



Crest

Commercial Realty

Retail / Flex

Downtown Dayton Submarket

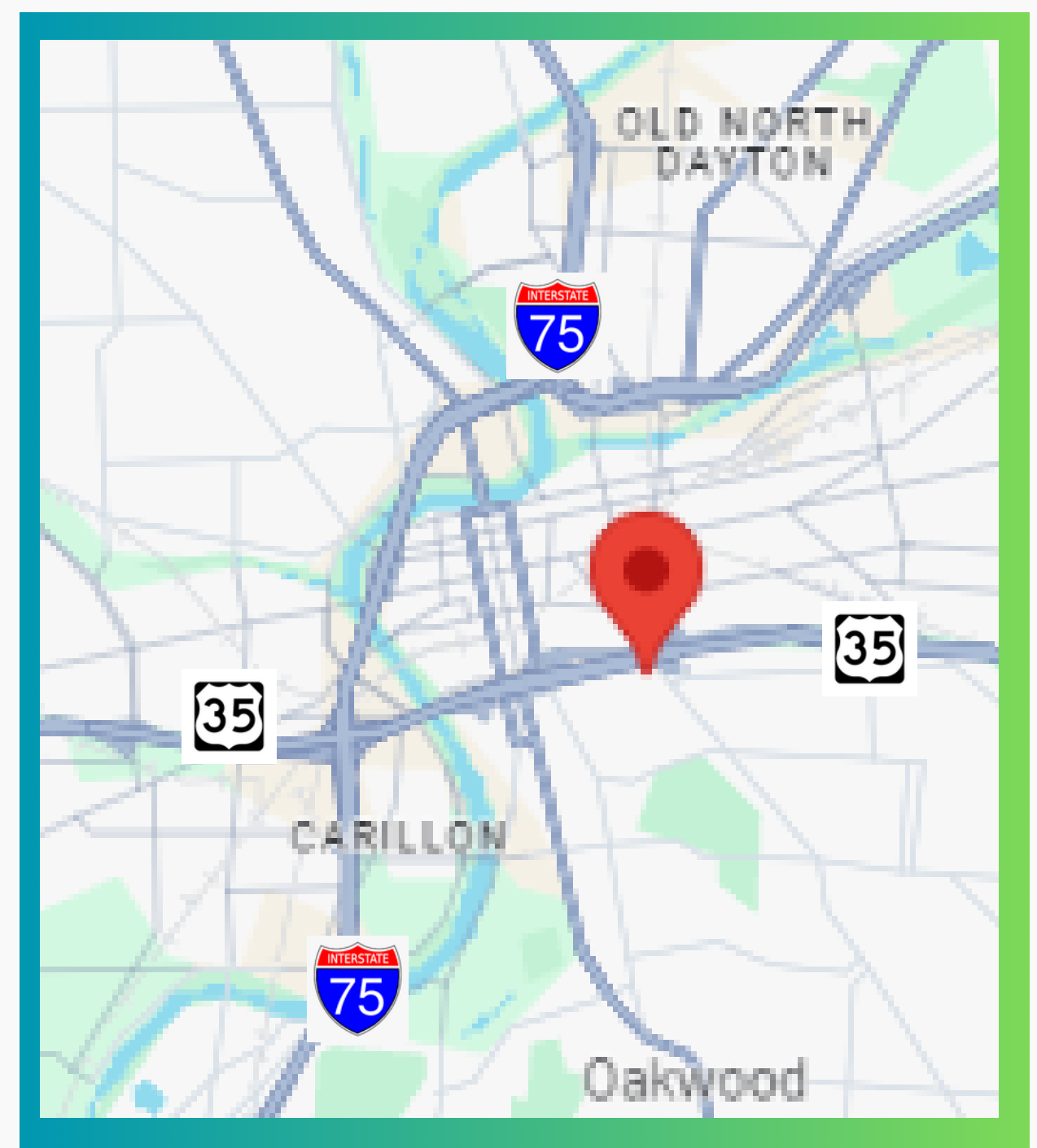
FOR LEASE

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: \$12/SF/NNN.

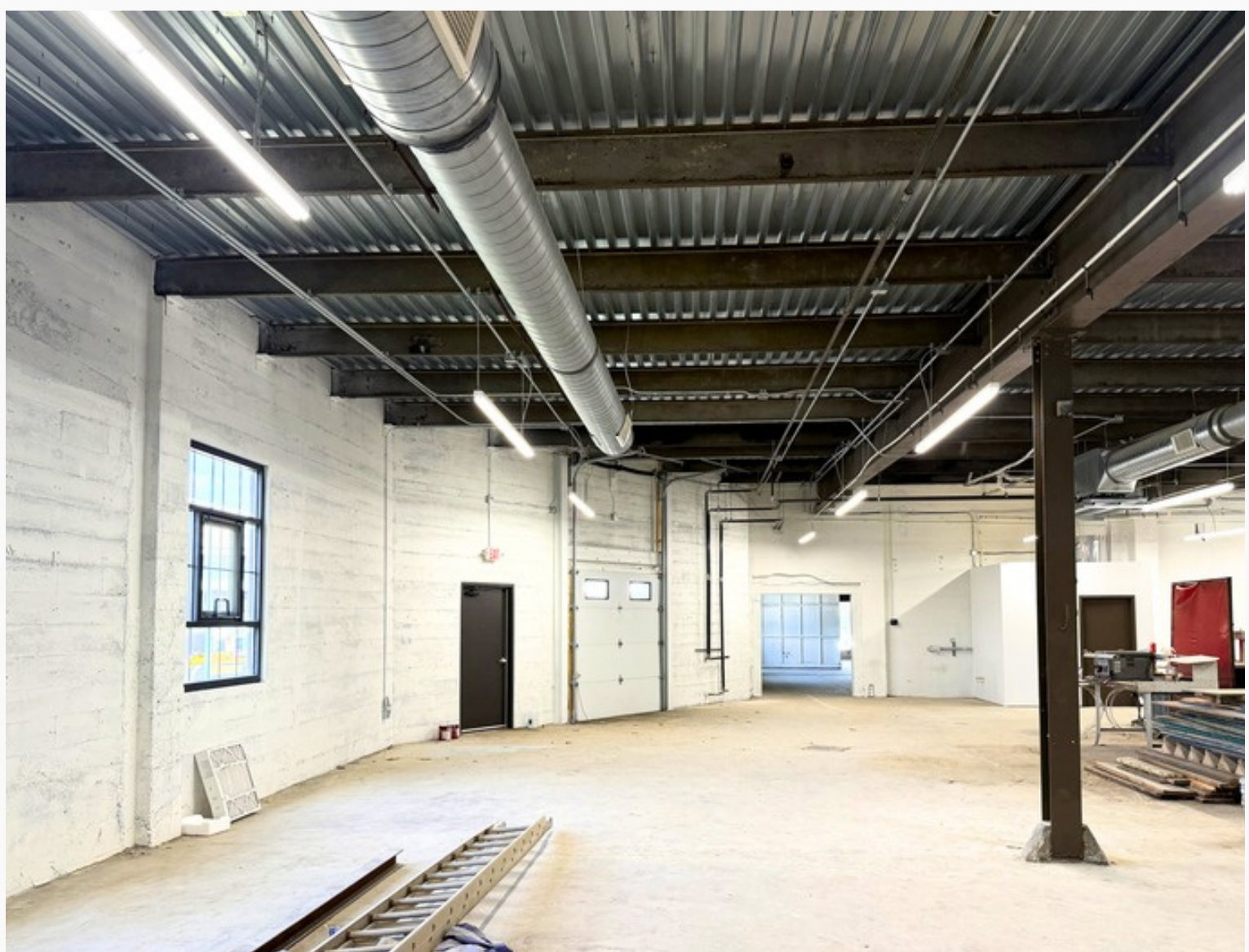


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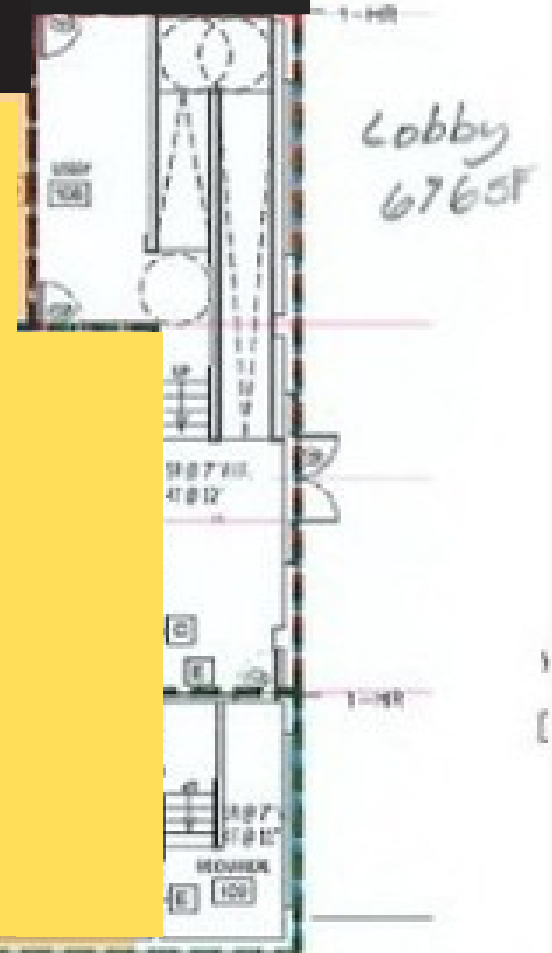
Hickory St

Wayne Ave



Future
BOOTLEG
BAGELS

Unit C - 5,200 SF



Buckeye St



Location

735 Wayne Ave



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

