



Crest
Commercial Realty

Retail / Flex

Downtown Dayton Submarket

FOR LEASE

Will Finish to Suit!

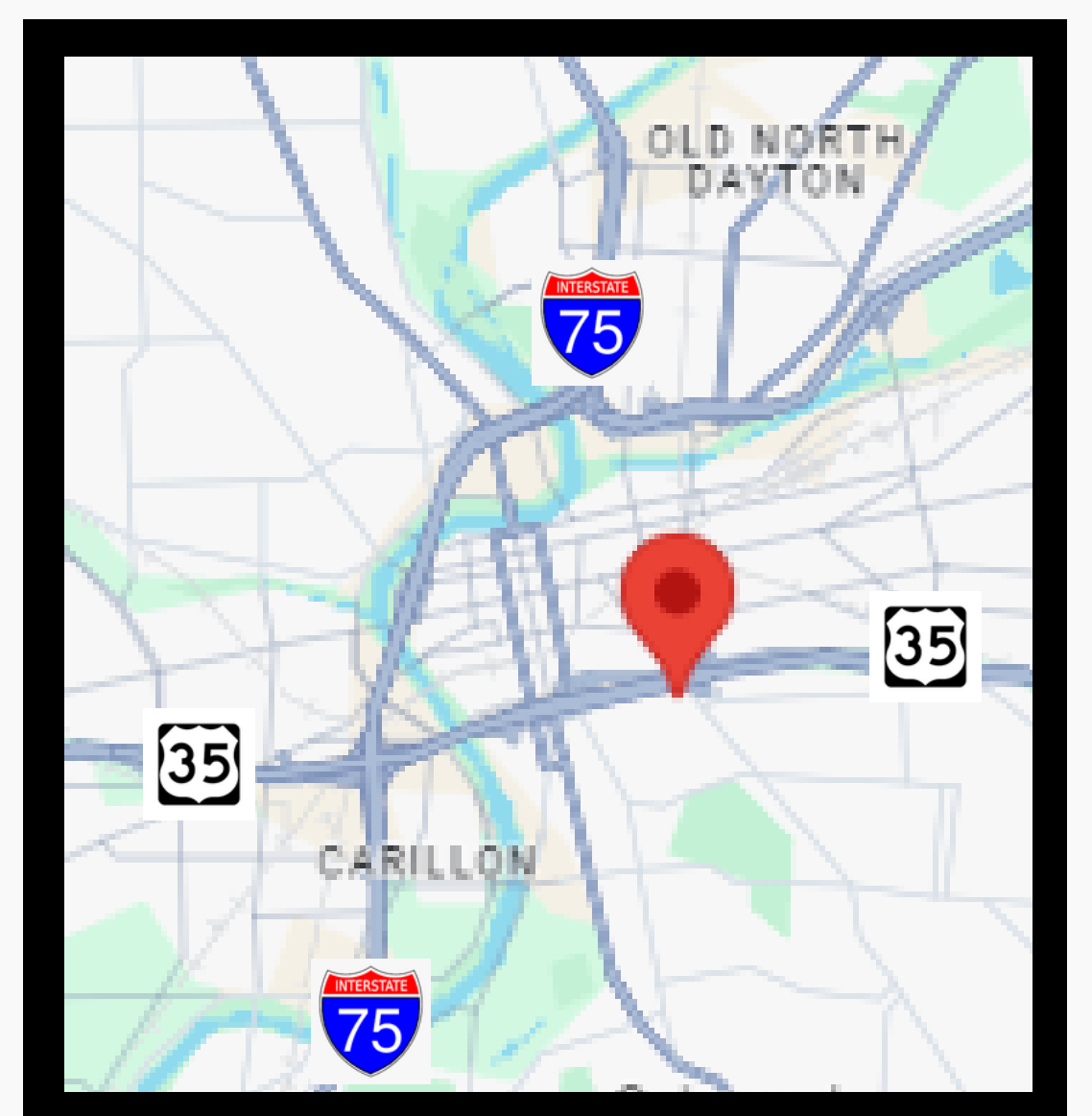
735 Wayne Ave., Dayton, OH 45410



Perfect for Retail, Restaurant, Office, Service Business, or Equipment Sales and Service.

Property Highlights

- Property improvements include new windows, new HVAC, new dock and overhead doors.
- New, prominent glass entrances from Wayne Ave. and Hickory St. 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.
- Two units available - up to 5,269 SF.
 - Unit C - 1,463 SF.
 - Unit D - 3,806 SF.
- Units are in the rear of building and share a lobby.
- Lease Rate: \$12/SF/NNN.

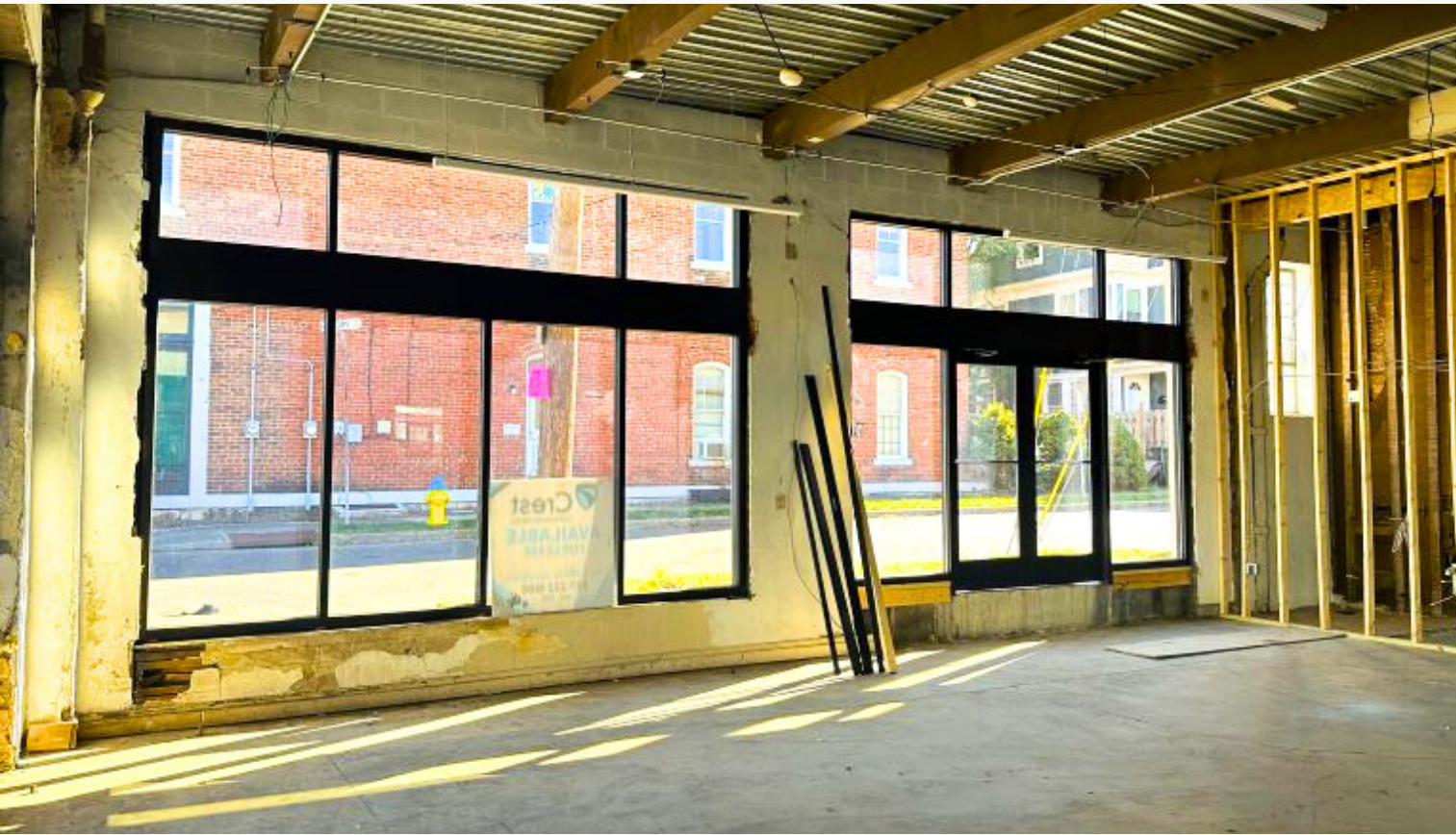


Nick Miller-Jacobson

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



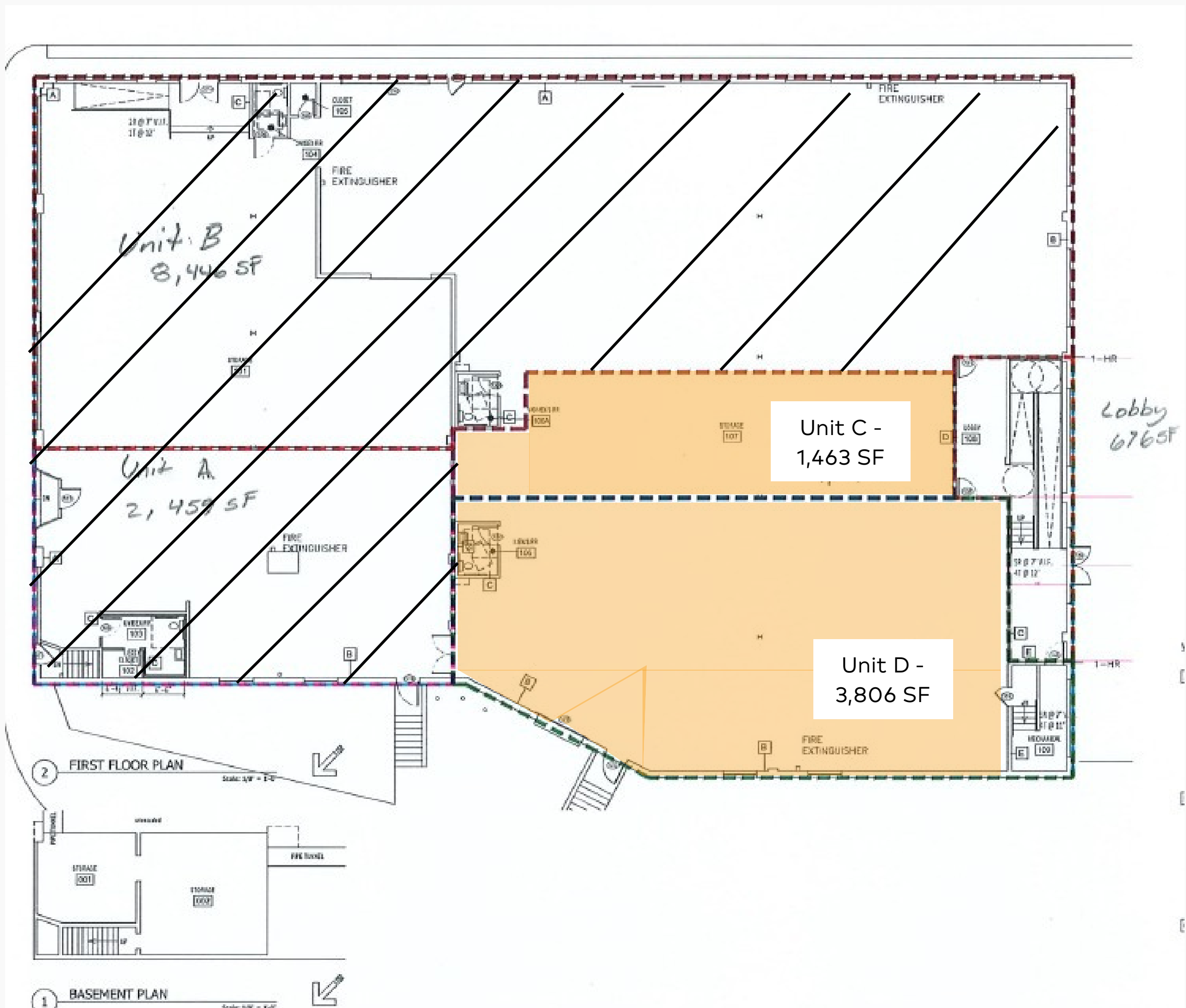
6601 Centerville Business Parkway, Suite 150, Centerville. OH 45459



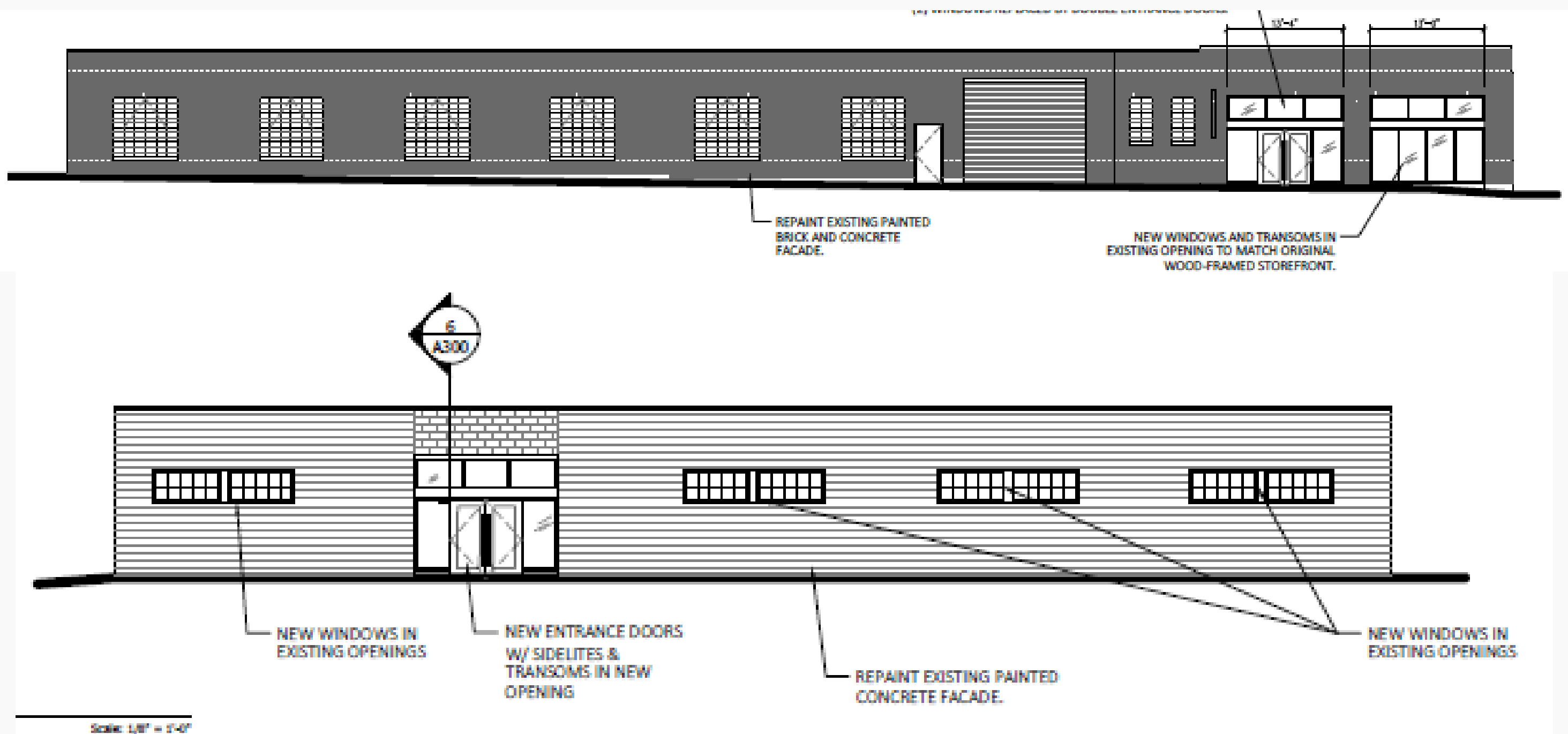
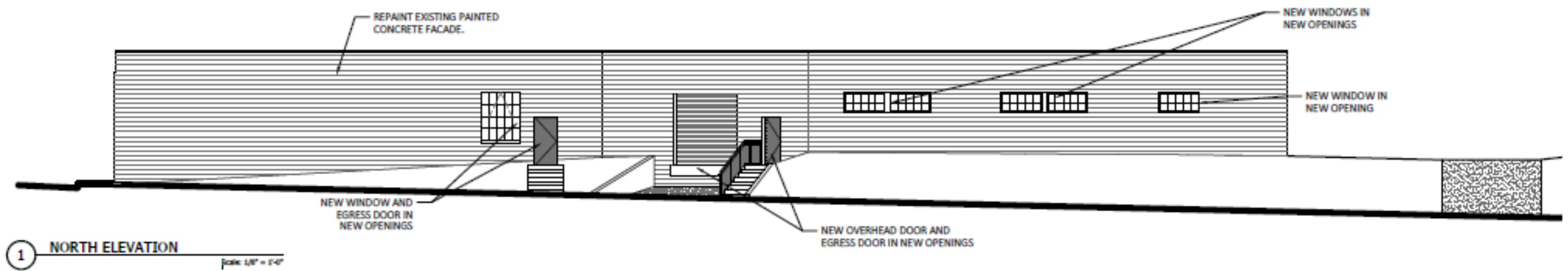
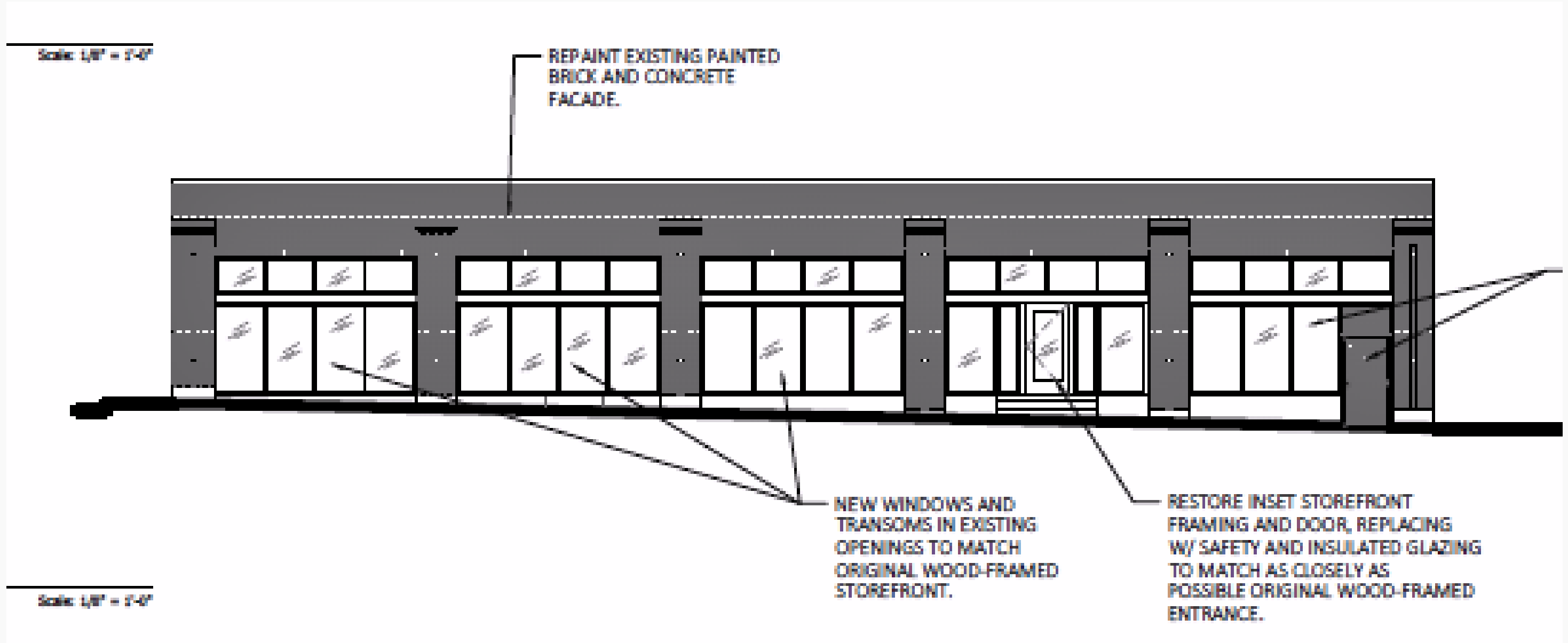


Hickory St

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

Nick
Miller-Jacobson

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



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