



Crest
Commercial Realty

Flex Space

Downtown Dayton Submarket

FOR LEASE

Will Finish to Suit!

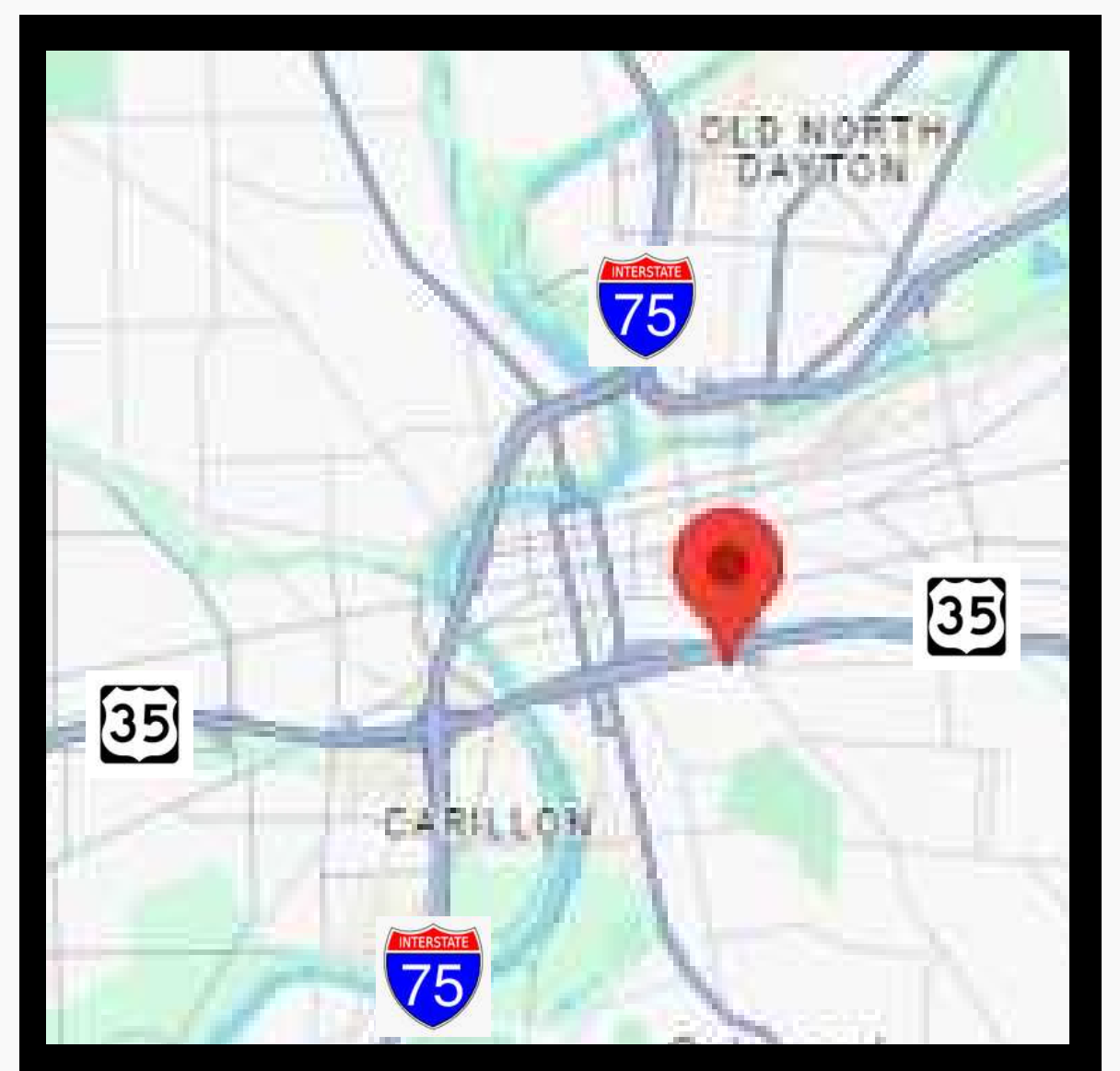
735 Wayne Ave., Dayton, OH 45410



Property Highlights

- 17,450 SF / divisible.
- Space will be completely renovated and in white box condition!
- Features include a dock, 12' overhead door, high ceilings and large windows.
- Entire building will be heated and cooled and roof mounted solar panels installed.
- Located on a busy corridor, close proximity to US-35, just minutes from downtown.
- Zoned EGC - Eclectic General Commercial.
- Lease Rate: \$10.50/SF/NNN.

**Retail, Restaurant, Office,
Service Business, or Equipment
Sales and Service.**



**Nick
Miller-Jacobson**

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

725 Wayne Ave.

17,450 SF



725 Wayne Ave.

17,450 SF

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"

REPAINT EXISTING PAINTED CONCRETE FACADE.

NEW WINDOWS IN NEW OPENINGS

NEW WINDOW IN NEW OPENING

NEW WINDOW AND EGRESS DOOR IN NEW OPENINGS

NEW OVERHEAD DOOR AND EGRESS DOOR IN NEW OPENINGS

1 NORTH ELEVATION

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

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REPAINT EXISTING PAINTED BRICK AND CONCRETE FACADE.

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

6
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NEW WINDOWS IN EXISTING OPENINGS

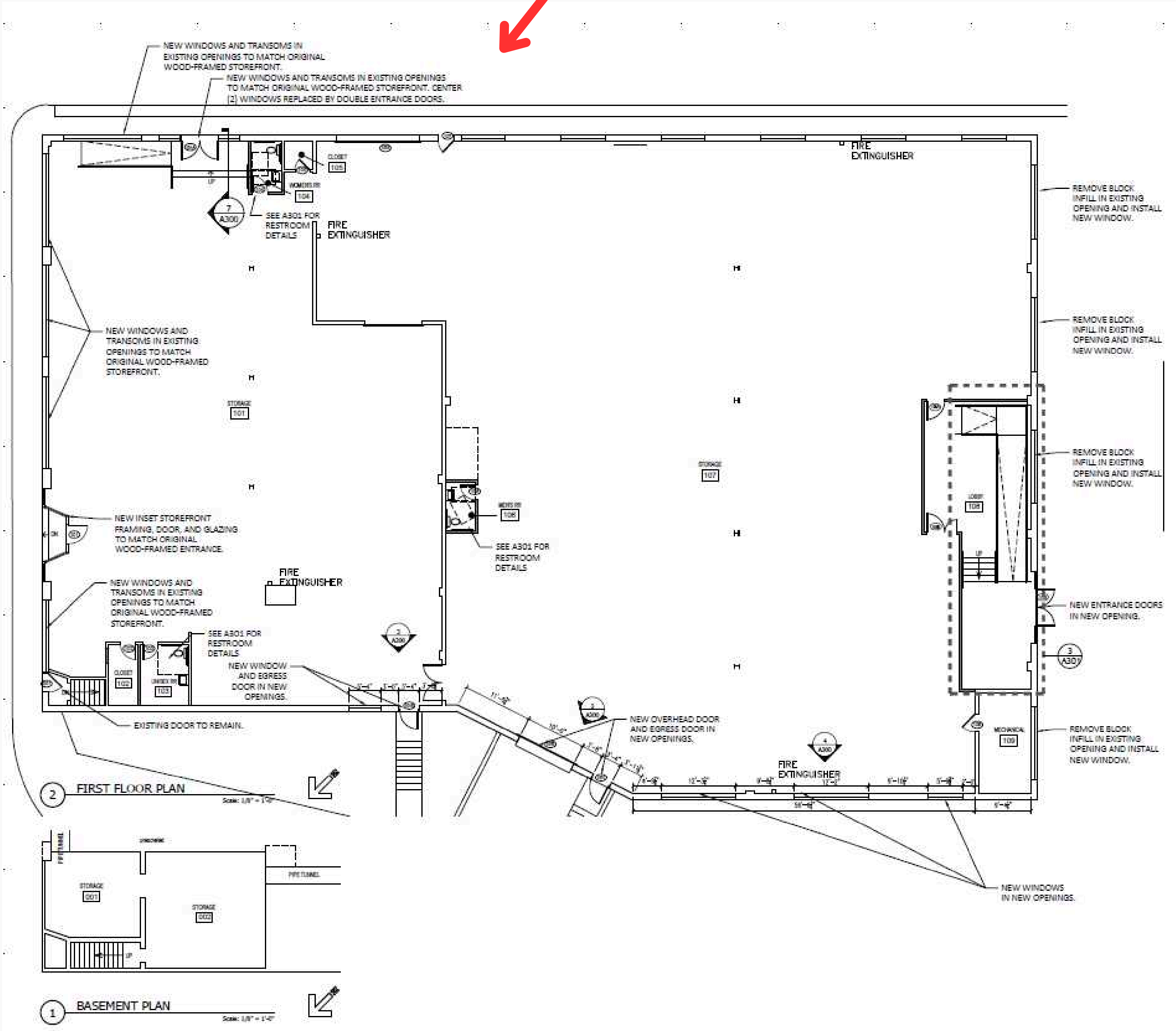
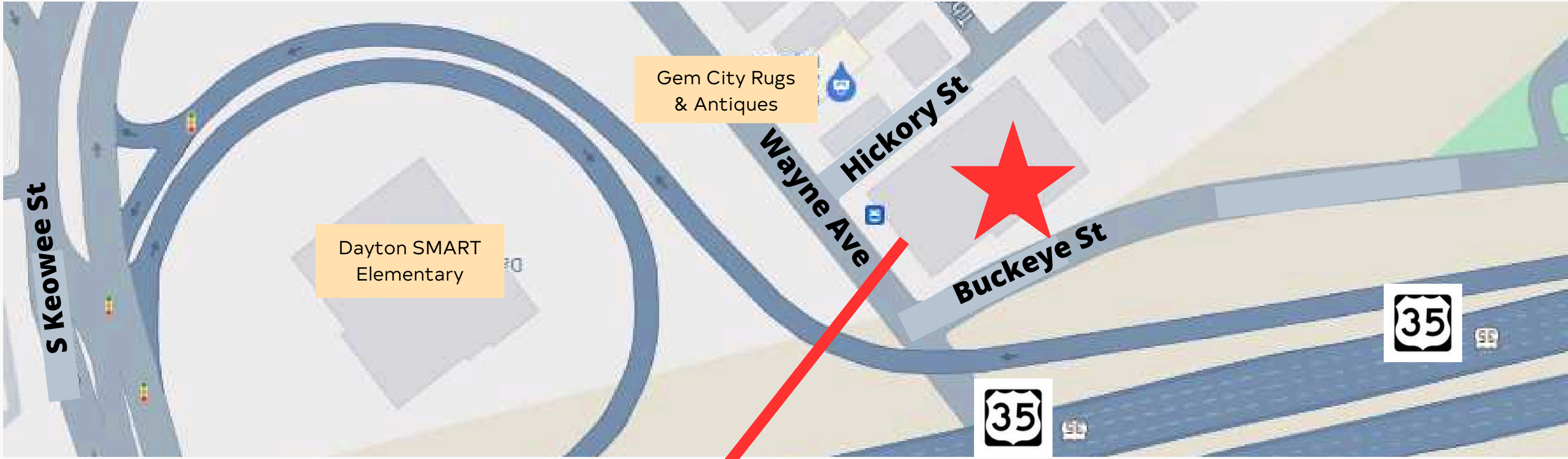
NEW ENTRANCE DOORS W/ SIDELITES & TRANSOMS IN NEW OPENING

REPAINT EXISTING PAINTED CONCRETE FACADE.

NEW WINDOWS IN EXISTING OPENINGS

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

17,450 SF



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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