

Investment Opportunity

FOR SALE



Retail Day Care Center

North Dayton Submarket

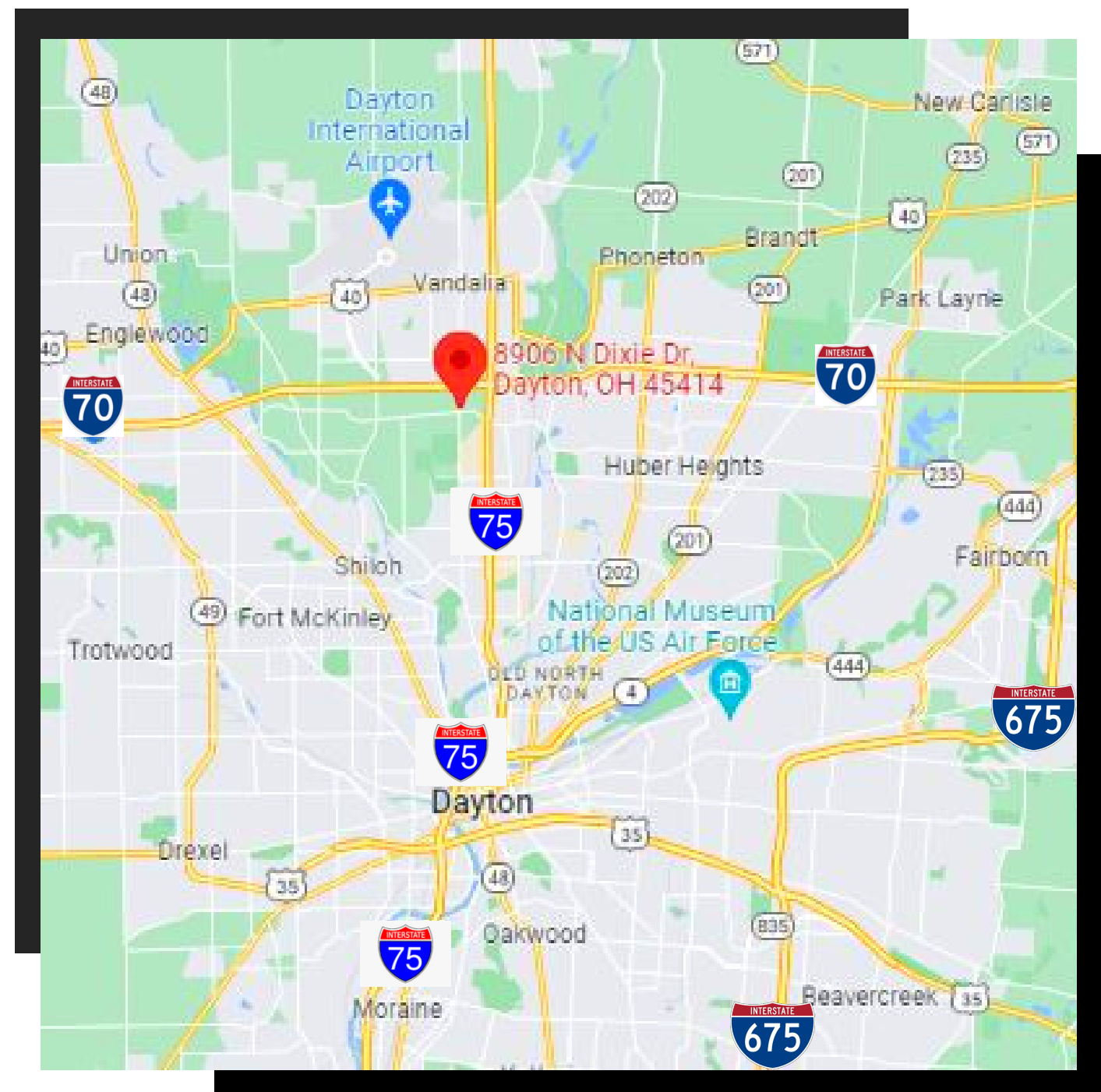
8906 North Dixie Drive, Vandalia, OH 45414

Fully Leased!

- 4,700 SF building.
- Fully occupied with long-term lease.
- New HVAC in 2021.
- Located on an arterial route with close access to I-75, I-70 and Little York Road.
- Zoned LCS-2.
- Cap rate 6%.
- Price available upon request.

Lease Highlights

- Current term through January 2028.
- Includes five-year option to renew.



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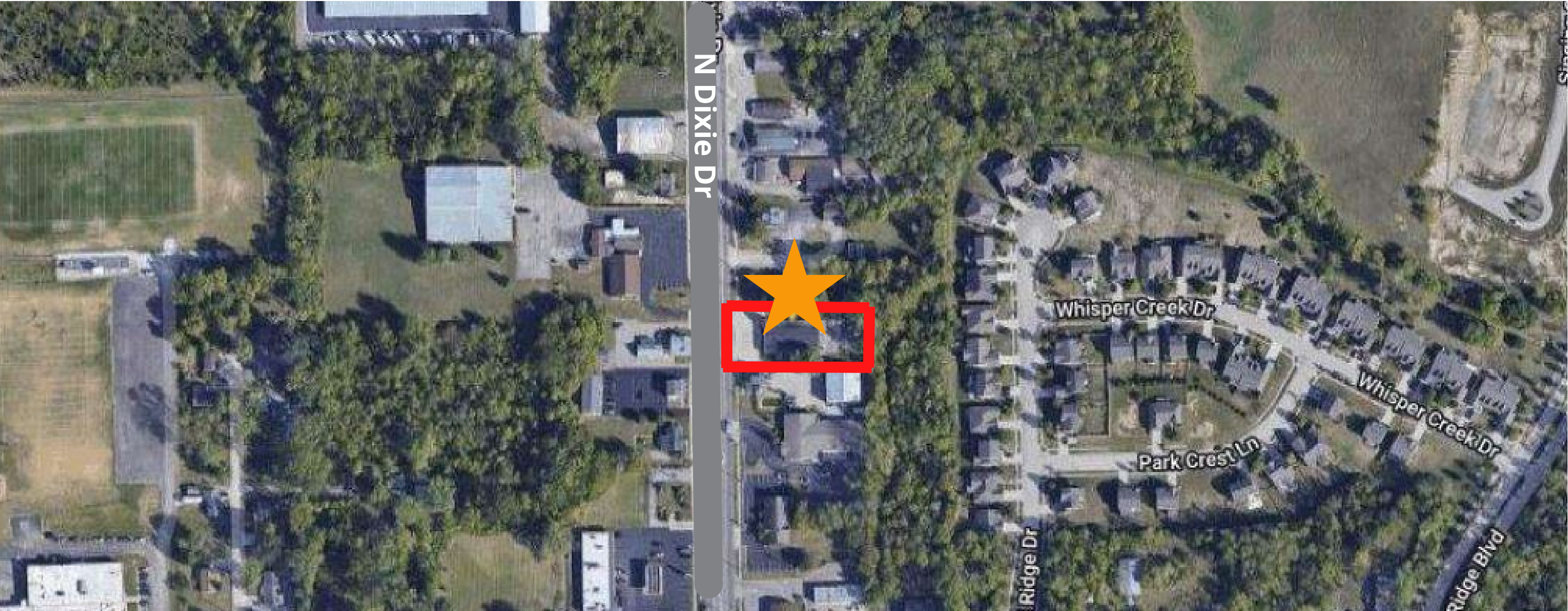
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Income & Spending Demographics

Household Income	1 mile	3 mile	5 mile	10 mile
2022 Avg Household Income	\$95,745	\$77,617	\$68,015	\$73,981
2022 Med Household Income	\$83,769	\$62,569	\$54,426	\$59,842
Total Education/Daycare	\$3M / 5.95%	\$20.8M / 5.22%	\$57.8M / 4.80%	\$30.1M / 5.03%
Education	\$1.9M / 3.75%	\$12.9M / 3.24%	\$36.2M / .01%	18.6M / 3.11%
Fees & Admissions	\$1.1M / 2.20%	\$ 7.9M / 1.98%	\$21.6M / 1.79%	18.4M / 1.91%

*All information is furnished from sources deemed reliable and is subject to error, omissions and changes, Costar 2022.



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