



Crest
Commercial Realty

**Free-Standing
Building**

FOR SALE

**502 Wayne Ave.
Dayton, OH 45402**

NEW PRICE! \$449,000

Two-Story Building Located in the Oregon District!



**Nick
Miller-Jacobson**

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



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

Investment Opportunity!

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

Property Highlights

502 Wayne Ave.

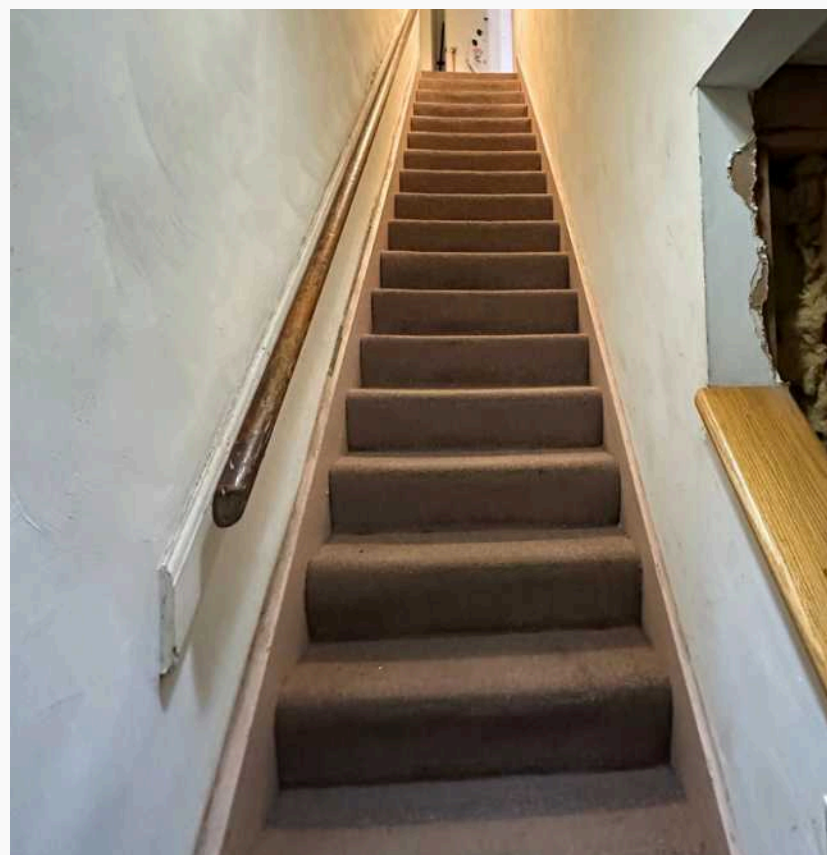
Two-story plus lower level ~ 6,606 SF

- 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.

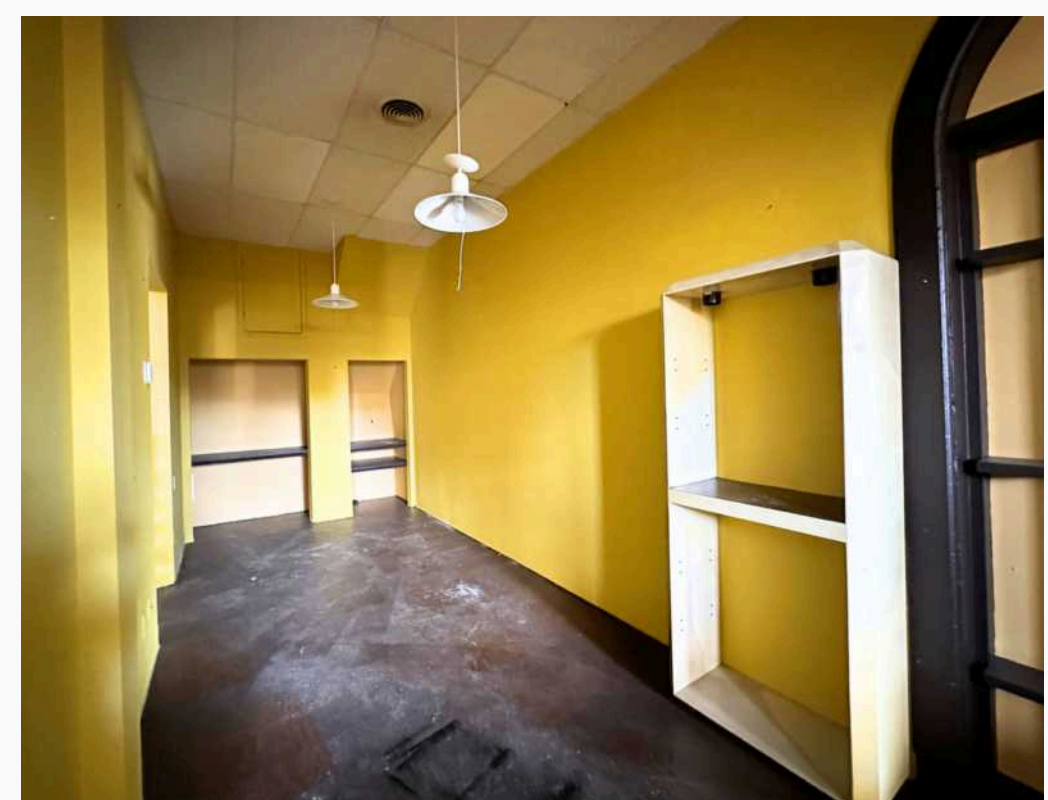
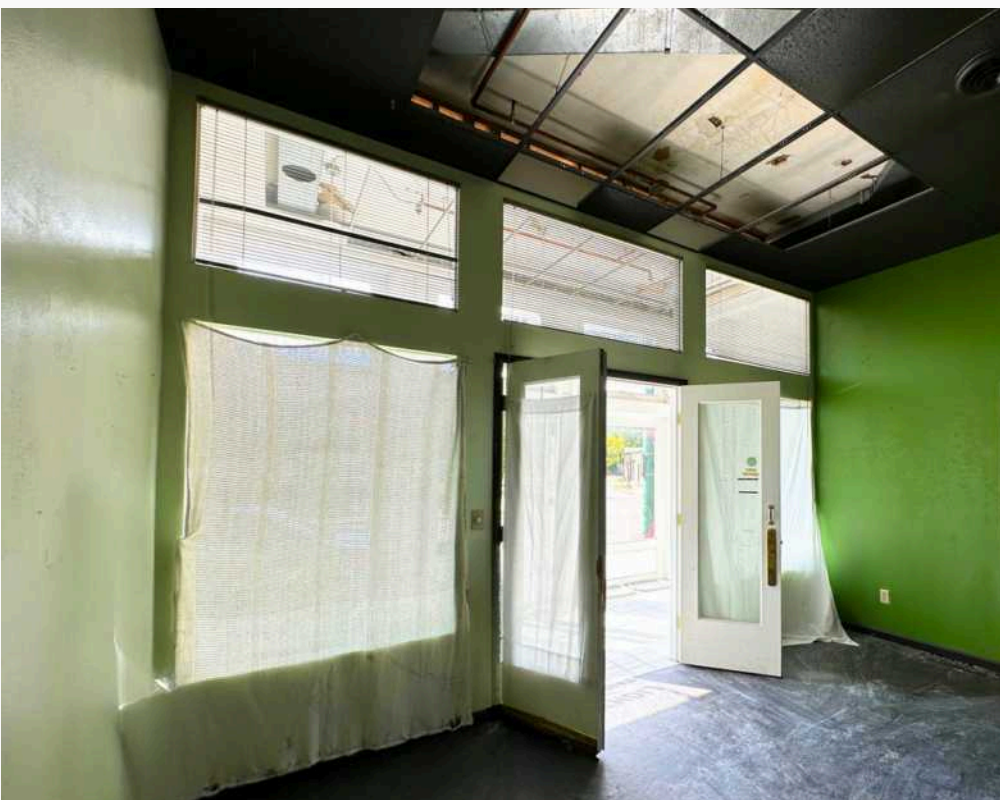


Storefront Retail

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

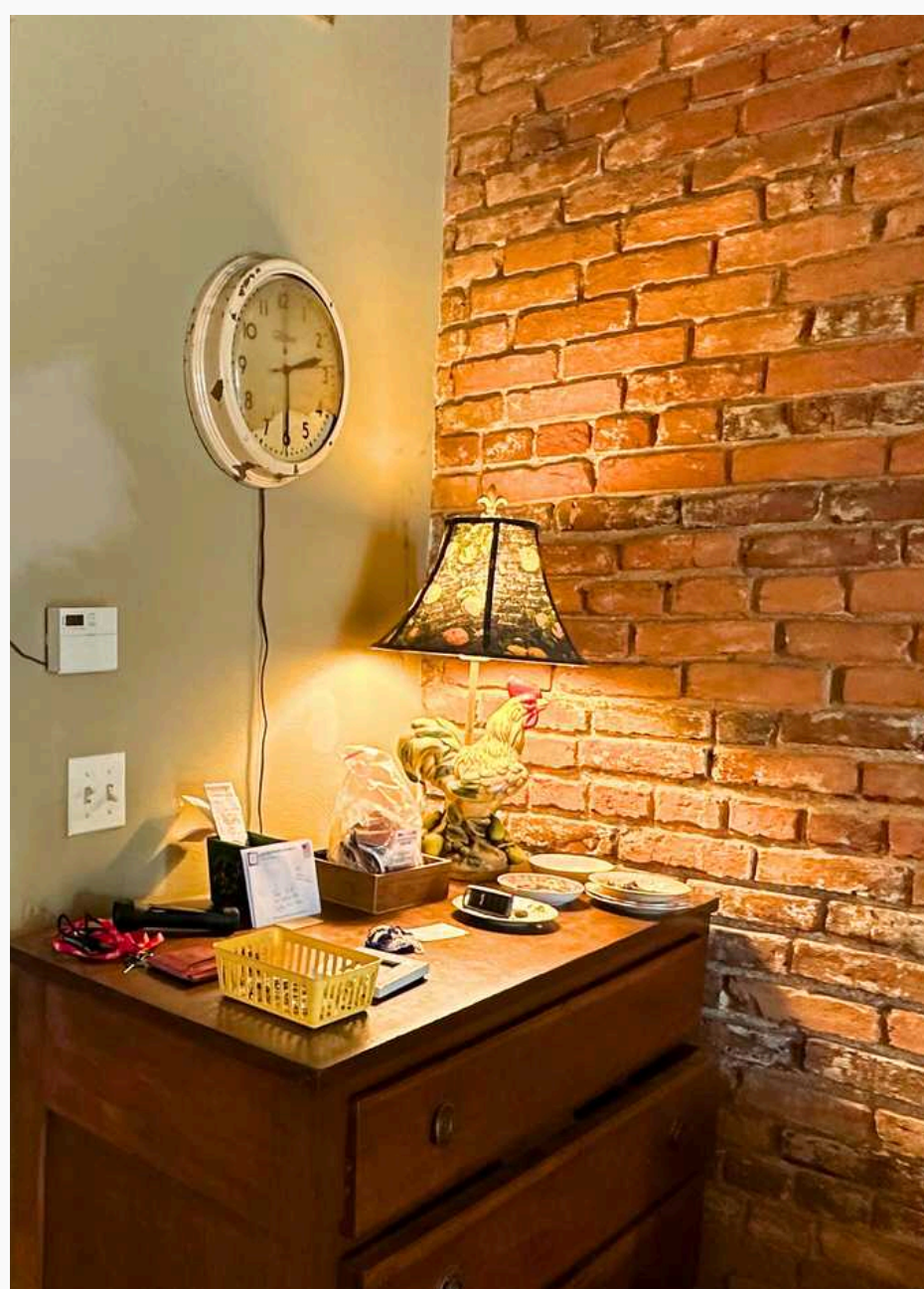
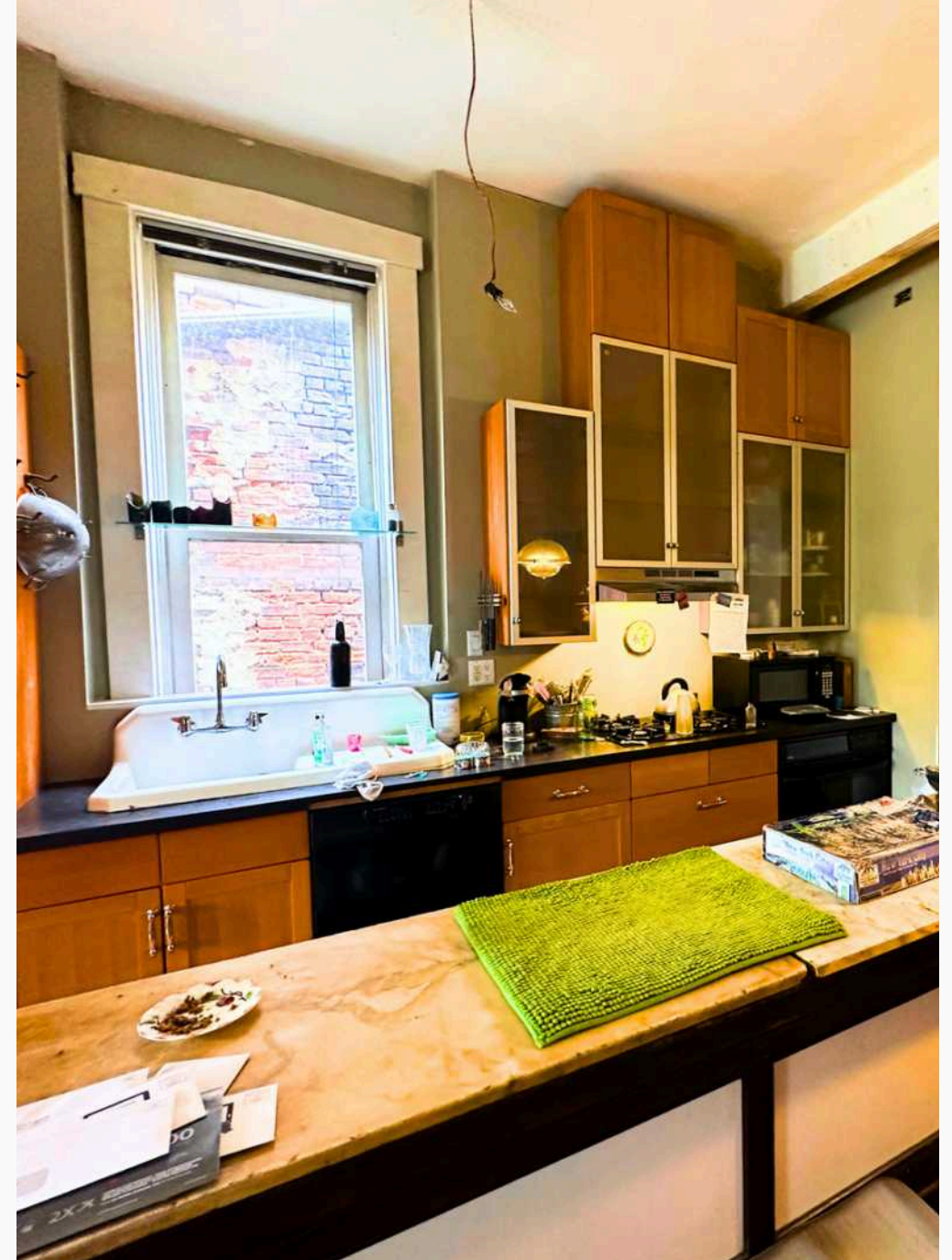


Second-Floor Residential

502 Wayne Ave.

2,400 SF

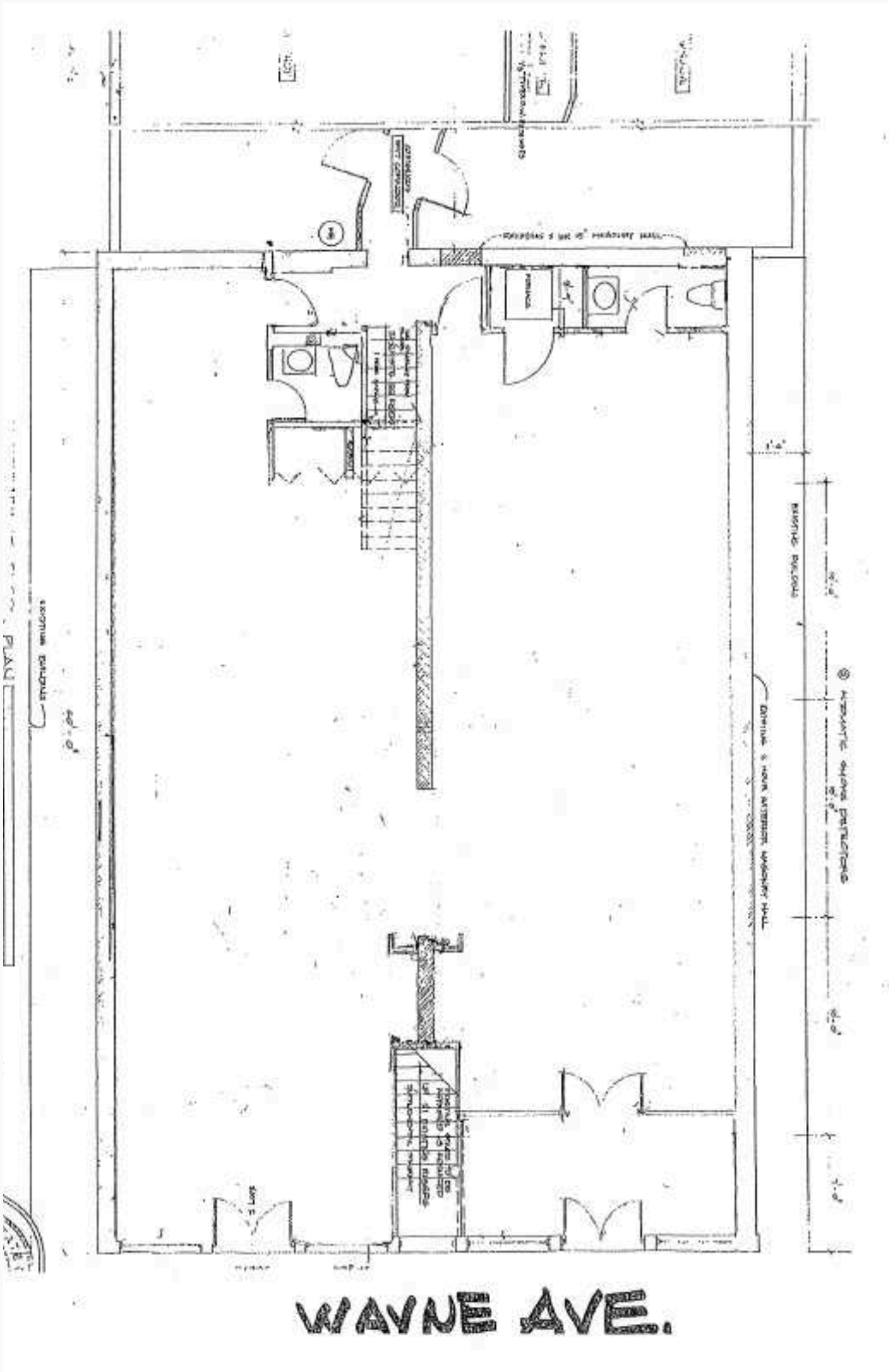
- Open concept living space.
- 9' ceiling, brick accents, and built-in bookcases.
- Floor to ceiling windows throughout.
- Large galley style kitchen with detached island.
- Two/three bedrooms, plus bonus room.
- One and a half bathrooms.
- One and a half bathrooms.
- Washer/dryer hookup in place.
- 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).



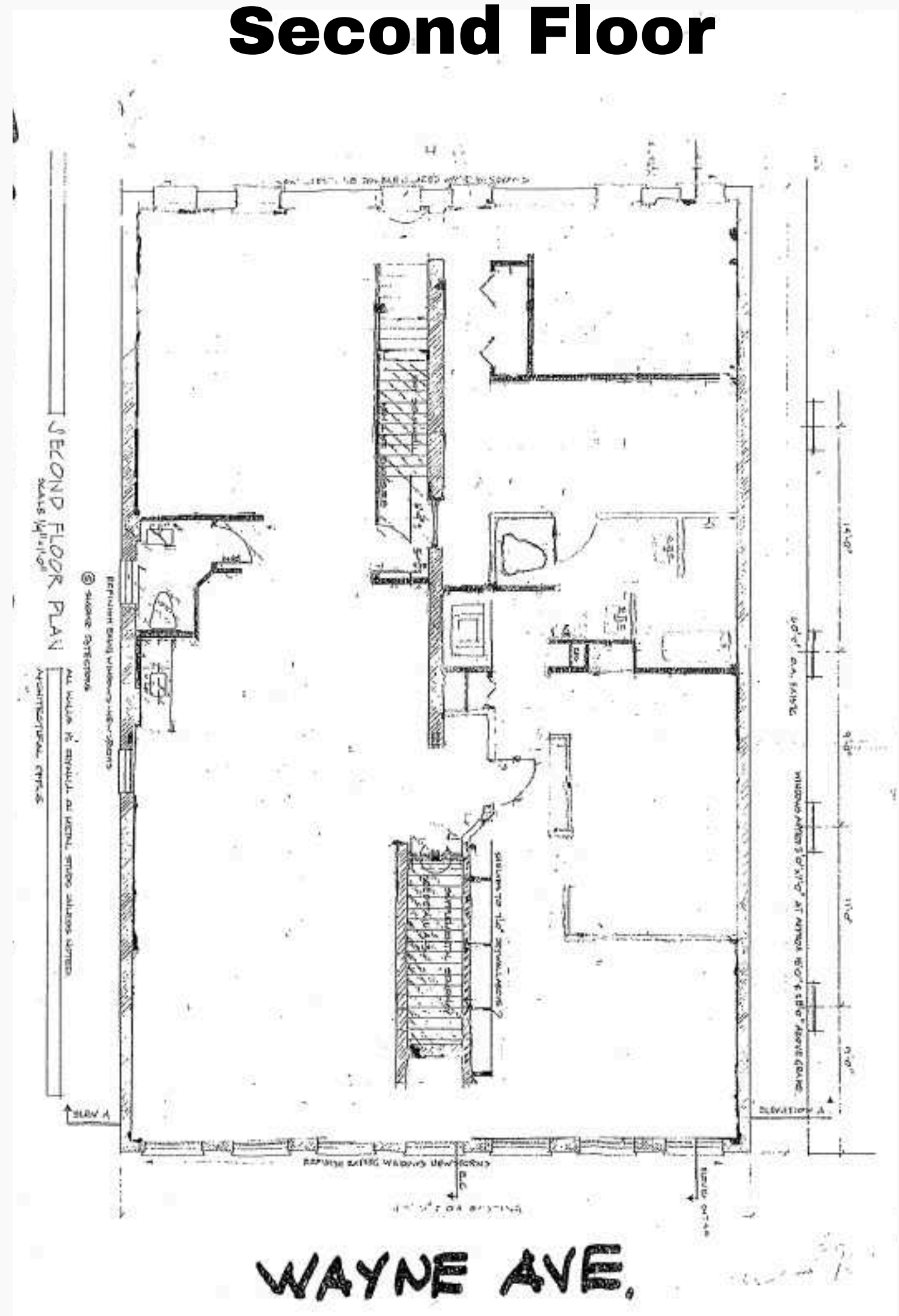
Floorplans

502 Wayne Ave.

First Floor



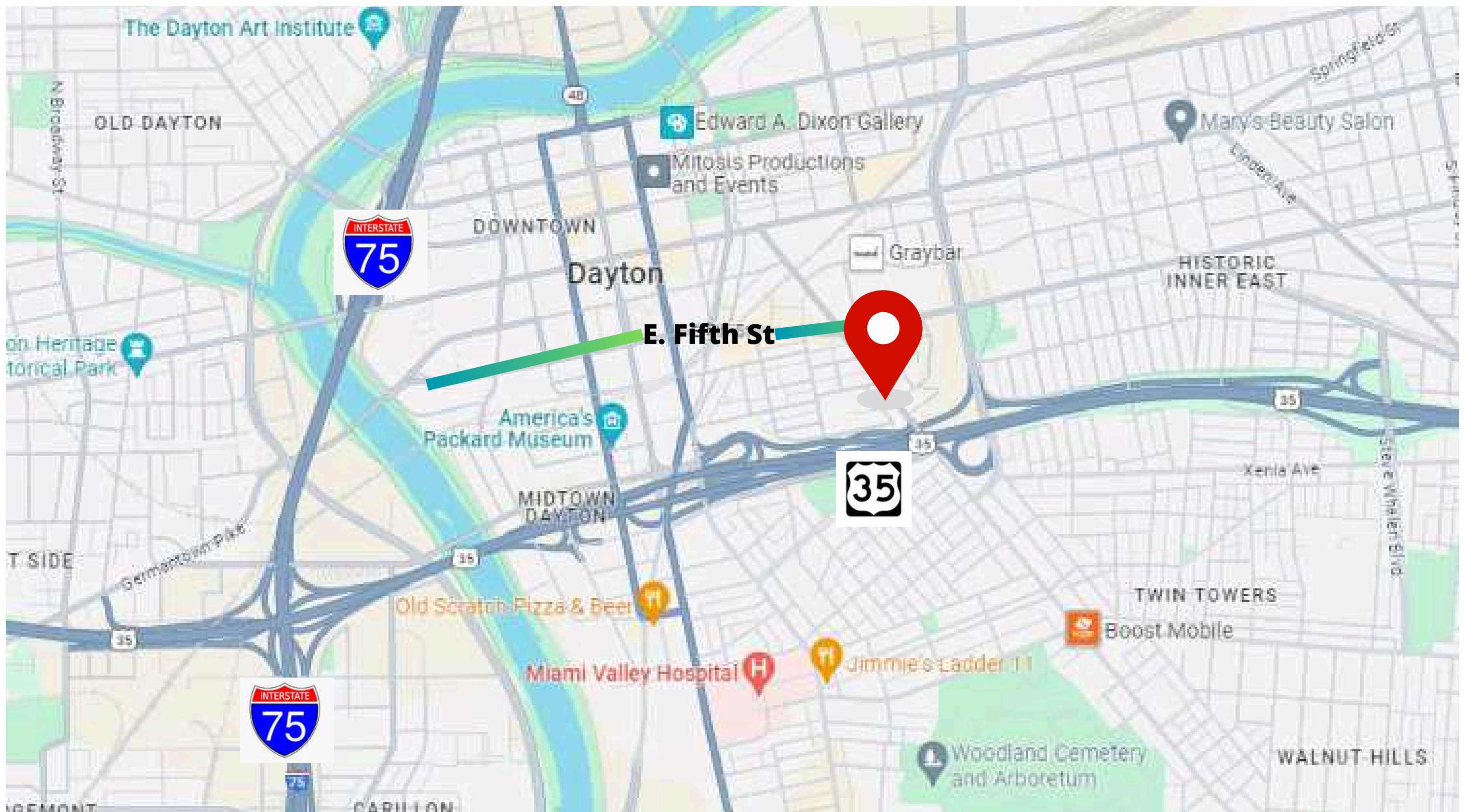
Second Floor



502 Wayne Ave.

Demographics

| | 2 miles | 5 miles | 10 miles |
|----------------------------|----------------|----------------|-----------------|
| 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