



**Crest**  
Commercial Realty

**Retail / Flex**

**Downtown Dayton Submarket**

**FOR LEASE**

**Will Finish to Suit!**

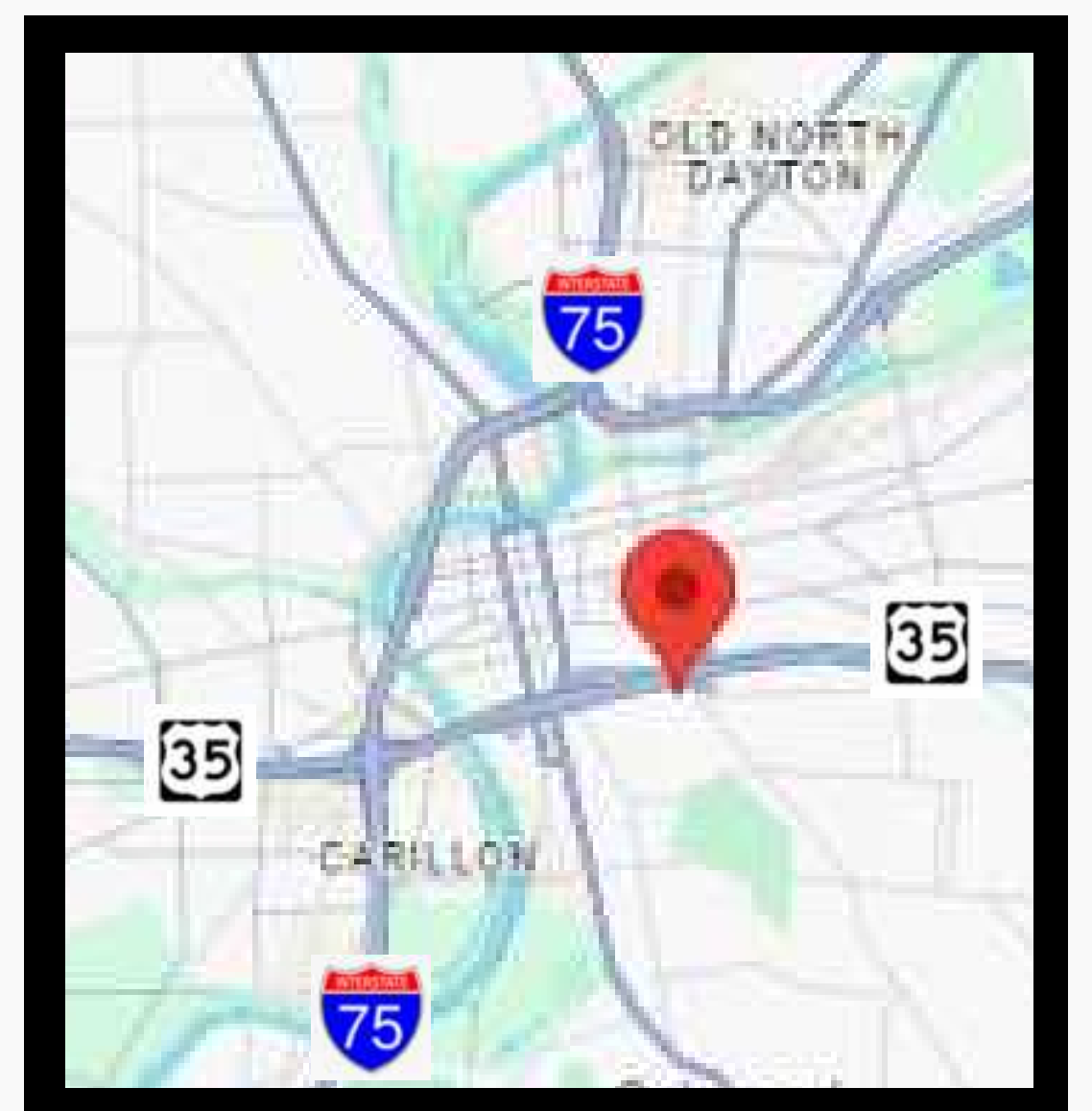
**735 Wayne Ave., Dayton, OH 45410**



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

## Property Highlights

- Flexible, open floorplan may be customized to suit single or multiple tenants!
- 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 lot in rear of building, street parking also available.
- Proximity to downtown, US-35, and I-75.
- Zoned EGC - Eclectic General Commercial.
- 13,919 SF / divisible.
- Lease Rate: \$10.50/SF/NNN.



**Nick Miller-Jacobson**

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

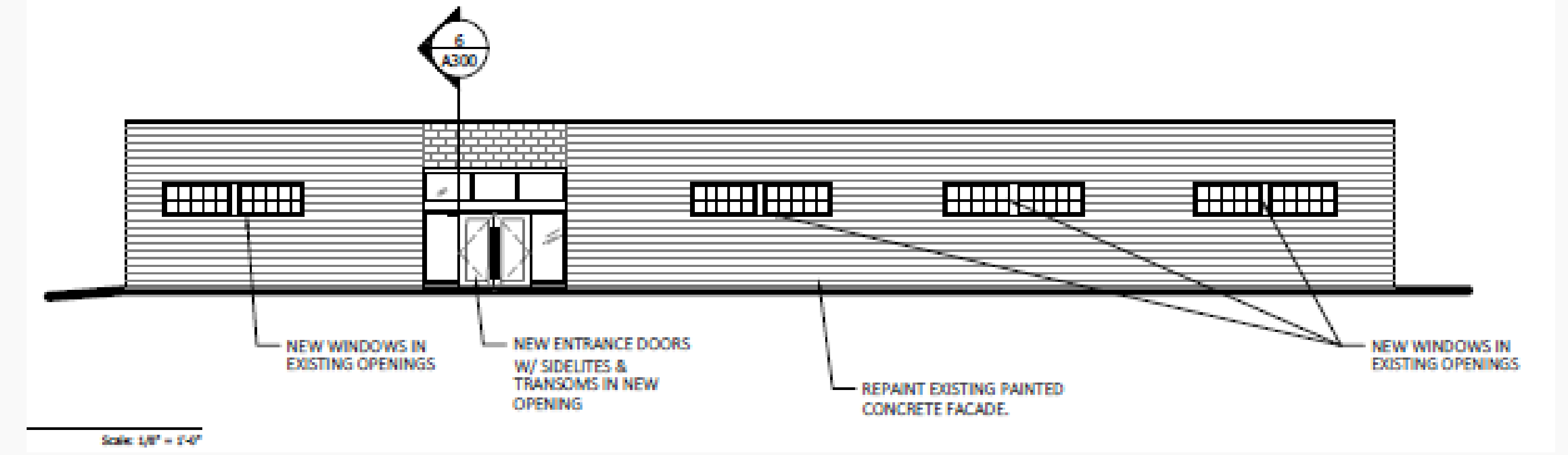
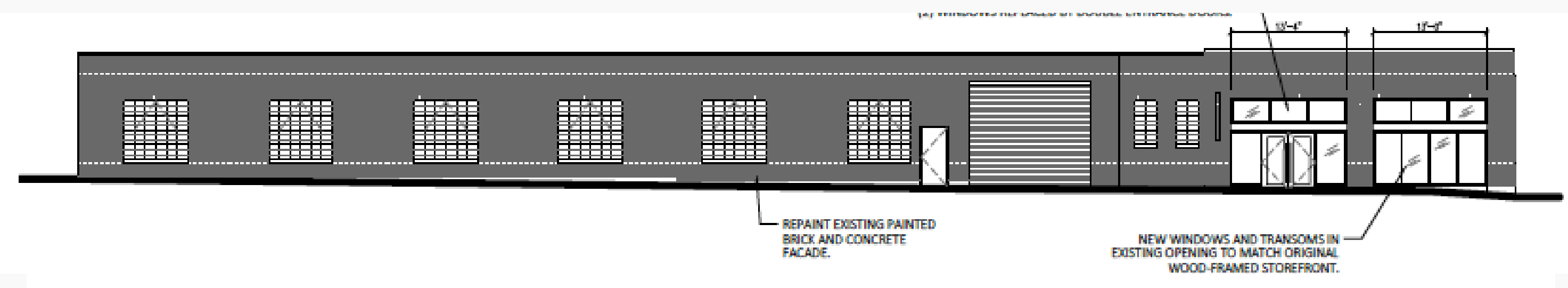
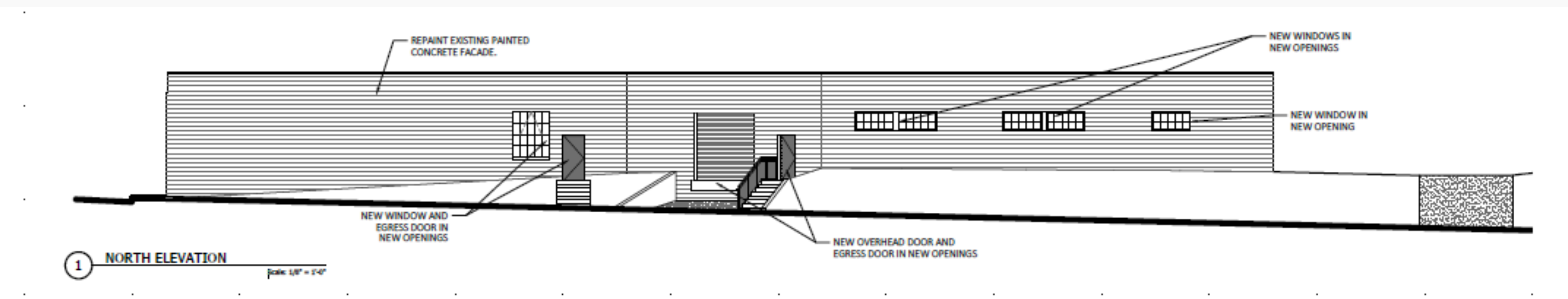
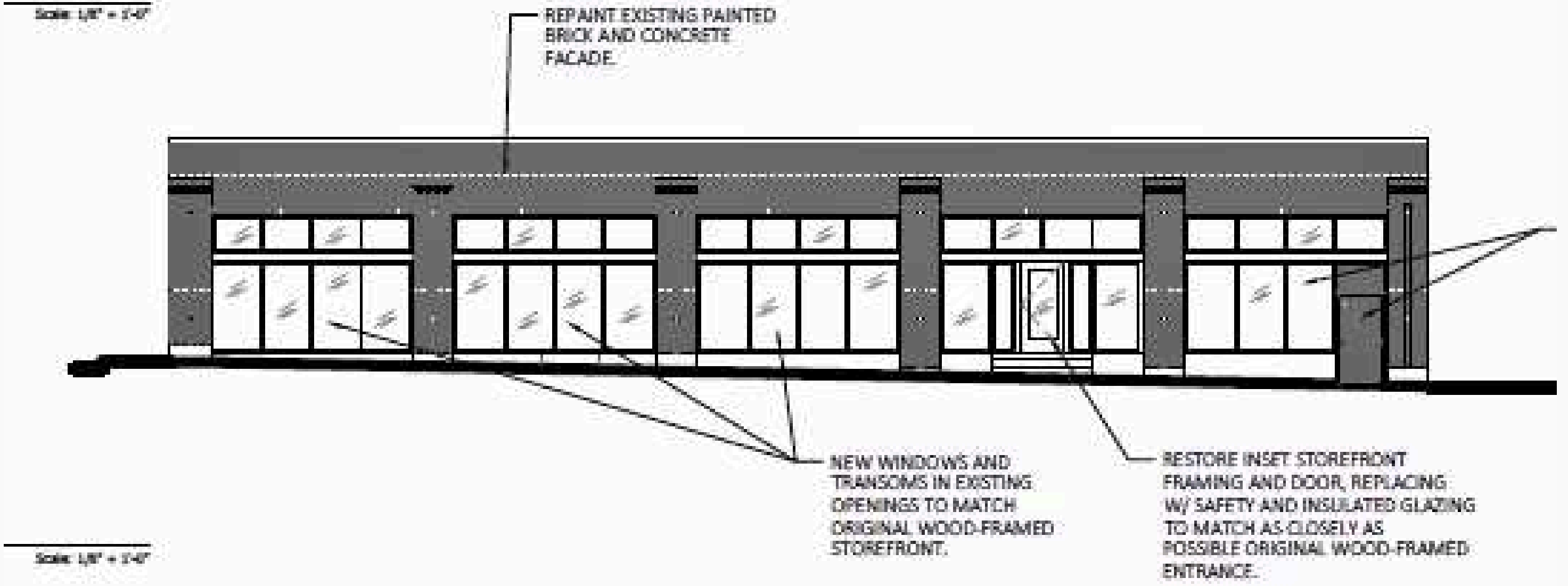


17,450 SF

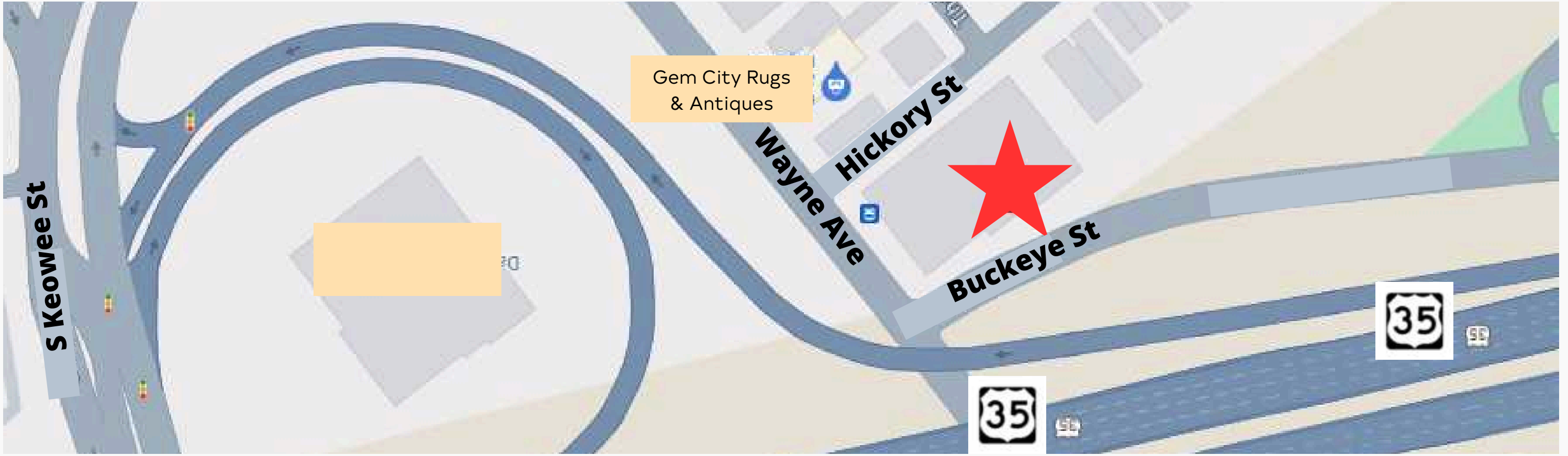




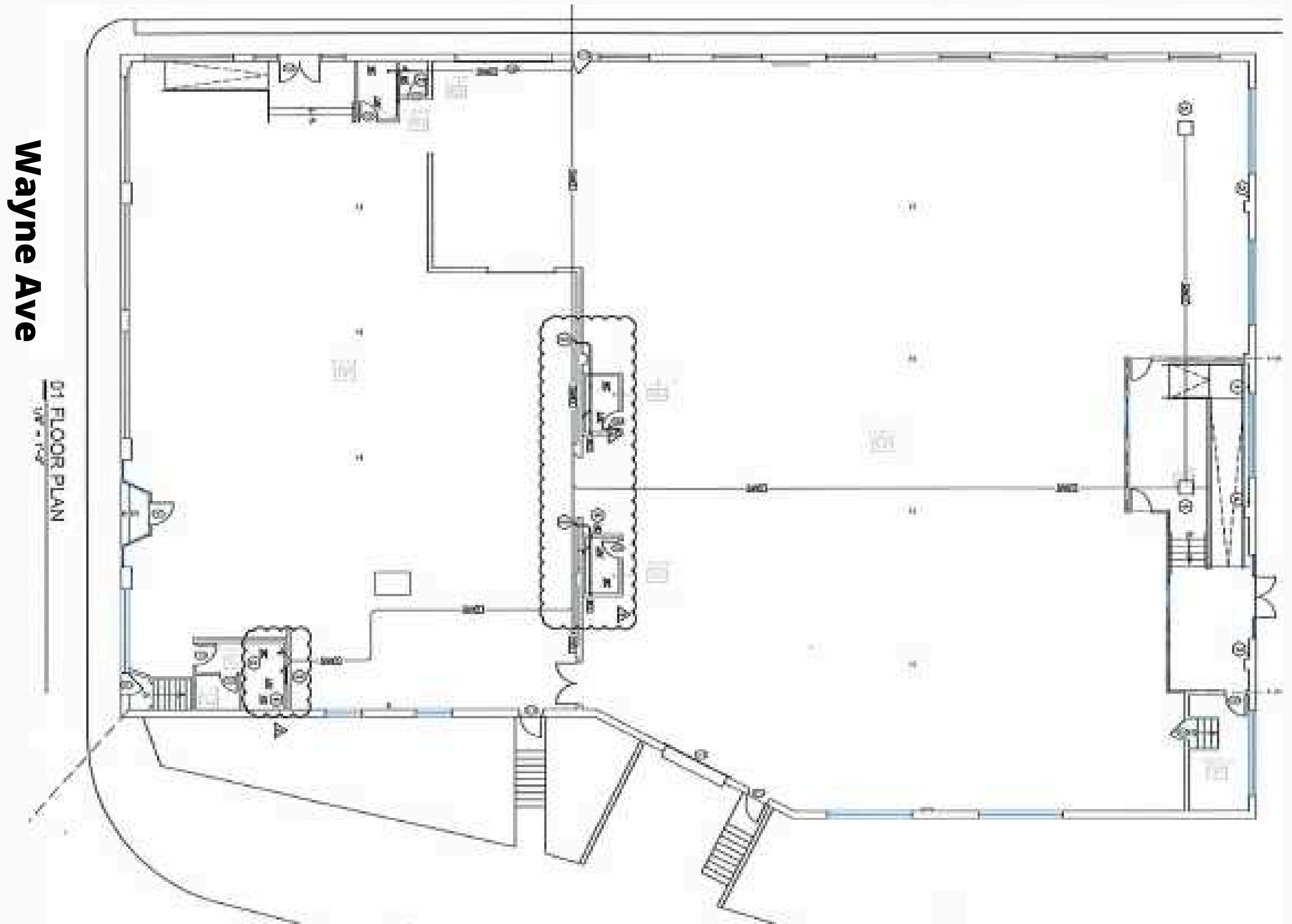
17,450 SF



17,450 SF



**Hickory St**



**Buckeye St**



# Location

735 Wayne Ave



\*\* VPD, 2022.

## Demographics

	<b>2 miles</b>	<b>5 miles</b>	<b>10 miles</b>
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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