



Crest
Commercial Realty

Easttown Shopping Center

RETAIL BAYS FOR SALE

\$525,000

3950 - 3962 Linden Ave., Dayton, OH 45432



RTA BUS HUB



- 3 retail bays in a busy retail shopping center.
- Adjacent to Rent-A-Center, Key Bank and CVS.
- Fully leased, 2 long-term tenants.
 - Urban Reign ~ 4,048 SF
 - Spin-N-Win ~ 3,935 SF
 - Sports Fan ~ 3,935 SF
- RTA bus hub nearby.
- Visible from State Route 35.
- Close connections to I-675 & I-75.
- High density area ~ 200,000 within 5 miles.
- Cap rate 9%.

3 RETAIL BAYS ~ FULLY LEASED!

**Tracy
Rutherford**

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Available retail bays are adjacent to RAC and CVS

Other tenants include Key Bank, Great Clips, Boost Mobile, City Wide Appliances and more!

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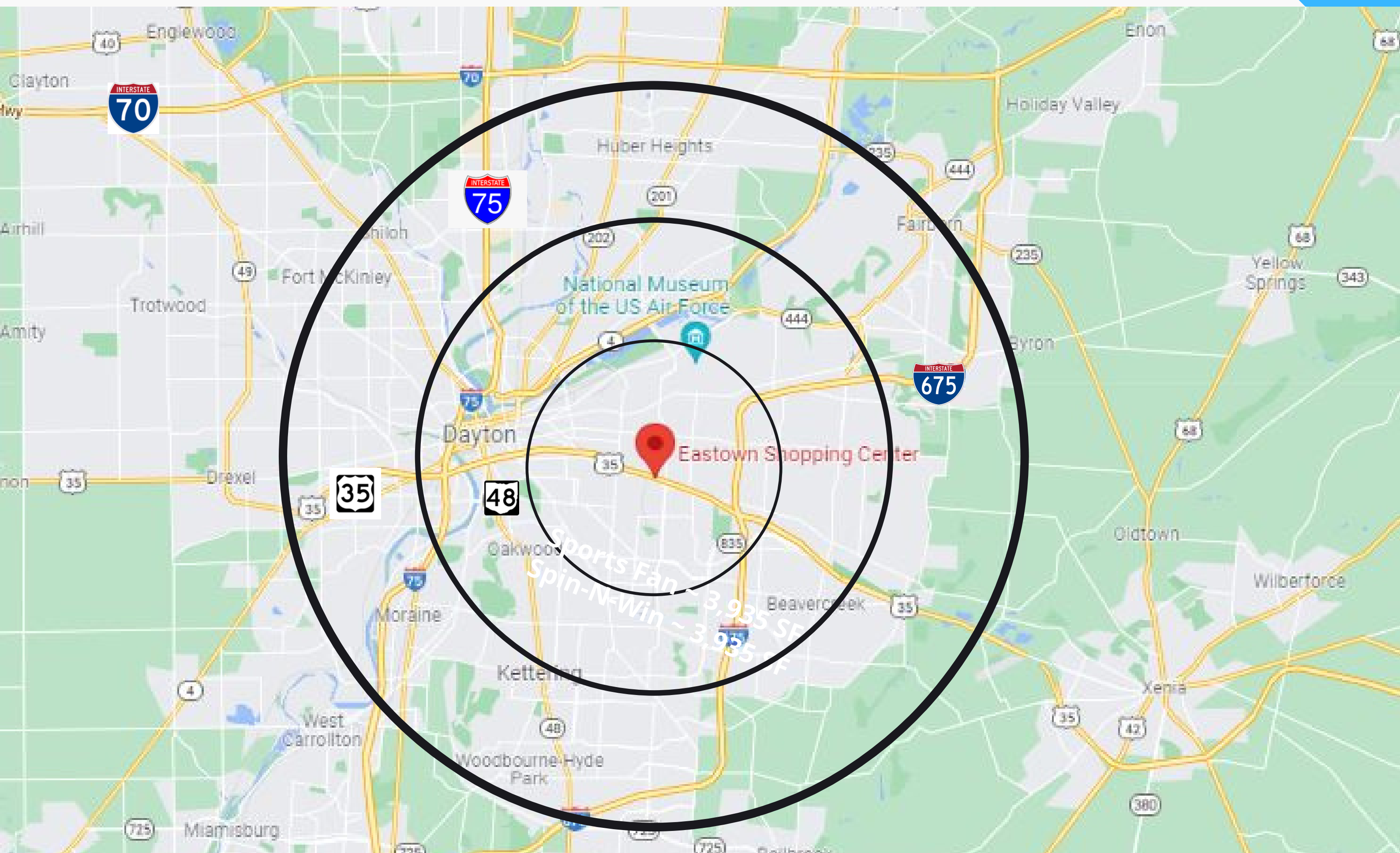


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Demographics

	3 Miles	5 Miles	7 Miles
Population	97,033	205,022	342,731
Average HH Income	\$62,338	\$69,744	\$69,640
Median Age	35.3	37.2	37.8
Total Businesses (2019)	2906	10,480	14,989
Total Employees (2019)	40,951	161,931	218,118
Consumer Spend (2019)	\$209B	\$4.86B	\$8.11B
Retail Spend (2019)	\$986.08M	\$2.29B	\$3.82B

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