

**Investment Opportunity!**



**Crest**  
Commercial Realty

# Free-Standing Building

502 Wayne Ave. Dayton, OH 45402

**FOR SALE**

**Retail Storefront / Residential / Mixed-use ~ 6,606 SF**



**Located in the Oregon District**

**Nick  
Miller-Jacobson**

937-222-1600, ext 105  
nick@crestrealtyohio.com



**Sale Price: \$499,000**

6601 Centerville Business Parkway, Suite 150, Centerville. OH 45459

# Property Highlights

502 Wayne Ave.

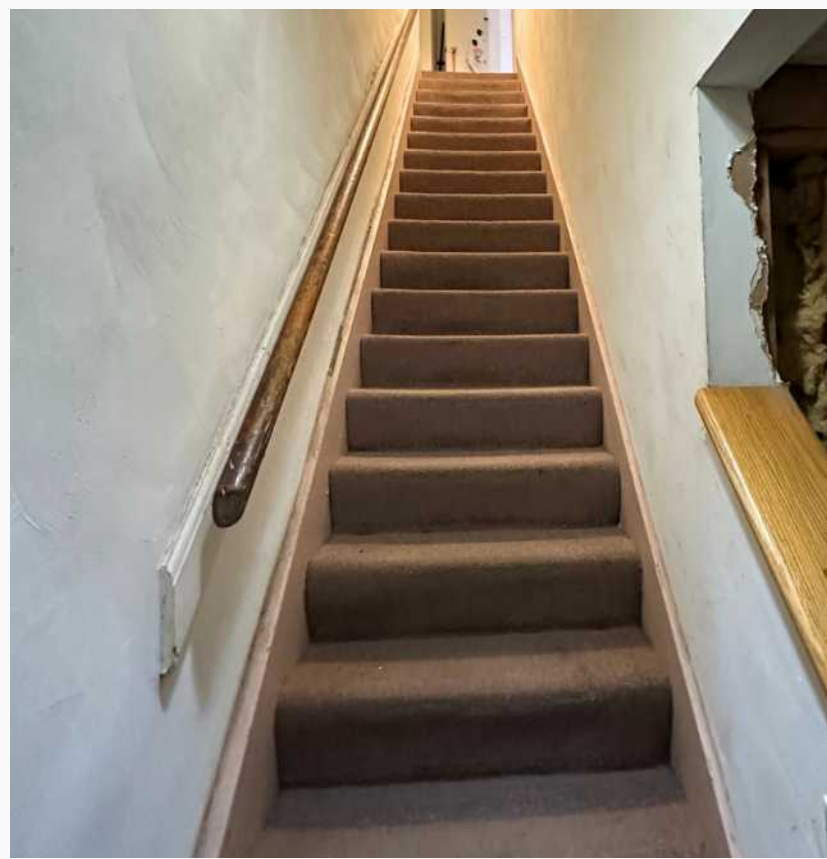
## Two-story plus lower level ~ 6,606 SF

- Built in 1925.
- Two-story, plus lower level.
- Zoned MNC - Mature Neighborhood Commercial.
- Partially sprinklered.
- Frontage on Wayne Ave.
- Just a block away from Fifth St/The Oregon District.
- Walking distance to many shops and entertainment.
- Easy access to US-35.
- Parcel ID: R72 01409 0048.



## Multi-Use Storage/Garage ~ 1,806 SF

- Two (2) secure, over-sized parking garage/storage areas.
- Open to alley thoroughfare.
- Accessible from first and second floor space.
- Rental income opportunity!



## Rooftop terrace

- Bonus space accessible from second-floor apartment.

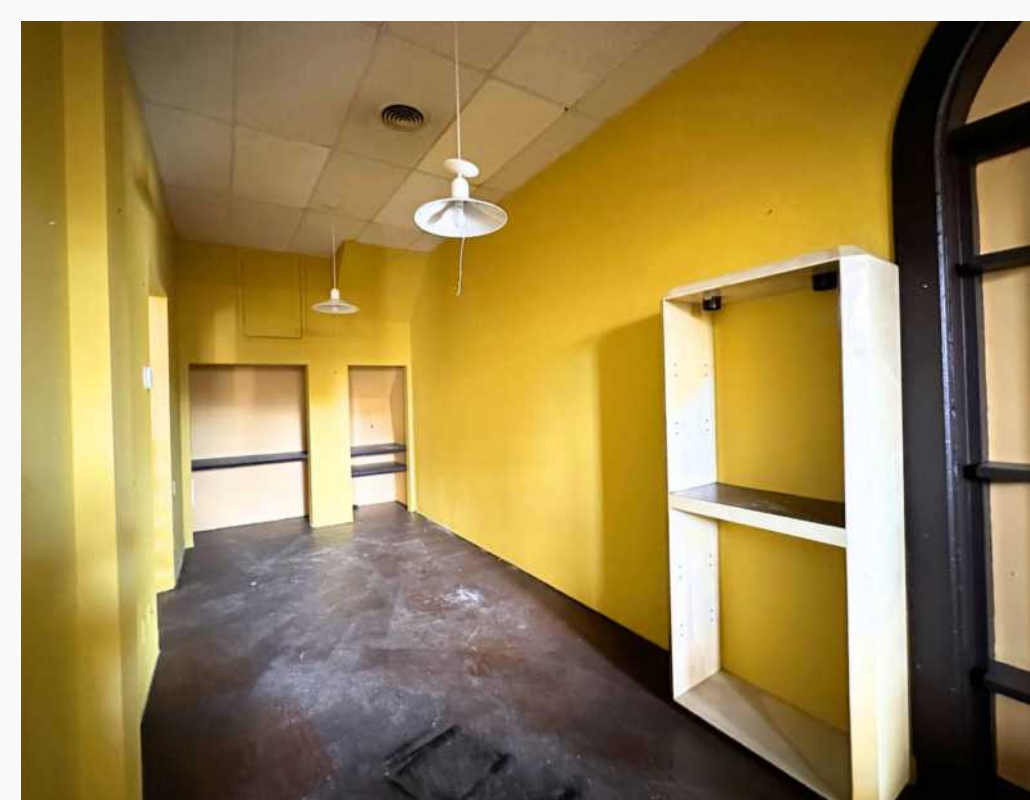
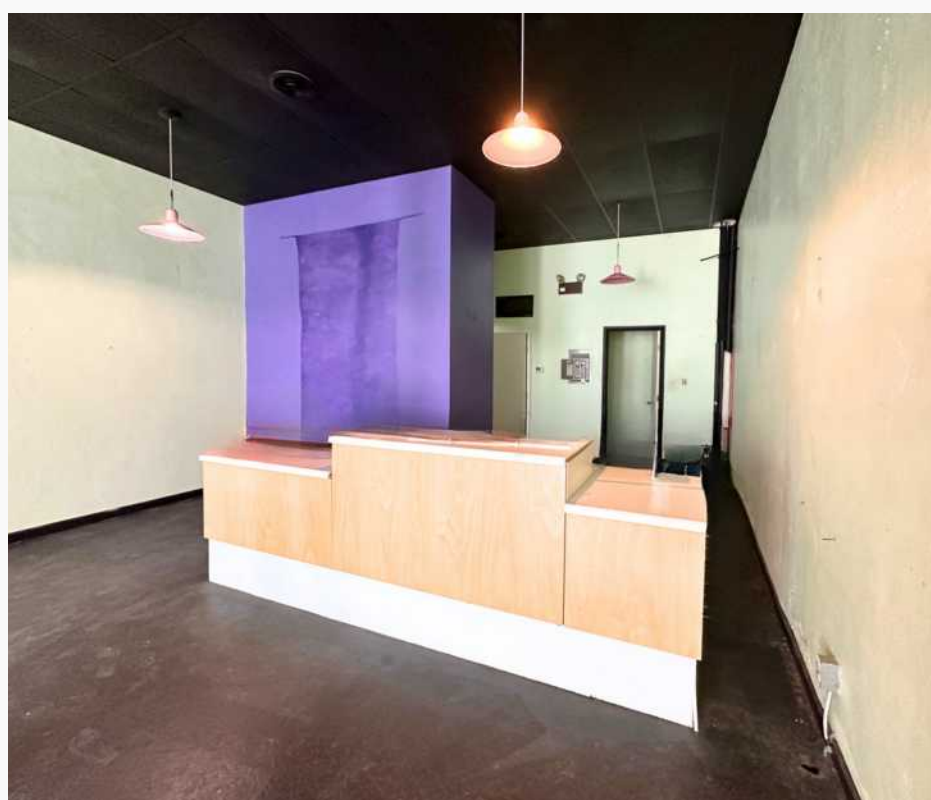
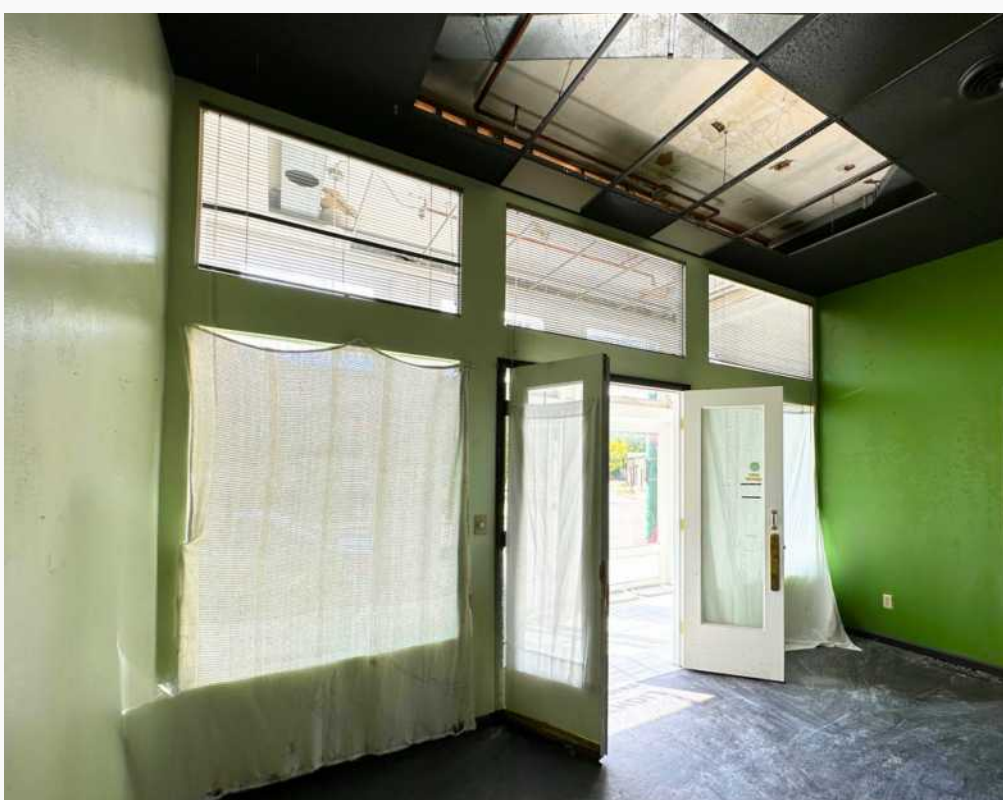


# Storefront Retail

502 Wayne Ave.

2,400 SF

- Perfect for retail, a showroom or gallery!
- 12' ceilings offer unique, open concept.
- Large windows offer light-filled space.
- Double entry on north side provides additional space/protected entrance.
- Convenient walkthrough connects the space offering a total of 2,400 SF.
- Built-in display/storage on both sides.
- Excellent visibility from Wayne Ave.
- Accessible from the front sidewalk.
- Street parking available in front of building.
- First-floor space may be divided.
- Available For Lease/Rate On Request

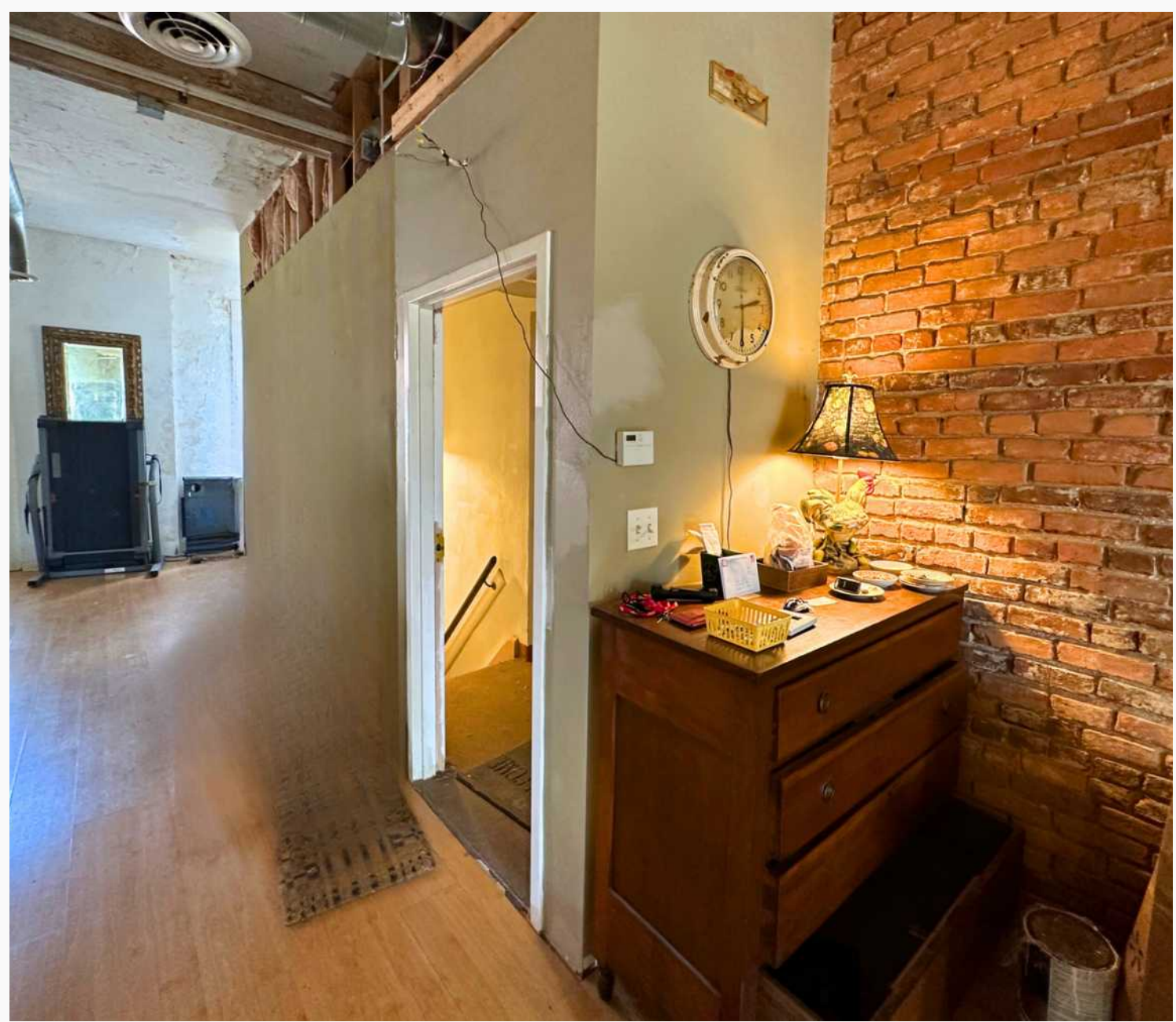
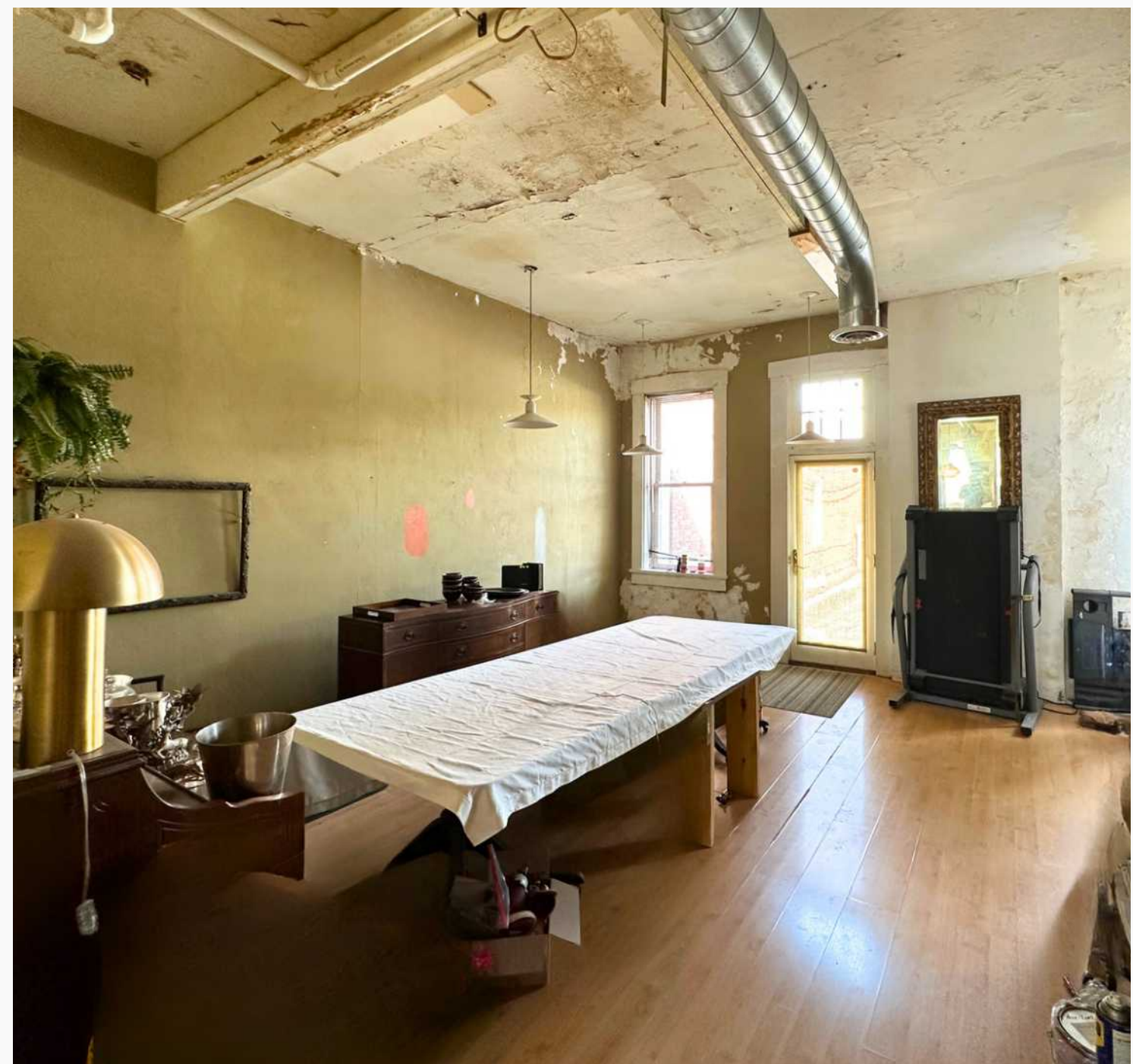


# Second-Floor Residential

502 Wayne Ave.

2,400 SF

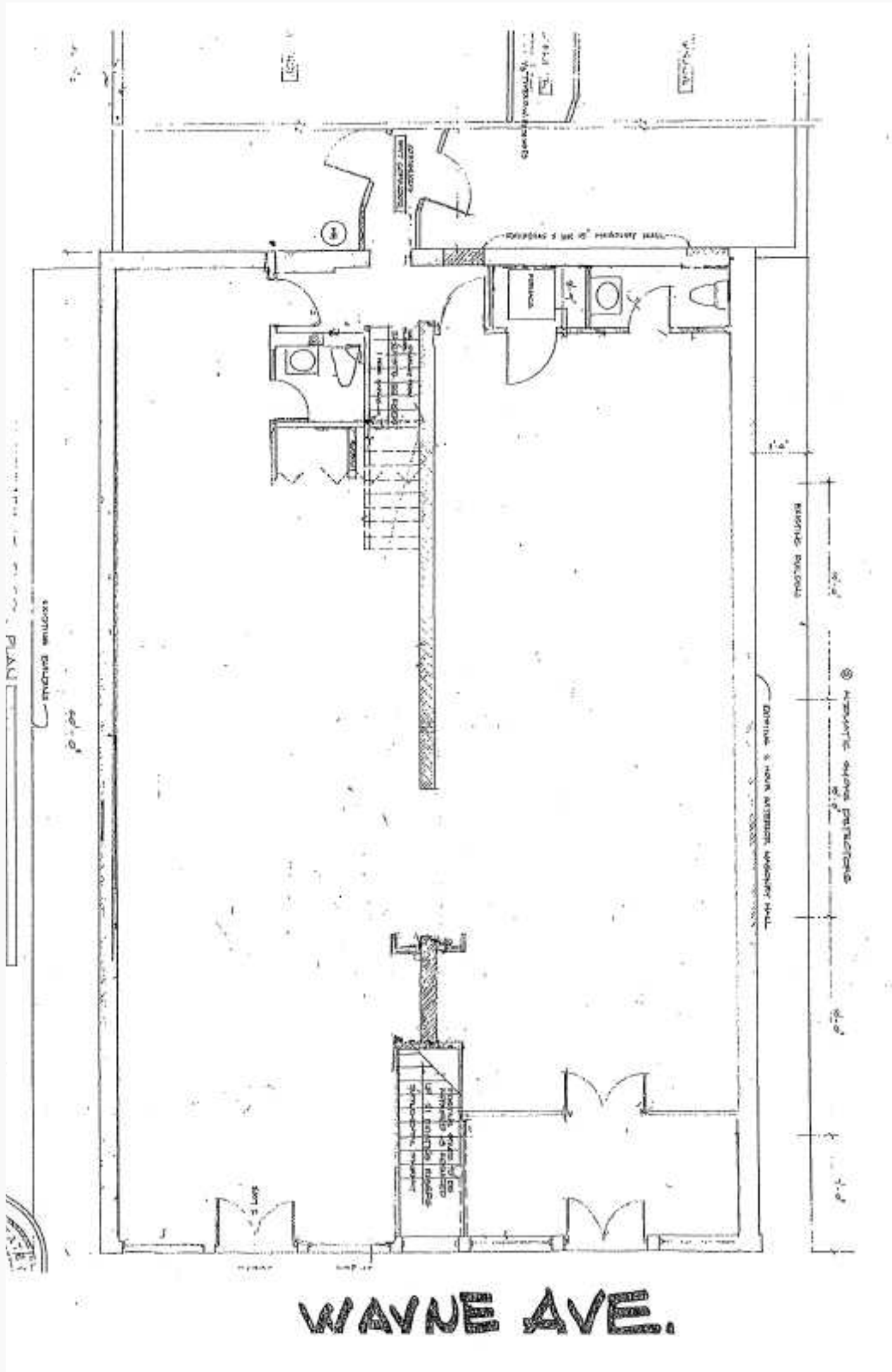
- Open concept living space.
- 9' ceiling, brick accents, and built-in bookcases.
- Floor to ceiling windows throughout.
- Large galley style kitchen with detached island.
- Two/three bedrooms, plus bonus room.
- One and a half bathrooms.
- One and a half bathrooms.
- Washer/dryer hookup in place.
- Two (2) staircases in front and rear.
- Walkout to terrace patio offers additional outdoor space.
- Includes two (2) secure, over-sized parking garage/storage areas (accessible from rear staircase).



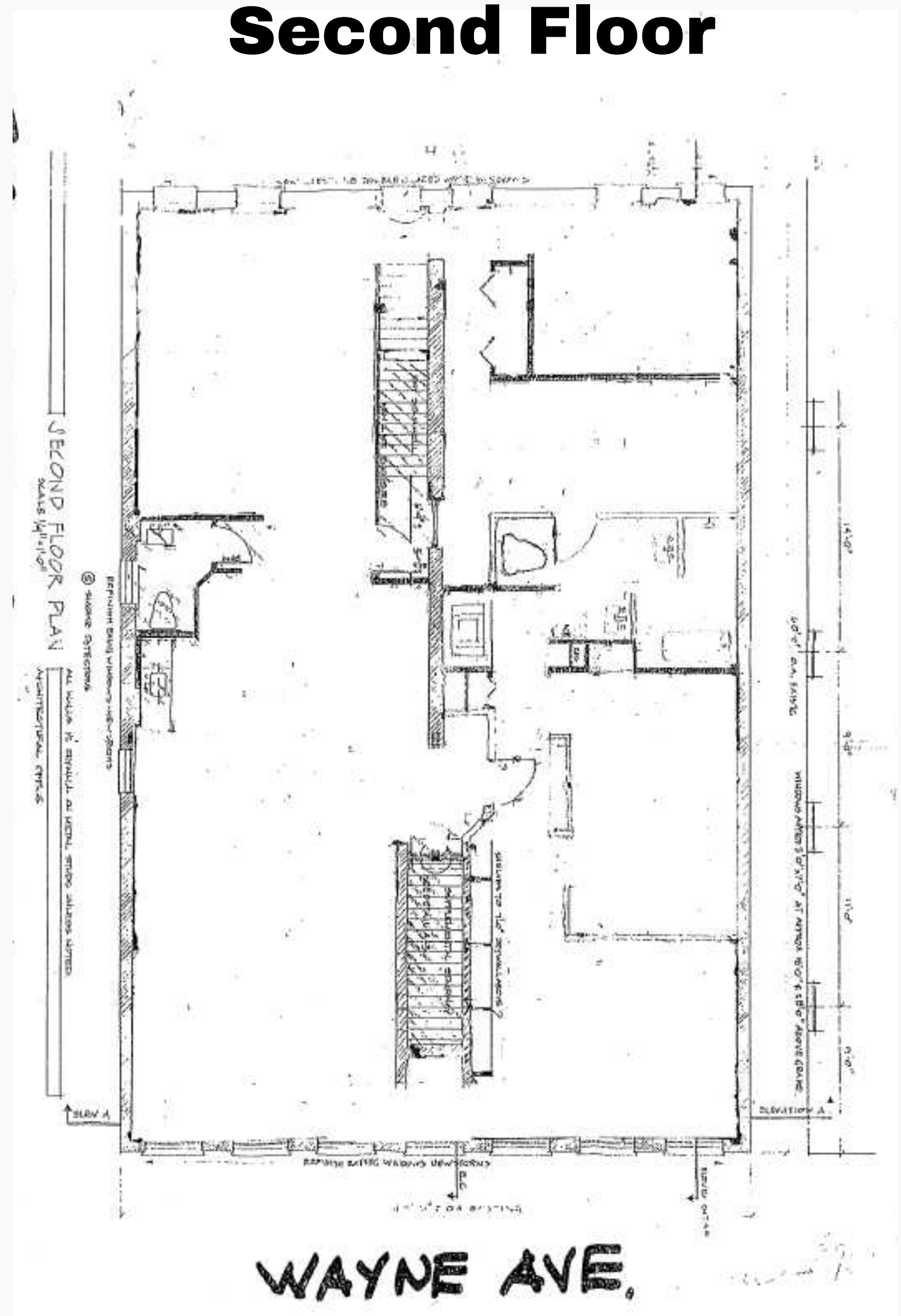
# Floorplans

502 Wayne Ave.

## First Floor



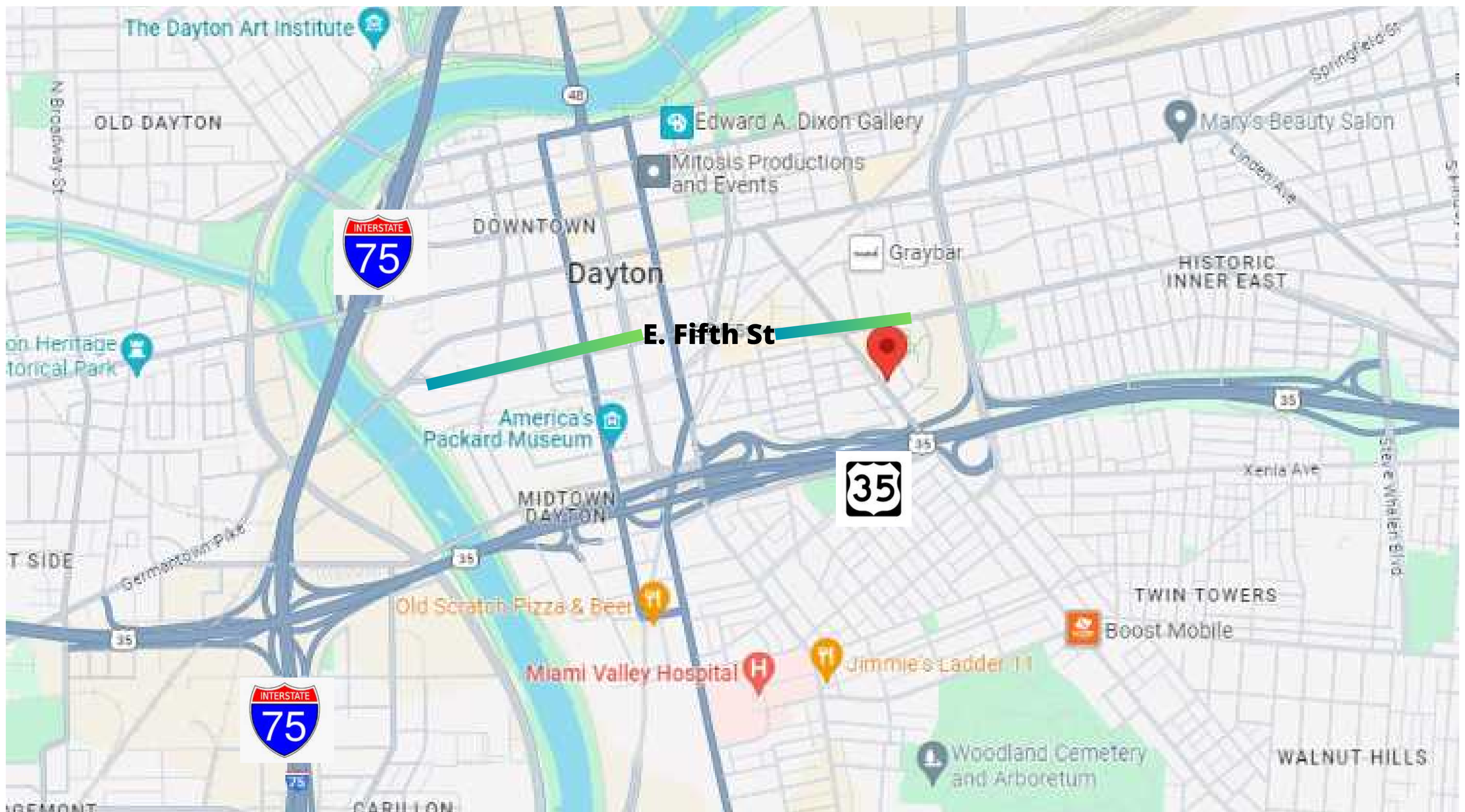
## Second Floor



502 Wayne Ave.

# Demographics

	<b>2 miles</b>	<b>5 miles</b>	<b>10 miles</b>
2023 Population	50,382	218,117	559,473
2028 Population Projected	50,854	219,350	563,674
Owner Occupied Households	7,492	48,452	142,427
Rental Occupied Households	11,762	43,537	93,238
Average Household Size	2.2	2.3	2.3
Average Household Income	\$50,920	\$59,391	\$74,569



**Nick**  
**Miller-Jacobson**

937-222-1600, ext 105  
nick@crestrealtyohio.com



6601 Centerville Business Parkway, Suite 150, Centerville. OH 45459