

# Investment Opportunity



**6500 & 6520 Poe Ave | Dayton, OH 45414**



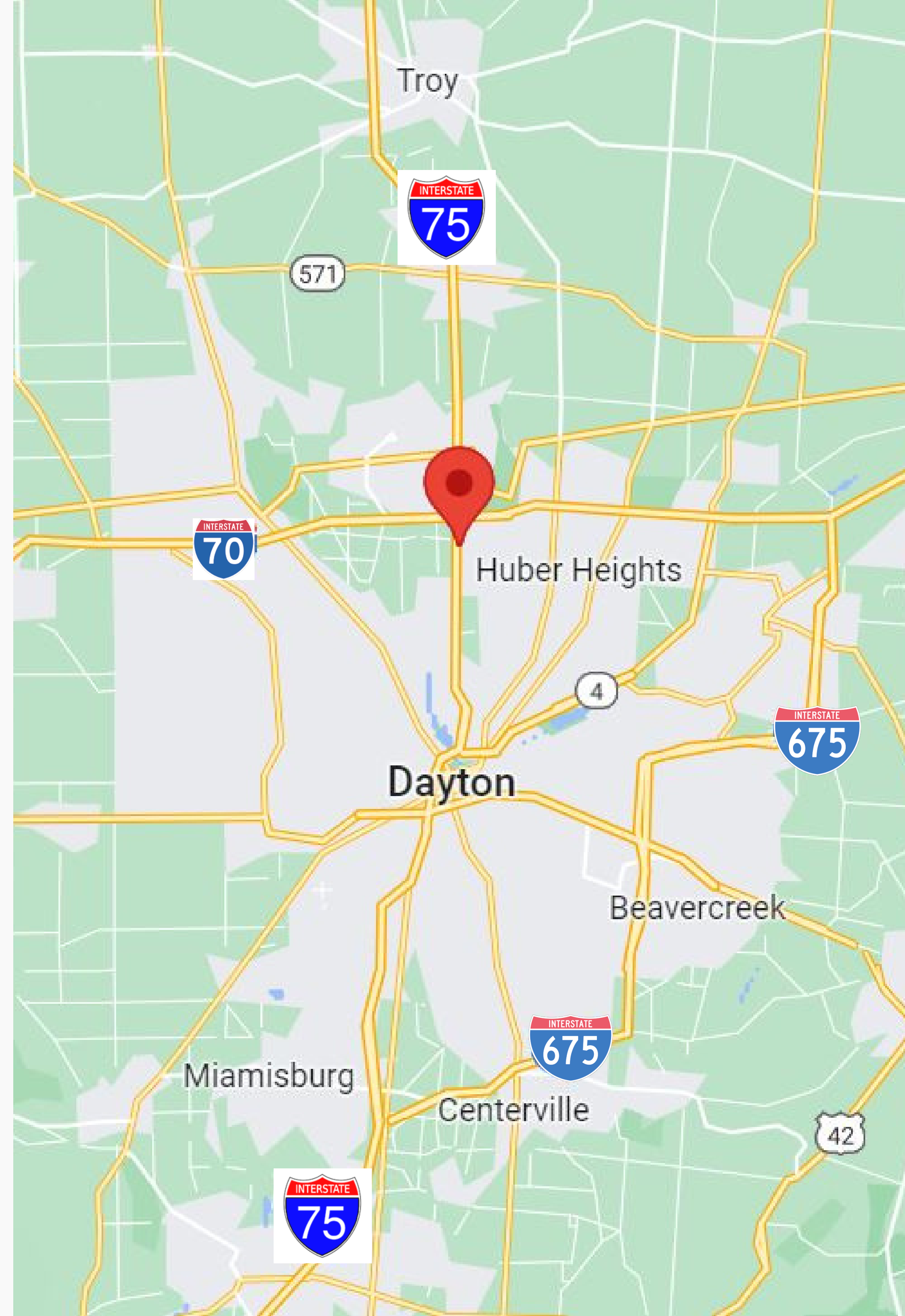
# The Offering

**Crest Commercial Realty has been exclusively retained by the Owner to facilitate the sale of two (2) multi-tenant, Class B office buildings located in the North submarket of Dayton, Ohio.**

**Constructed in 1980 and offering an exceptional location visible from I-75, the office buildings offer close and convenient access to the Dayton CBD and Dayton International Airport.**

**Located at the NE corner of the Benchwood Road / I-75 Interchange, and just minutes from the Crossroads of America Interchange of I-75/I-70.**

**The Poe Ave location is close to many nearby amenities.**





# Highlights

## 6500 Poe Ave

Parcel ID:	B02 01213 0009
Year Built	1980
Renovated	2018 (complete)
SF	46,268 SF
# of Stories	4
Elevators	2

## 6520 Poe Ave

Parcel ID:	B02 01213 0008
Year Built	1980
Renovated	2019, 2022
SF	43,219 SF
# of Stories	4
Elevators	2





# National Tenants

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- LeGrand North American HQ
- National Educational Seminars School of Nursing
- Progressive Insurance
- Primerica

Additional Lease Information Available Upon Request











**The office buildings are located in the City of Vandalia.**

**BUSINESSFIRST! is an economic development program available in the City of Vandalia that provides a single point of contact for businesses.**

**The program has supported over 6,500 businesses in the Greater Dayton Region.**





# Building Financials

Gross Lease Area	89,487 SF
Current Occupancy	91%

## Revenue

Gross Rental Income	\$1,254,895
Vacancy @ 9%	\$ (104,689)
Total Operating Income	\$1,150,206

## Expenses

Utilities @ \$2.15 per RSF	\$192,397
Janitorial @ \$1.25 per RSF	\$101,791
Repairs and Maintenance @.45 per RSF	\$ 36,645
Grounds @ \$0.35 per RSF	\$ 28,502
Insurance @\$0.20 per RSF	\$ 17,879
RE Taxes Based on New Value	\$190,000
Management Fee @ 3%	\$ 37,646
Total Operating Expense	\$604,860
Net Operating Income	\$545,346

Market Capitalization Rate	6.06%
Purchase Price	\$9,000,000



# Demographics

	2 miles	5 miles	10 miles
2021 Population	12,340	139,076	427,826
2026 Population	12,267	139,183	430,891
Daytime Population	12,861	61,097	208,294
Average Household Income (\$)	\$70,303	\$64,509	\$65,385
Median Household Income (\$)	\$51,550	\$51,066	\$50,039

## Vandalia Regional Workforce Demographic

- Average Earnings (2019): \$59,100
- High School Diploma (2019): 89.7%
- Jobs (2019): 445,762
- Population (2019): 898,916
- Some College Education or Above (2019): 58.6%

\*(Emsi Data, 2020)

## Traffic Counts

- Poe Avenue / Wyse Rd ~ 2,868 VPD / 2020
- I-75 / Benchwood Rd ~ 95,913 VPD / 2018
- Benchwood Rd / Miller Ln W = 31,399 VPD / 2020

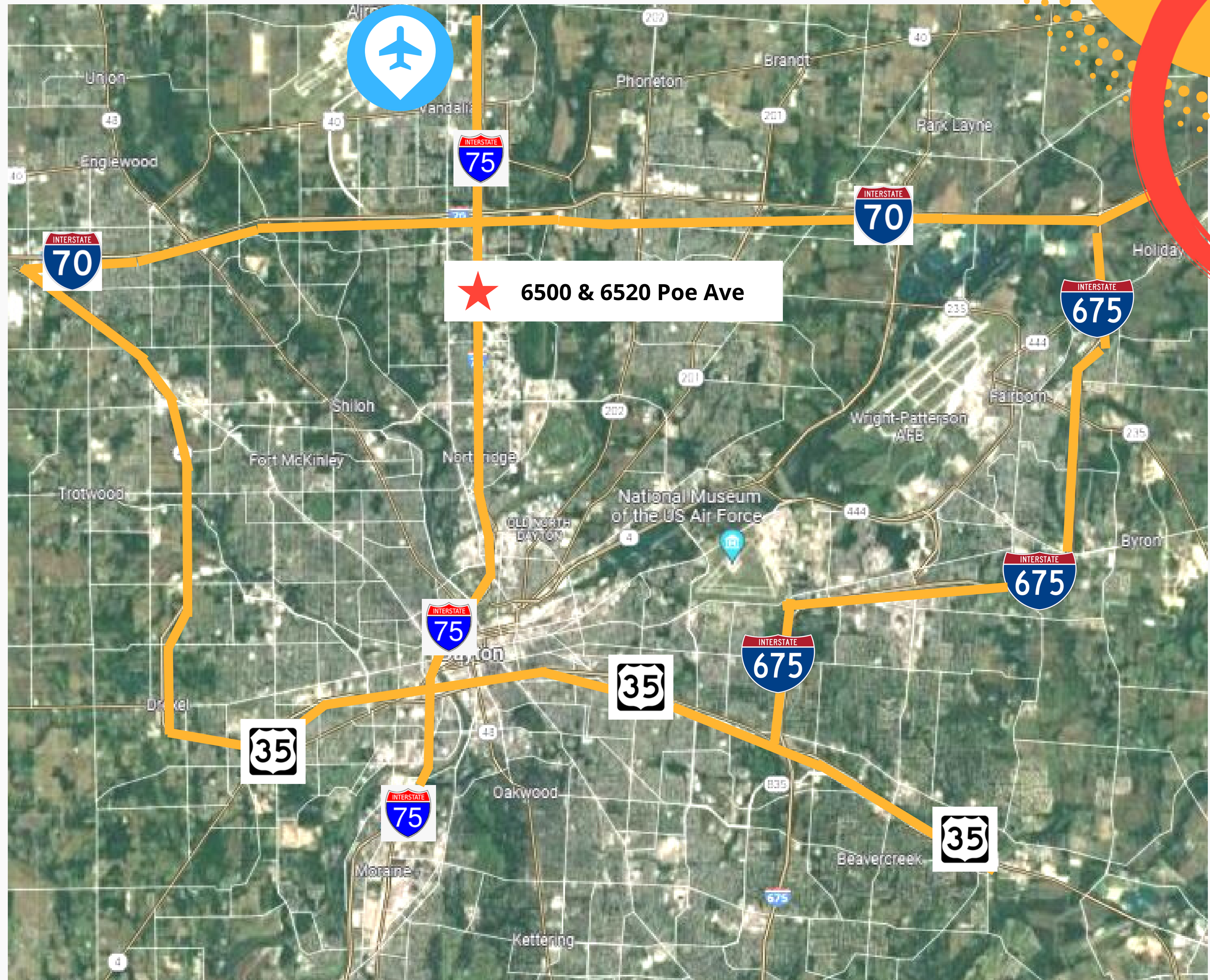
\*Provided by CoStar



# Location Map

## Neighboring Businesses

Chipotle  
City Barbeque  
Extended Stay America  
Frickers  
Golden Corral  
Office Depot  
Olive Garden  
Outback Steakhouse  
Panera Bread  
Red Lobster  
Red Robin  
Pratt Industries  
Rite Rug Flooring  
Sam's Club  
Scene 75  
Smoky Bones  
UCI Midwest Auto Value  
Walmart





# Site Map





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