

# Presenting...



## **Musical Venue / Special Events Space**

- Includes elevated stage, green room, production room and much more!
- The location offers easy access to I-70 & I-75.

**4302 N. Dixie Dr.**





# Original Design:

- Beautiful vaulted ceiling offers state-of-the-art acoustics.
- Perfect for streaming concerts, special events and stage productions.
- Original design by Gene Shiveley, Sound Engineer, Producer, Entrepreneur and Dayton native.
- Replica of Malibu Live located in Malibu, CA.



**Offered For Sale - \$1,200,000**

**4302 N. Dixie Dr.**



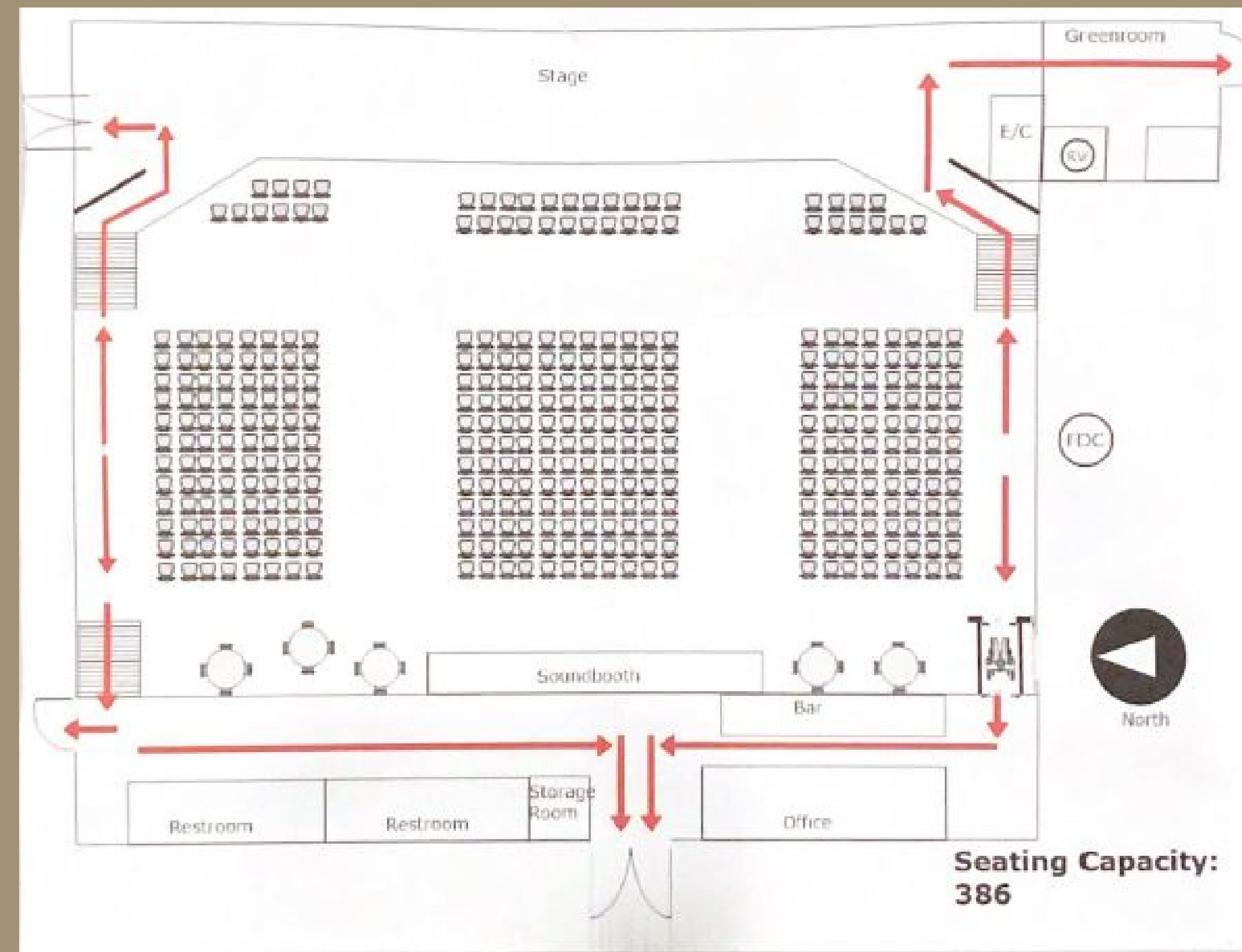
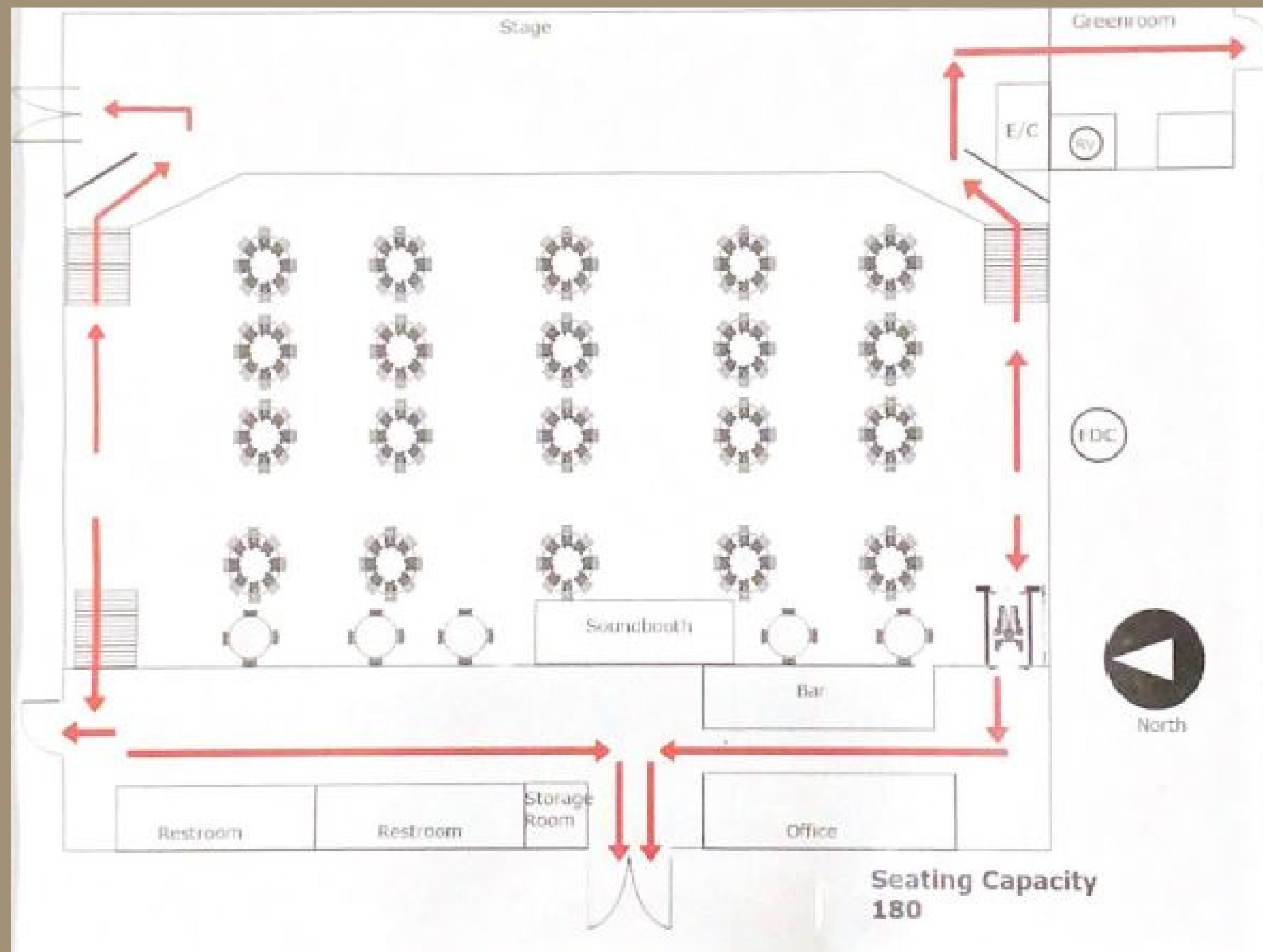
## **Recent renovations include:**

- New 3-phase electrical service
- LED lighting
- Acoustical enhancements
- New flooring
- Wall treatments
- Heating, ventilation and air conditioning system



# Unique Event Space

Flexible space offers multiple seating options.





# The Details:

- New "vintage" stage is made from repurposed bowling lanes.
- Stage curtain originally from the Grammy's.
- Large open reception/lobby.
- Table seating for 180 or orchestra seating for 386.
- Guest bathrooms near lobby.
- Green Room offers makeup station, full bathroom and kitchen.
- Sound room located just off lobby.



- Building Size: 10,468 SF
- Offering included three (3) parcels totaling 1.3 acres.
  - Parcel I - 0.429, Parcel II - 0.675, Parcel III - 0.197
- Parcel ID's / E21 17405 0042, 0043, 0044, 0045 (Dixie Dr.)
- Parcel ID's / E21 17405 0022, 0067 (Auburndale Ave.)





## With an interesting story...

The North Dixie strip in Harrison Township was a destination for nightclubs and bars for many years. The Venus Lounge, Tender Trap, The Pastime, Roaring Twenties Nightclub, Peppers and Sealley's are just a few of the many successful clubs that operated in North Dayton.

Own a piece of Dayton history!

- Adjacent space features a curved bar and partially finished area for additional seating.
- Full kitchen facilities accessible from bar.
- Second bar located in lobby close to venue seating.
- Additional lower-level storage.



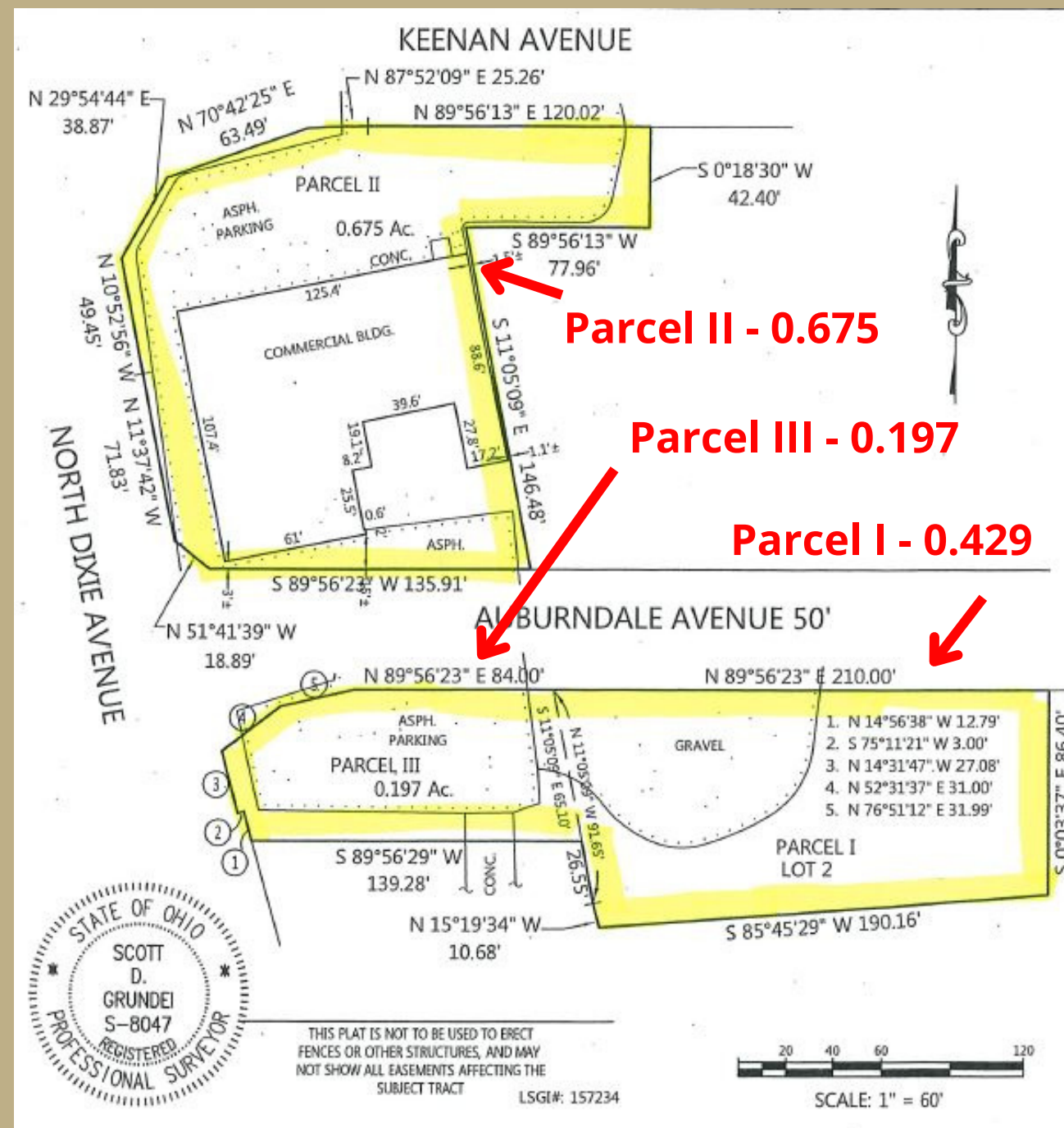
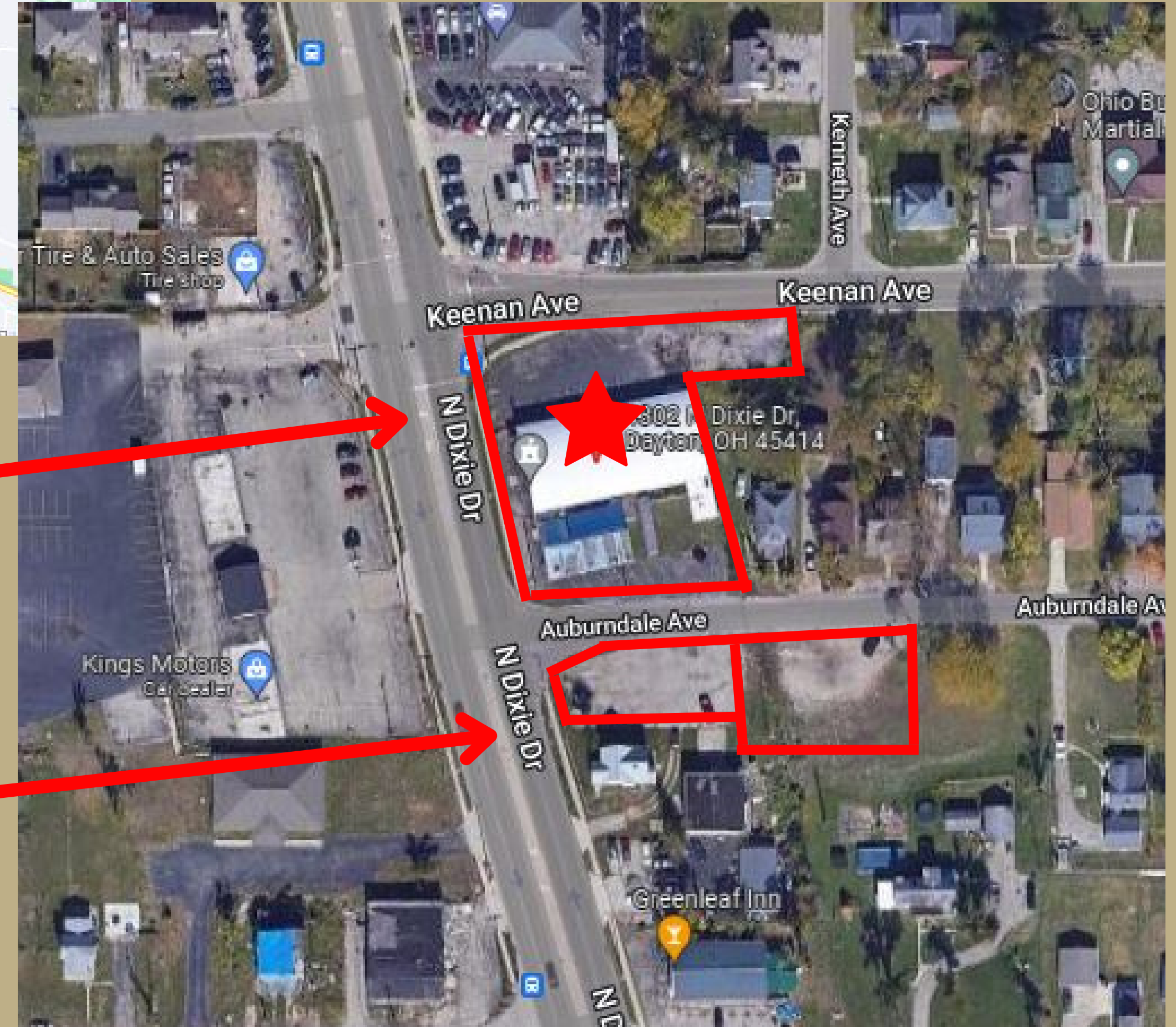
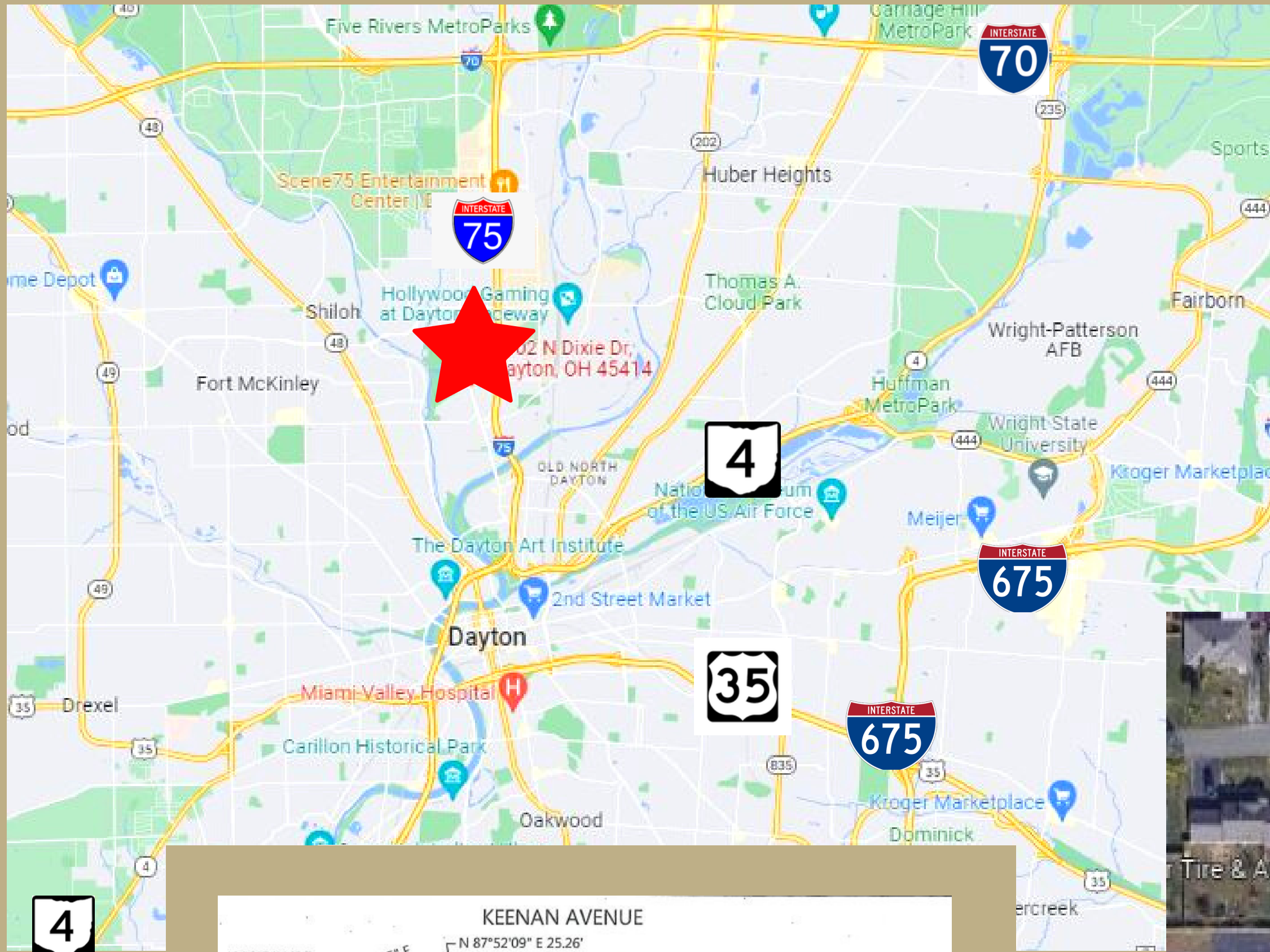
Former  
"Speakeasy"





# Crest

Commercial Realty





# DEMOGRAPHICS

**4302 N. Dixie Dr.**

	2 mile	5 mile	10 mile
<b>Population</b>			
2022 Population	30,582	189,183	478,389
2027 Population Projected	30,839	189,559	482,042
<b>Household Income</b>			
2021 Avg Household Income	\$44,201	\$53,165	\$67,671
<b>Housing Value</b>			
Medium Home Value	\$65,902	\$79,890	\$122,482



**Crest**  
Commercial Realty

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