



**Crest**  
Commercial Realty

**Retail / Flex**

**Downtown Dayton Submarket**

**FOR LEASE**

**Will Finish to Suit!**

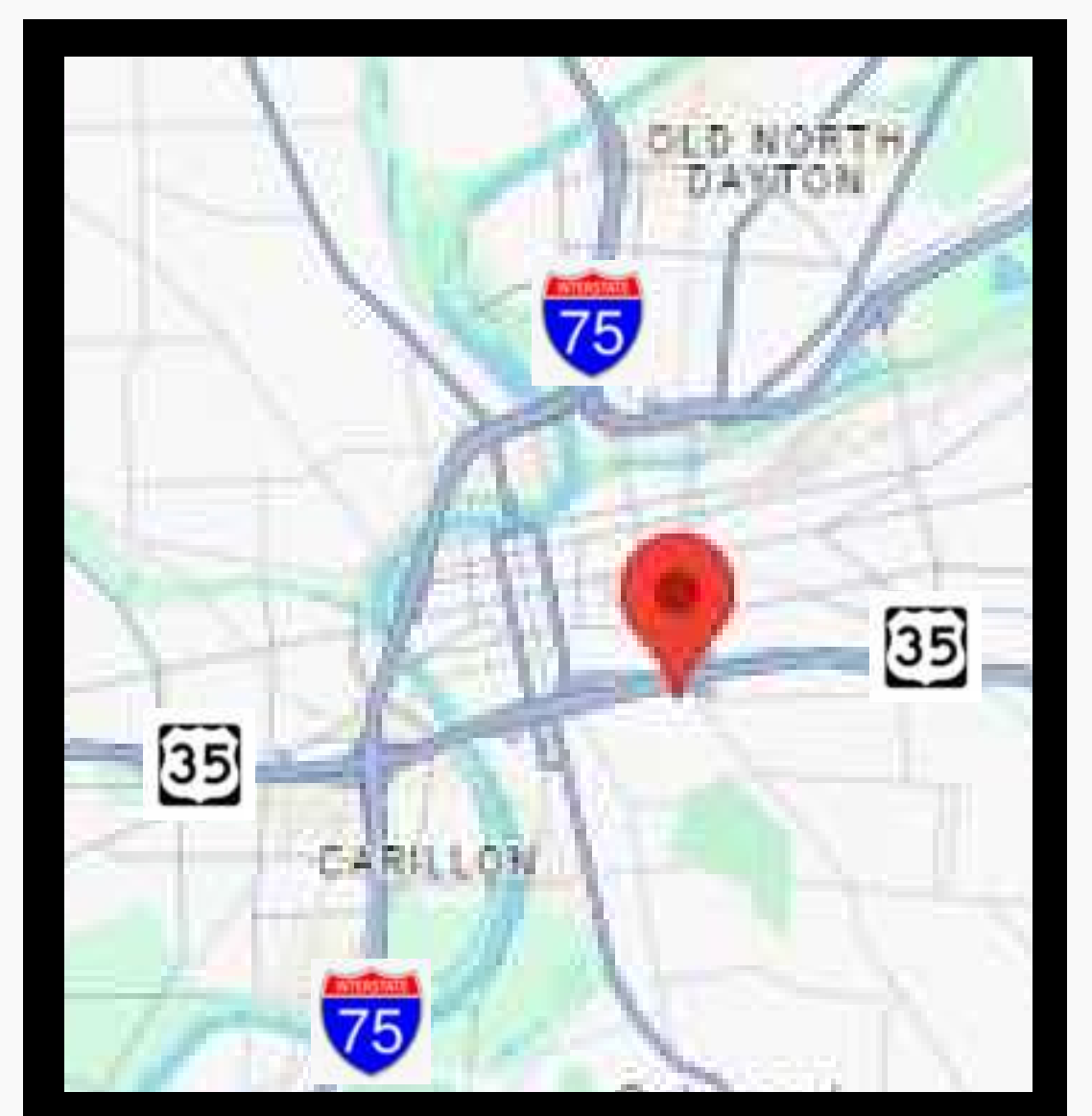
**735 Wayne Ave., Dayton, OH 45410**



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**

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



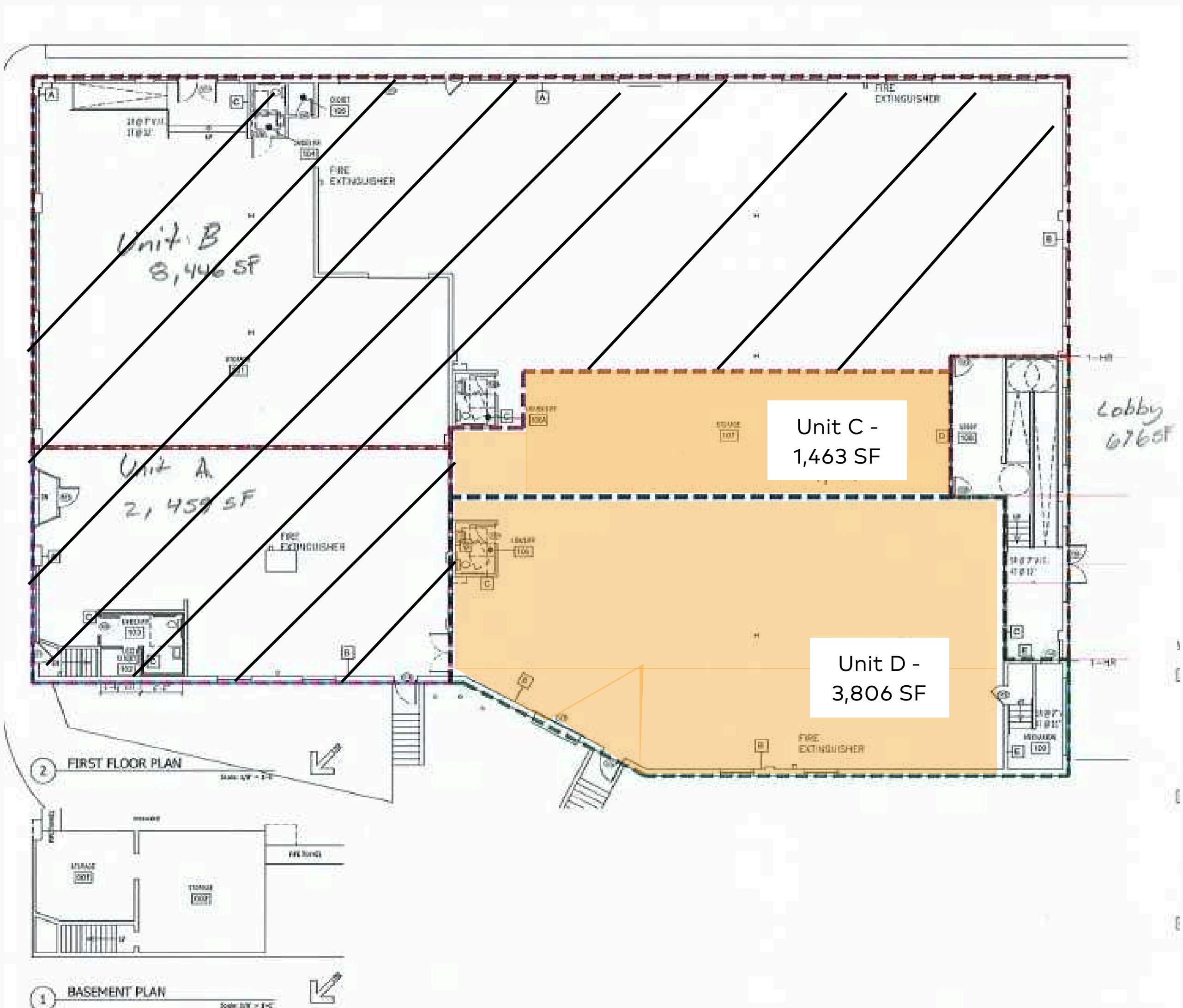






## Hickory St

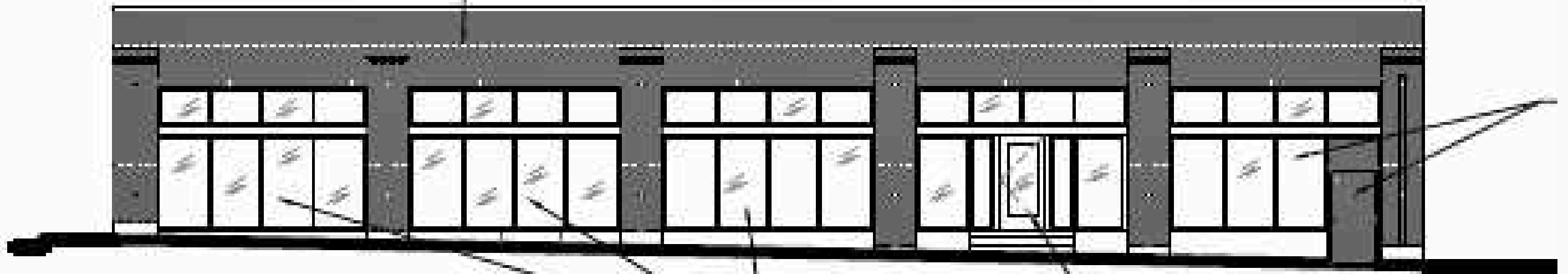
Wayne Ave



## Buckeye St

Scale: 1/8" = 1'-0"

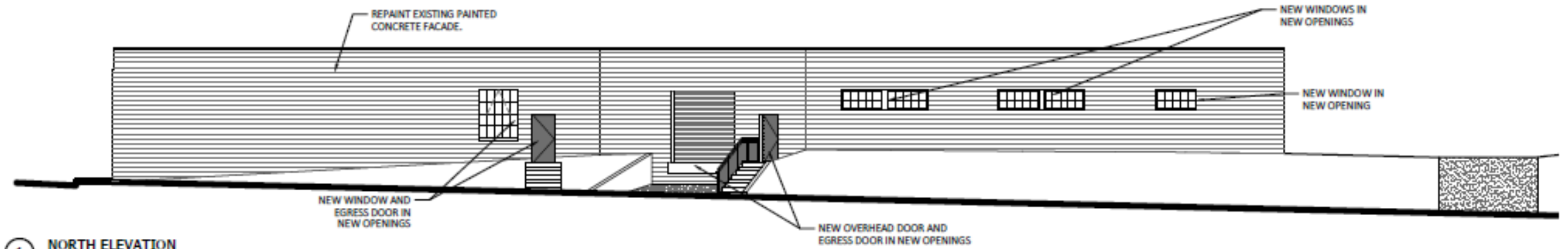
REPAINT EXISTING PAINTED  
BRICK AND CONCRETE  
FACADE.



NEW WINDOWS AND  
TRANSOMS IN EXISTING  
OPENINGS TO MATCH  
ORIGINAL WOOD-FRAMED  
STOREFRONT.

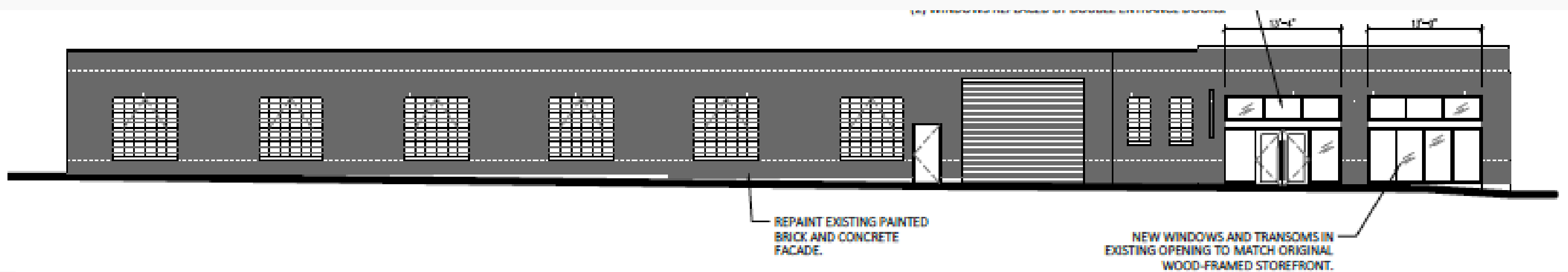
RESTORE INSET STOREFRONT  
FRAMING AND DOOR, REPLACING  
W/ SAFETY AND INSULATED GLAZING  
TO MATCH AS CLOSELY AS  
POSSIBLE ORIGINAL WOOD-FRAMED  
ENTRANCE.

Scale: 1/8" = 1'-0"



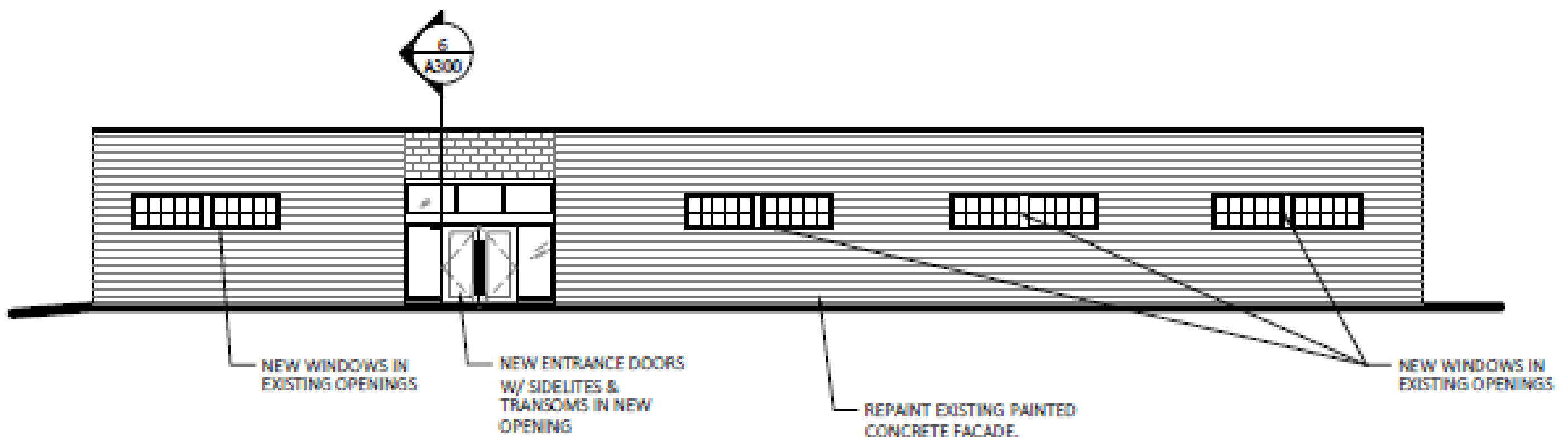
1 NORTH ELEVATION

Scale: 1/8" = 1'-0"



REPAINT EXISTING PAINTED  
BRICK AND CONCRETE  
FACADE.

NEW WINDOWS AND TRANSOMS IN  
EXISTING OPENING TO MATCH ORIGINAL  
WOOD-FRAMED STOREFRONT.



NEW WINDOWS IN  
EXISTING OPENINGS

NEW ENTRANCE DOORS  
W/ SIDELITES &  
TRANSOMS IN NEW  
OPENING

REPAINT EXISTING PAINTED  
CONCRETE FACADE.

NEW WINDOWS IN  
EXISTING OPENINGS

Scale: 1/8" = 1'-0"



# 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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