



Crest
Commercial Realty

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

825 S. Ludlow St., Dayton, OH 45402



For more information,
please contact:

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**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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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

DEMOGRAPHICS

Population

2021 Population
2026 Projection

2-mile

43,093
44,112

5-mile

226,186
226,579

10-mile

551,606
554,258

Household Income

2021 Avg Household Income
2021 Med Household Income

\$53,177
\$33,833

\$56,462
\$41,063

\$73,202
\$55,661

Housing Value

Medium Home Value

\$90,186

\$82,120

\$138,293

*Demographics provided by CoStar Group, www.costar.com, 2022 dataset

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