



**Crest**  
Commercial Realty

**Retail / Flex**

**Downtown Dayton Submarket**

**FOR LEASE**

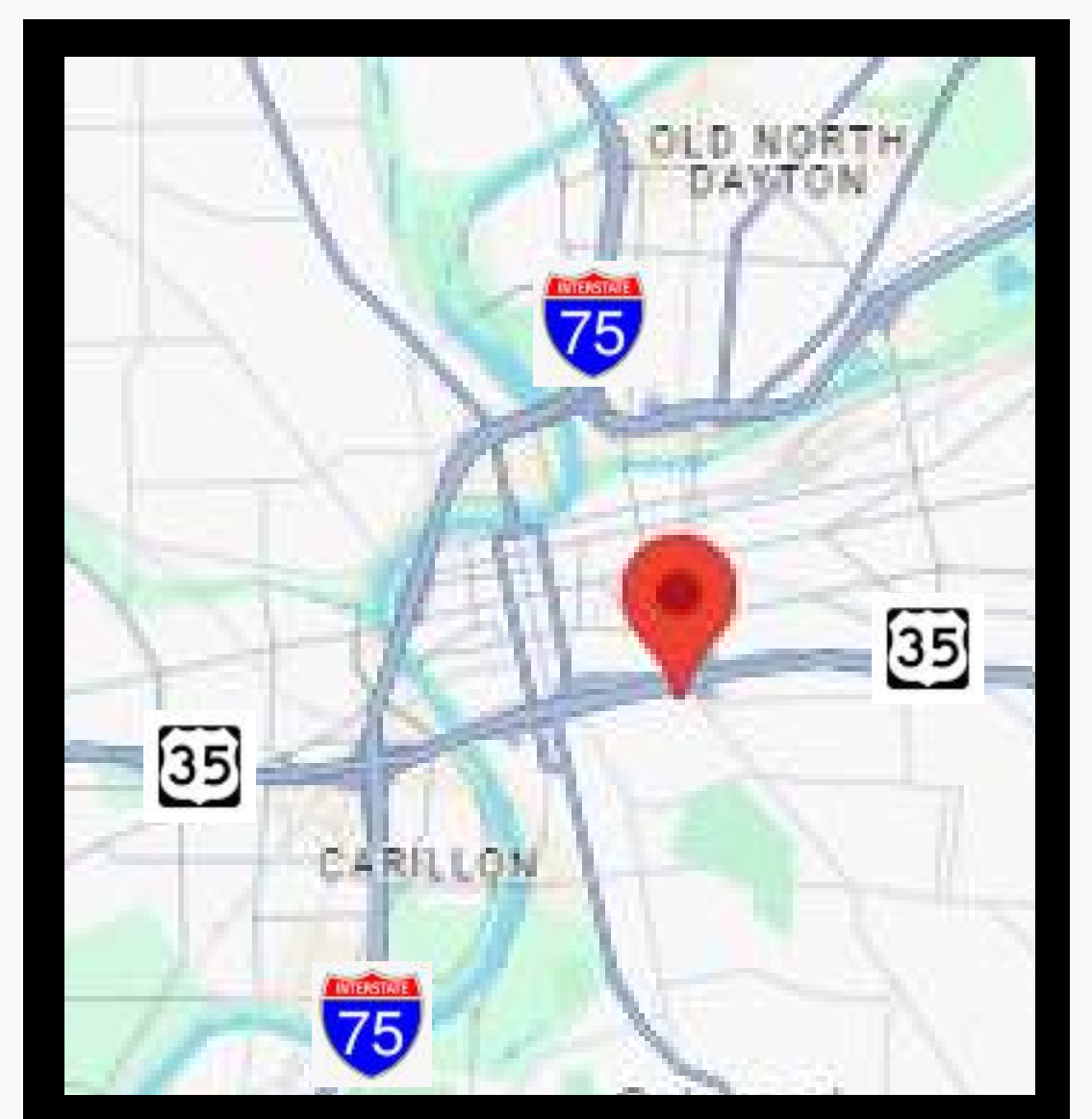
**Will Finish to Suit!**

**735 Wayne Ave., Dayton, OH 45410**



## Property Highlights

- Excellent location just minutes from downtown!
- Join exciting new tenants, MADE, a ceramic art studio and Bootleg Bagels - opening soon!
- Property updates include new windows, new HVAC, new dock, overhead doors and rooftop solar panels.
- New, prominent glass entrances from Wayne Ave. and Hickory St. + an additional entrance in rear.
- High ceilings offer light-filled, flexible space.
- Parking in rear of building + street parking.
- Proximity to downtown, US-35, and I-75.
- Zoned EGC - Eclectic General Commercial.
- One unit available - up to 1,891 SF!
- Lease Rate: \$12/SF/NNN.



**Nick Miller-Jacobson**

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



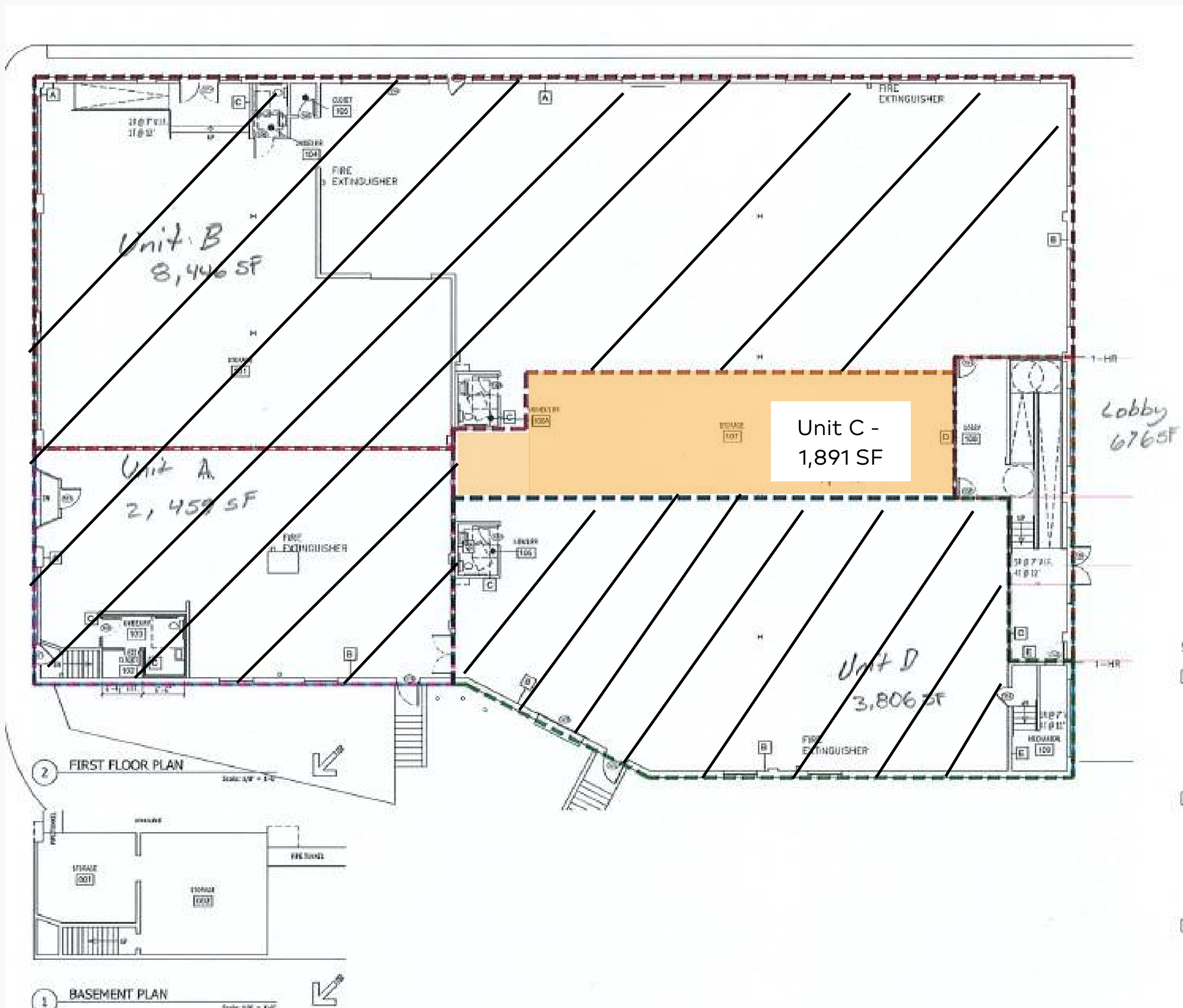




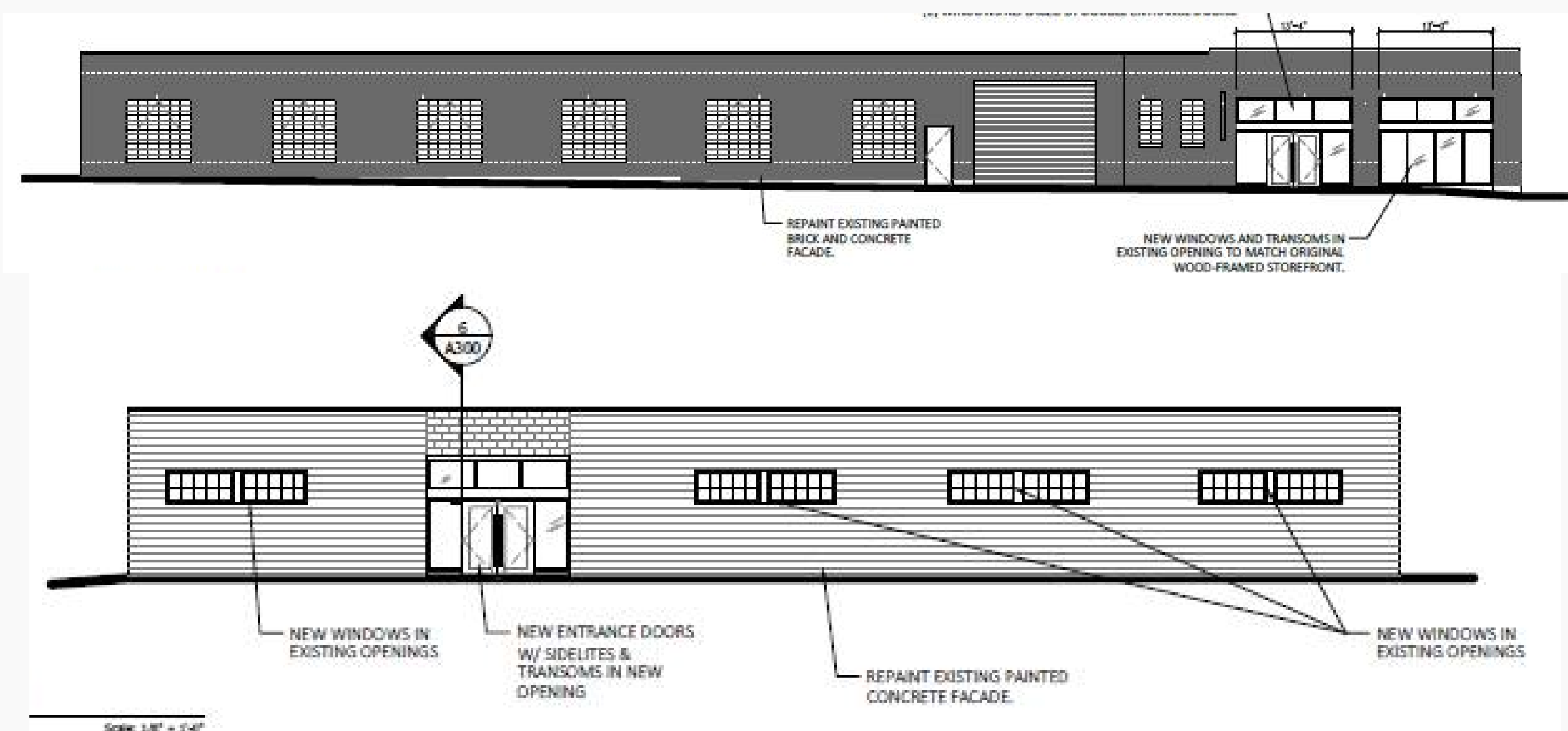
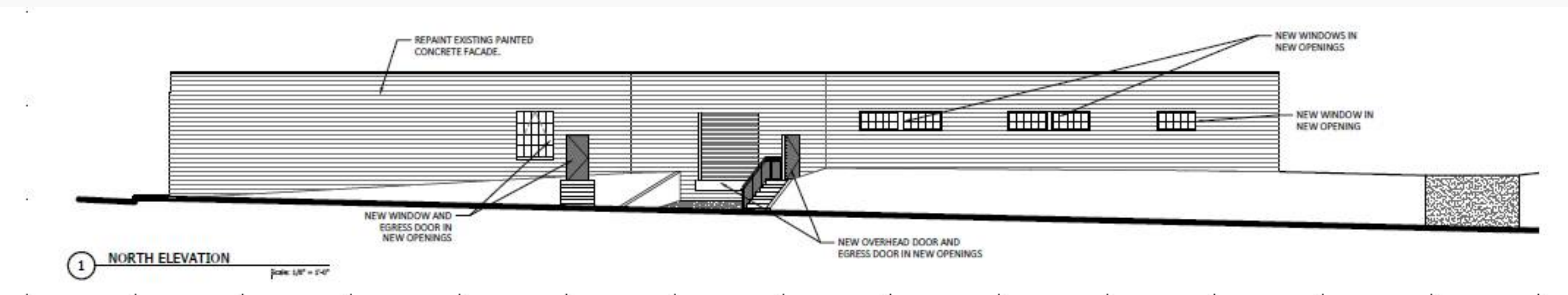
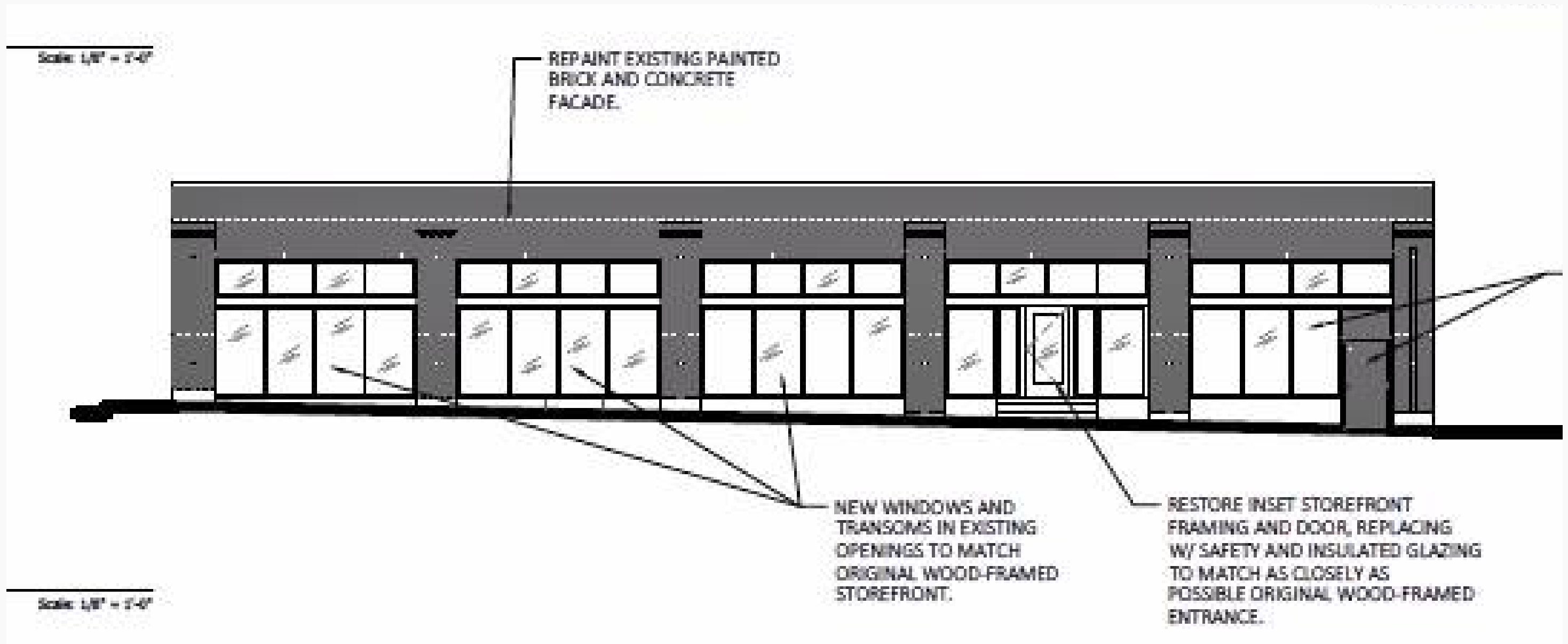


## Hickory St

## Wayne Ave



## Buckeye St





# Location

735 Wayne Ave



\*\* VPD, 2022.

# Demographics

	2 miles	5 miles	10 miles
2023 Population	50,876	219,338	563,073
2028 Projected Population	51,290	220,602	567,325
2023 Households	19,441	92,077	235,224
2028 Projected Households	19,643	92,622	237,069
Average Home Value	\$53,740	\$60,116	\$75,020

\*\* Information obtained from Costar, 2022

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