



**Musical Venue / Special Events Space**

**Free-Standing  
Building**

**NEW PRICE:  
\$799,000**

**Buyer Brokers  
Earn an  
ADDITIONAL  
\$25,000!!**

**FOR SALE**

4302 N. Dixie Dr.  
Dayton, OH 45414



**Buyer Brokers, Sell This Property and Earn an ADDITIONAL \$25,000!**

# Property Highlights

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- 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.

## Recent Renovations

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

## Property Details

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



# 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.



# Former Speakeasy

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.



- 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.

*Own a piece of Dayton history!*

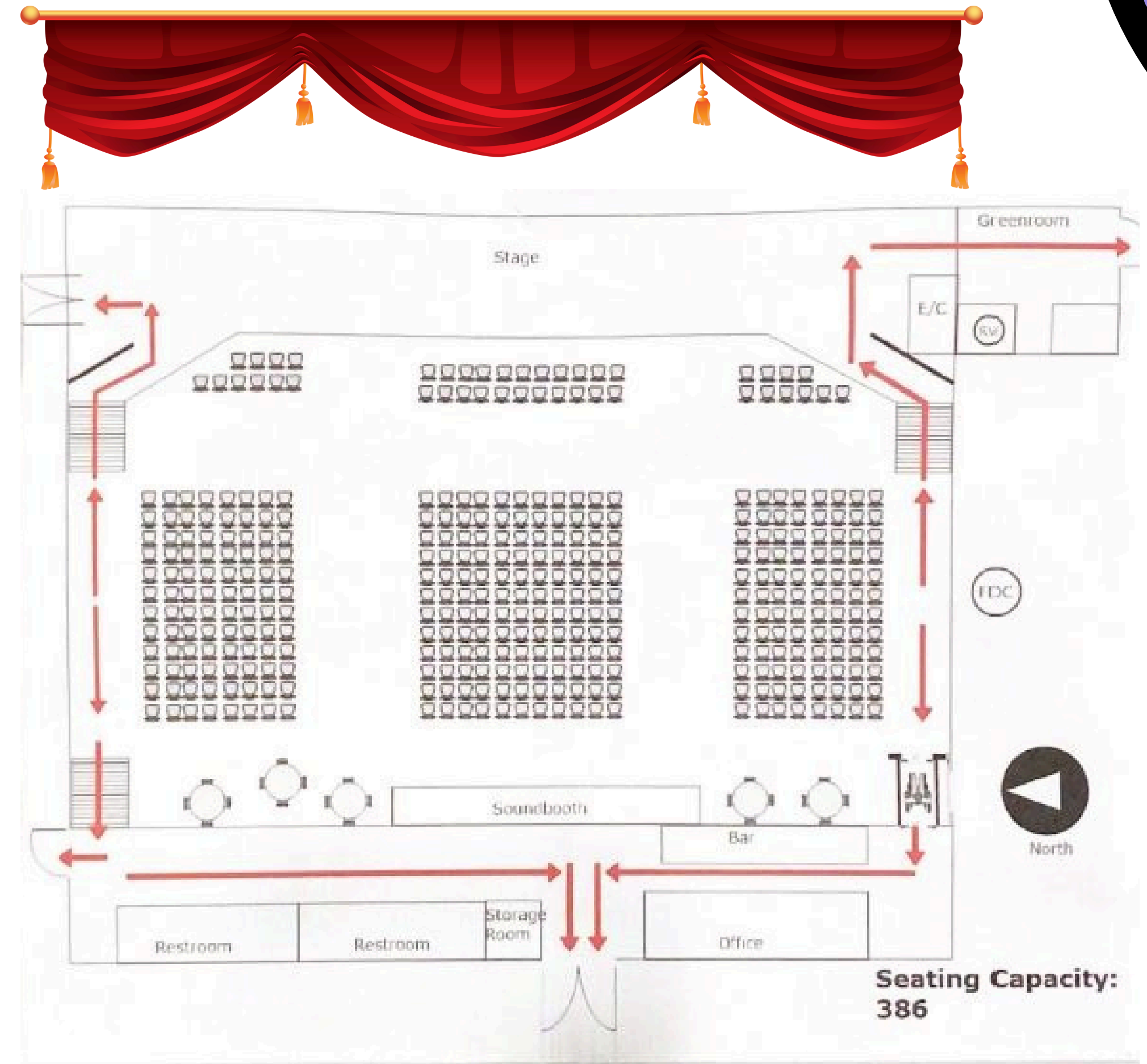
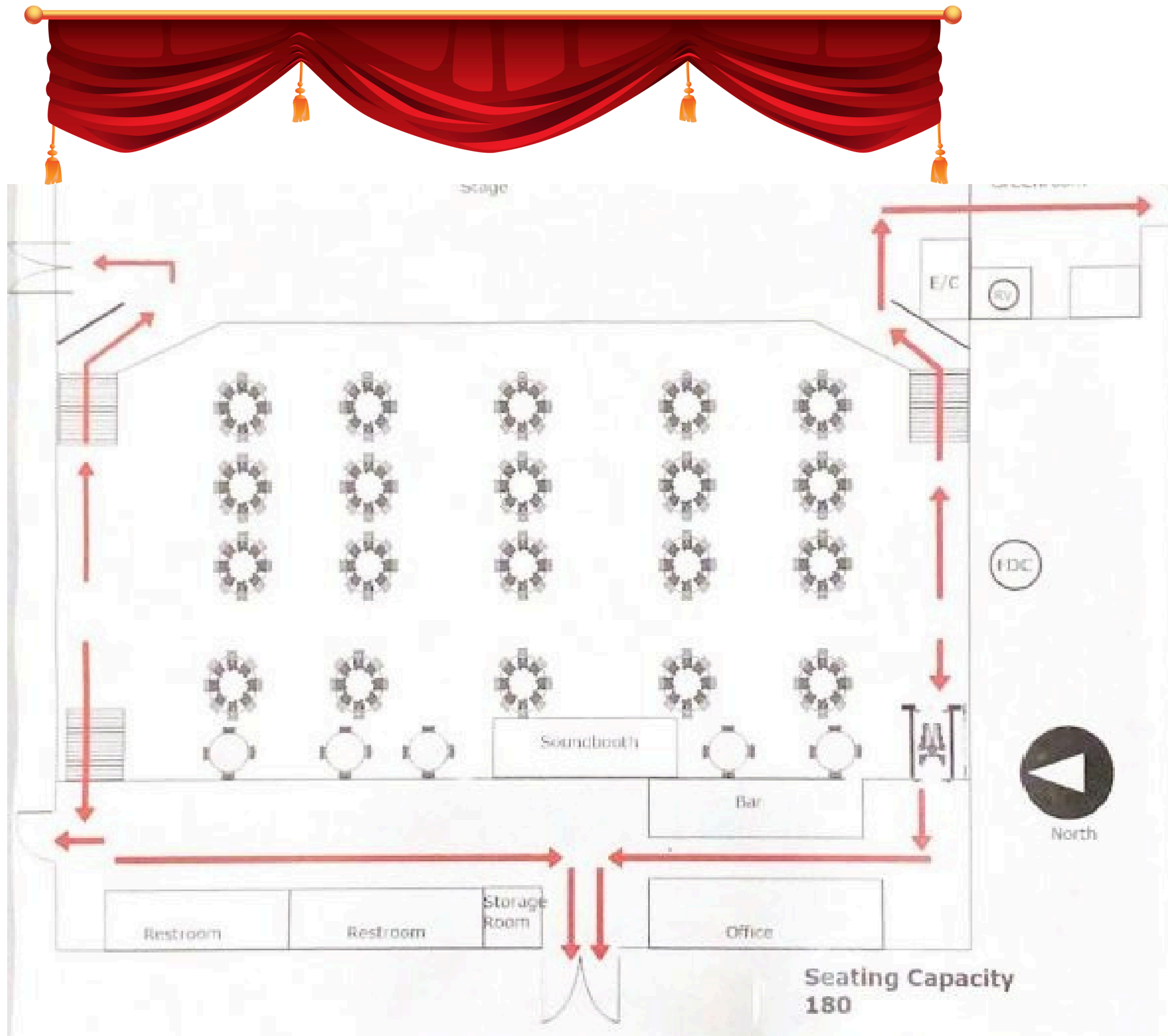
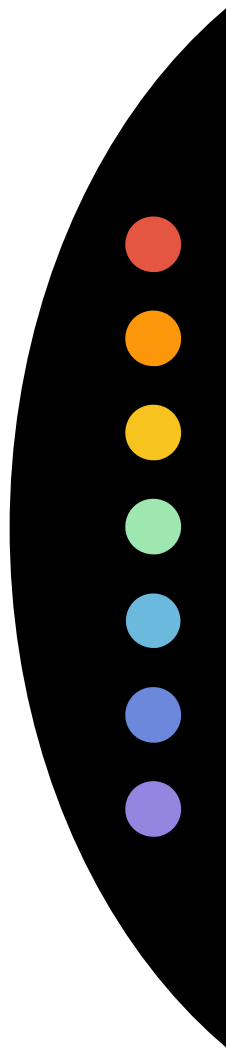
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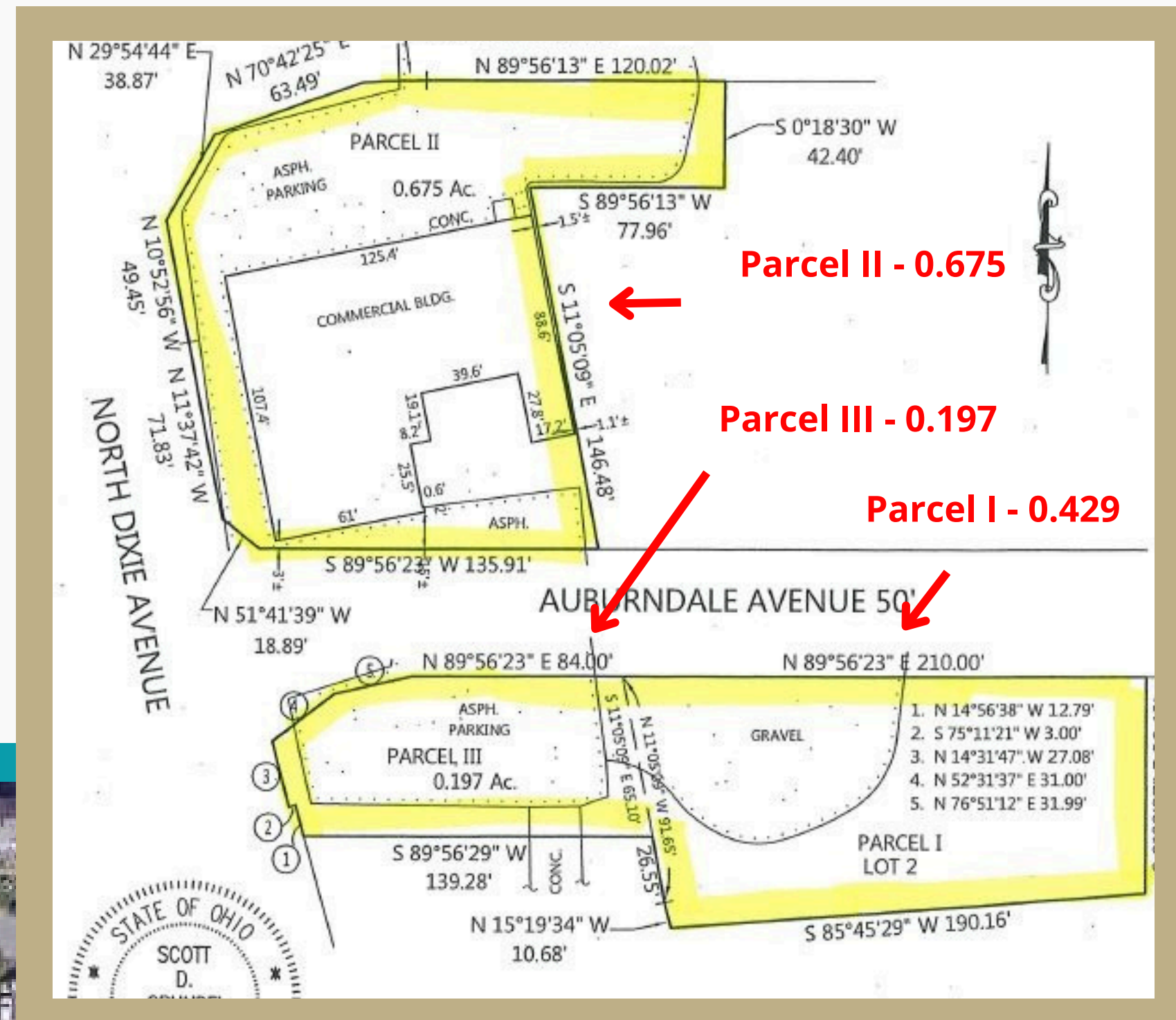
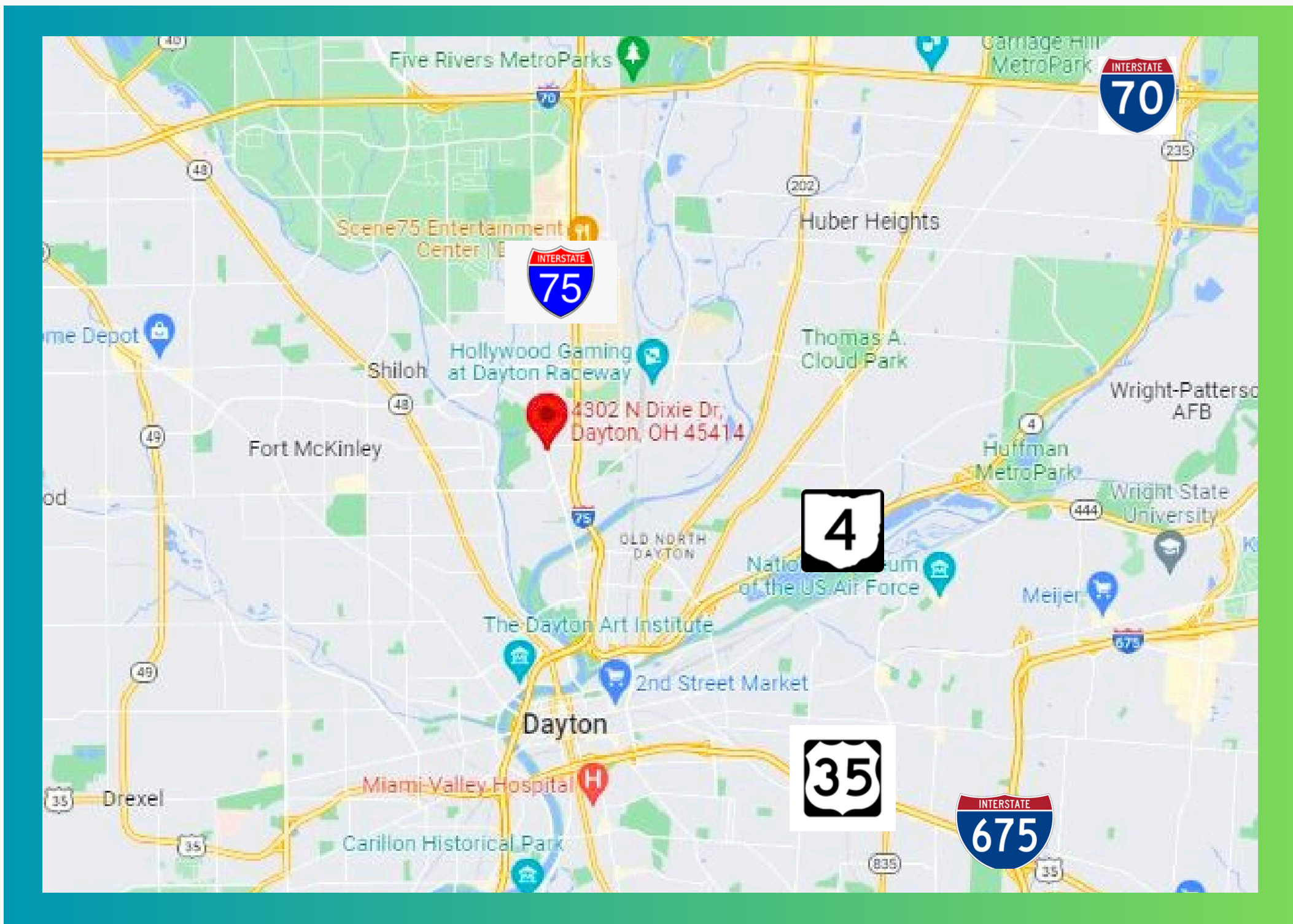




# Unique Event Space

Flexible space offers multiple seating options.





# DEMOGRAPHICS

## Population

2022 Population

2027 Population Projected

2 mile

30,582

30,839

5 mile

189,183

189,559

10 mile

478,389

482,042

## Household Income

2021 Avg Household Income

\$44,201

\$53,165

\$67,671

## Housing Value

Medium Home Value

\$65,902

\$79,890

\$122,482

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**Crest**  
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