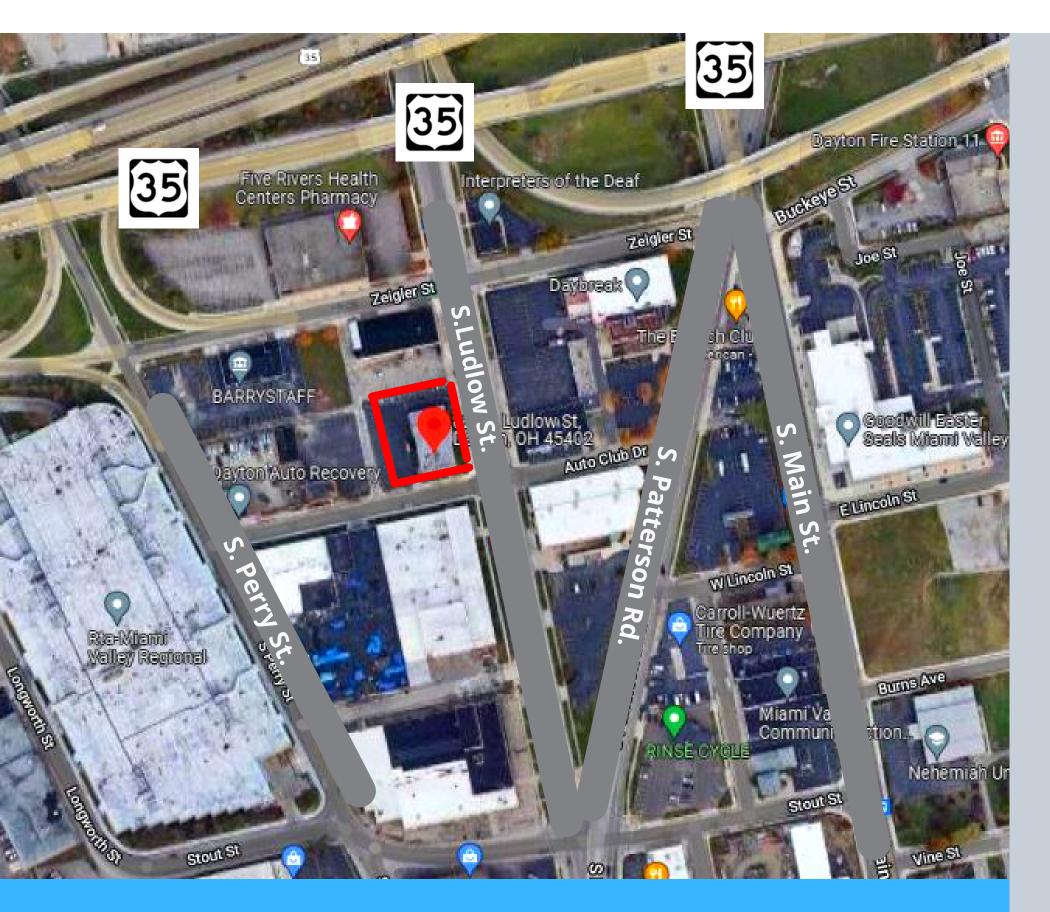






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#### **DEMOGRAPHICS**

#### **Nearby Businesses**

- BARRYSTAFF
- BelFlex Staffing
- Bilbury Construction
- Old Scratch Pizza and Beer
- Ghostlight Coffee
- The Brunch Club
- RInse Cycle
- RTA-Miami Valley Transit
   Authority
- Pickrel Bros
- Grismer Tires
- Carroll-Wuertz Tire
   Company
- Interpreters of the Deaf
- Miami Valley Hospital

Population	2-mile	5-mile	10-mile
2021 Population	43,093	226,186	551,606
2026 Projection	44,112	226,579	554,258
Household Income			
2021 Avg Household Income	\$53,177	\$56,462	\$73,202
2021 Med Household Income	\$33,833	\$41,063	\$55,661
Housing Value			
Medium Home Value	\$90,186	\$82,120	\$138,293

<sup>\*</sup>Demographics provided by CoStar Group, www.costar.com, 2022 dataset

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