Crest Commercial Realty

Retail / Flex

Downtown Dayton Submarket

FOR LEASE

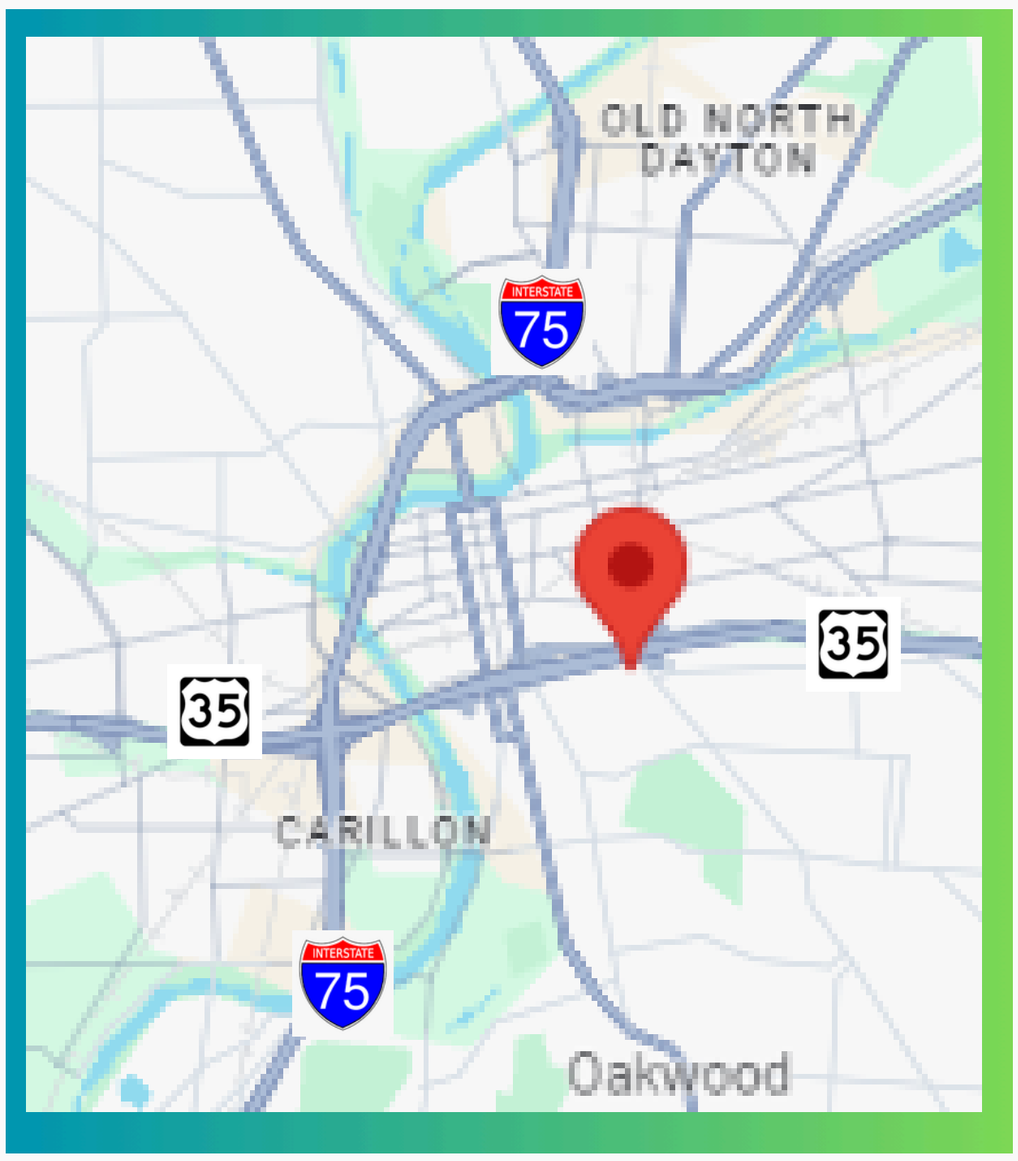
New Lease Rate!

735 Wayne Ave., Dayton, OH 45410



Property Highlights

- Updated building just south of downtown is the perfect location for your business!
- Property improvements include new windows, new HVAC, new dock and overhead doors.
- High ceilings offer light-filled, flexible space.
- NEW parking lot with electric charger now in rear of building.
- Proximity to downtown, US-35, and I-75.
- Zoned EGC - Eclectic General Commercial.
- One unit available
  - Unit C - 5,200 SF
  - Unit includes high ceilings and a dock.
  - Flexible, open floorplan suitable for an assortment of uses.
- Lease Rate: $11/SF/NNN.



Nick Miller-Jacobson

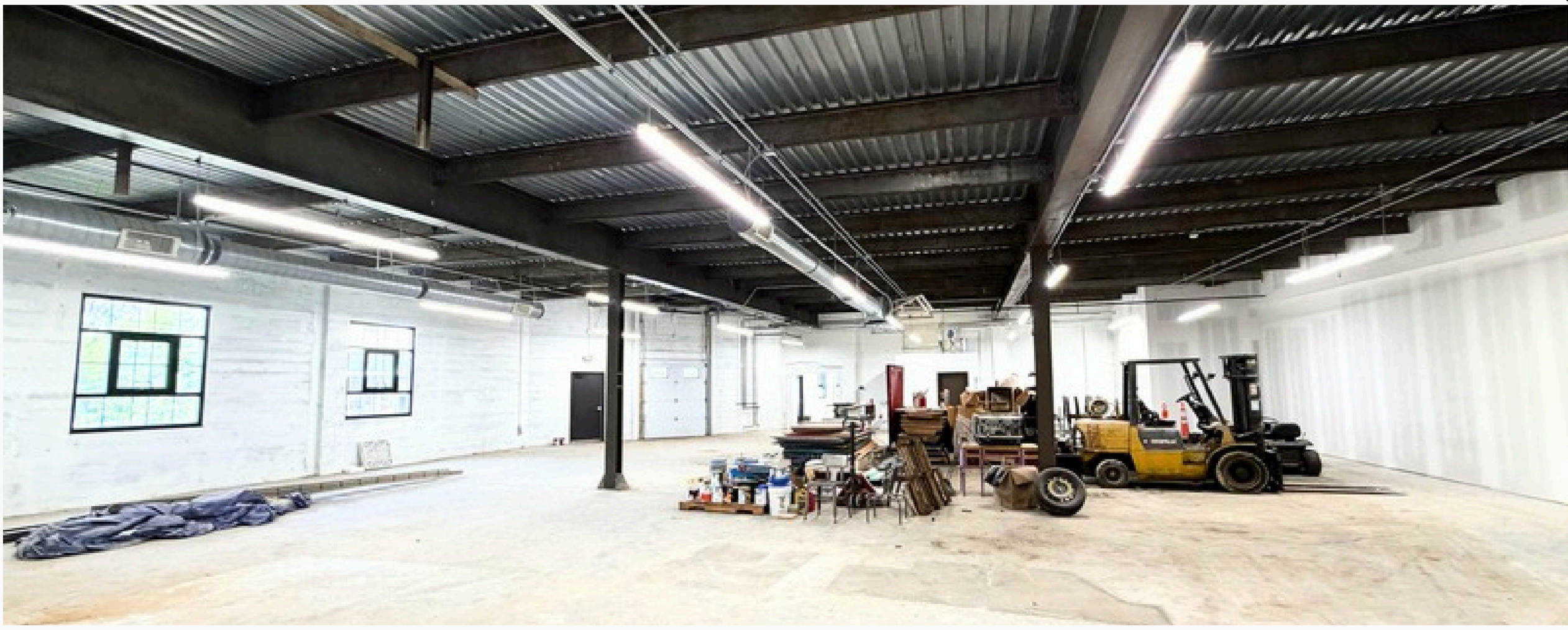
937-222-1600, ext 105
nick@crestrealtyohio.com

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



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Hickory St



Buckeye St



Location

735 Wayne Ave



Demographics

	2 miles	5 miles	10 miles
2025 Population	58,567	232,464	566,738
2030 Projected Population	60,687	236,959	572,013
2025 Households	23,067	99,501	241,331
2030 Projected Households	23,988	101,414	243,624
Average Home Value	$127,268	$134,879	$194,703

** Information obtained from Costar, 2025

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