



**Crest**  
Commercial Realty

# Flex Space

Downtown Dayton Submarket

## FOR LEASE

**Will Finish to Suit!**

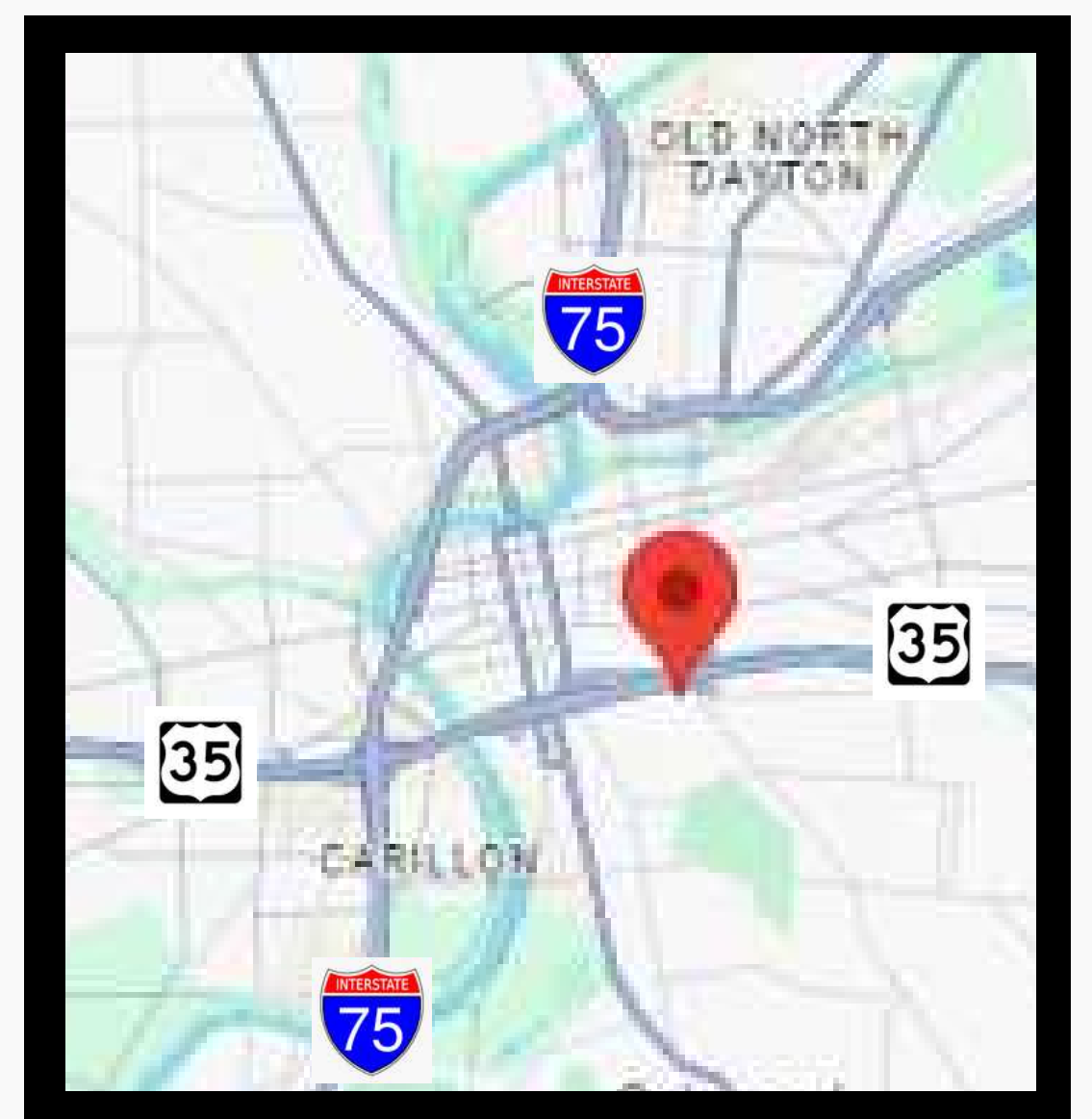
**735 Wayne Ave., Dayton, OH 45410**



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

## Property Highlights

- Single-story building faces a busy corridor.
- Flexible, open floorplan may be customized to suit single or multiple tenants.
- New windows, dock and overhead door.
- Additional improvements include new heating and cooling and a glass front entrance from Wayne Ave.
- High ceilings offer light-filled space.
- Street parking and lot in rear of building.
- Close proximity to US-35, I-75.
- Just minutes from downtown.
- Zoned EGC - Eclectic General Commercial.
- 17,450 SF / divisible.
- Lease Rate: \$10.50/SF/NNN.



**Nick Miller-Jacobson**

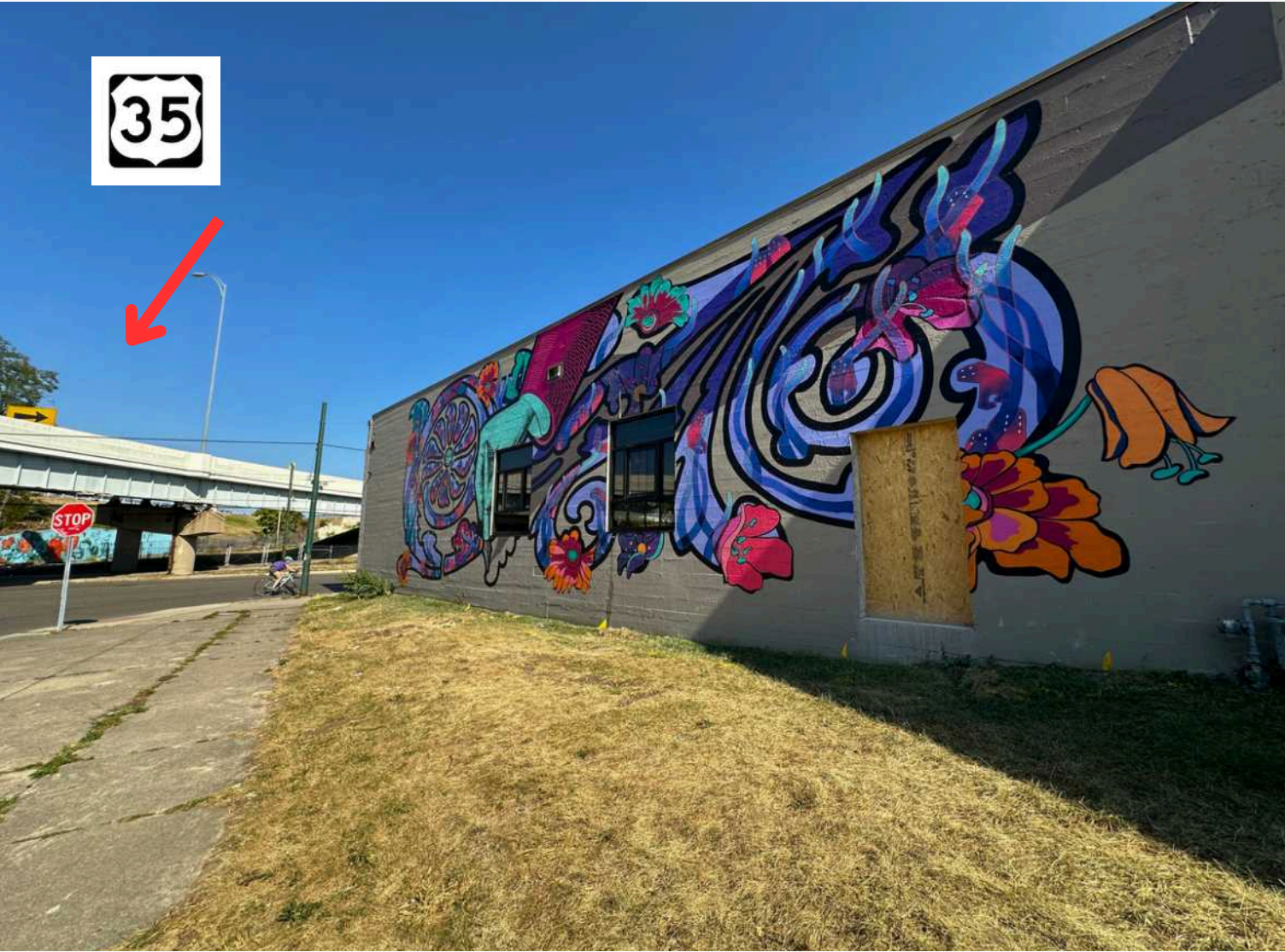
937-222-1600, ext 105  
nick@crestrealtyohio.com



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

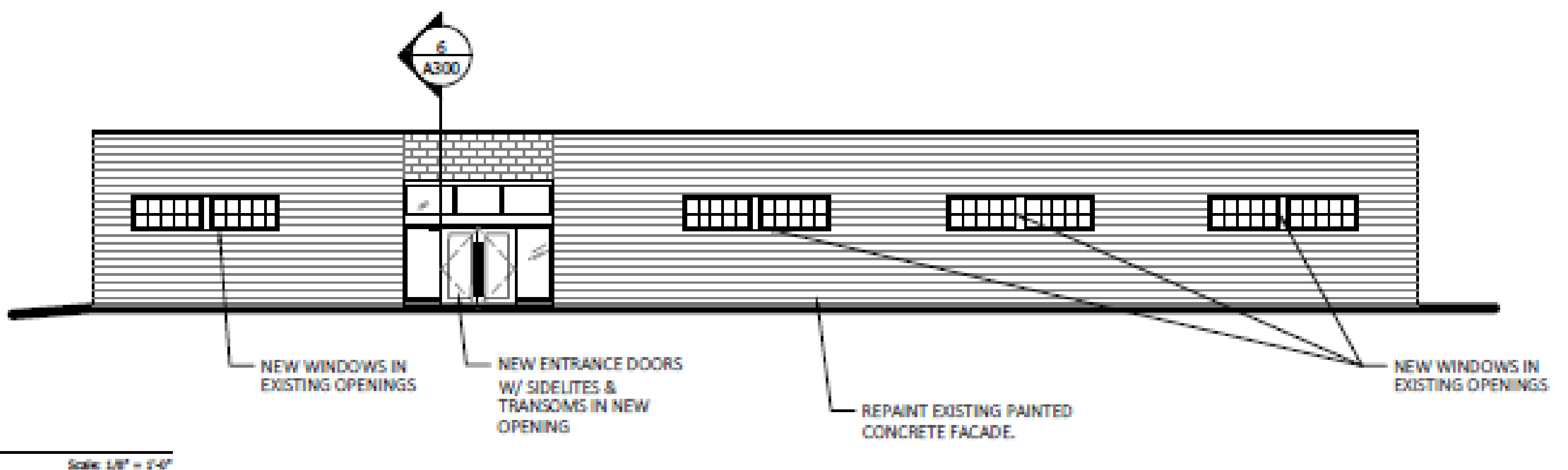
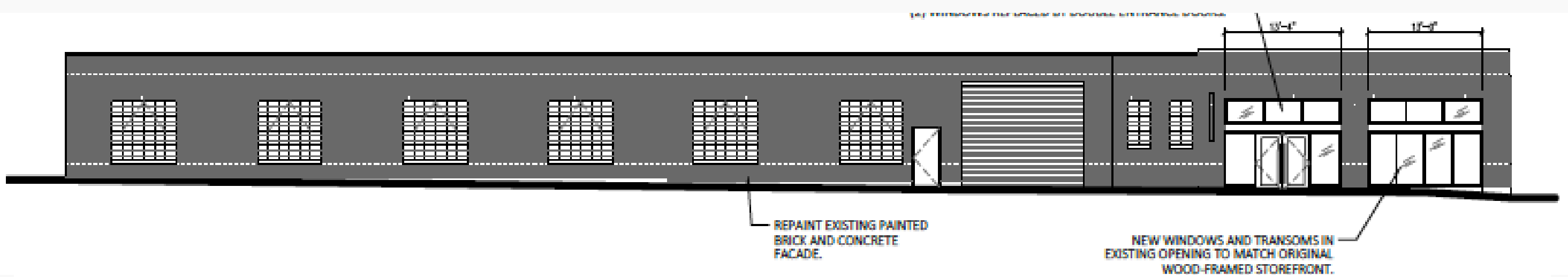
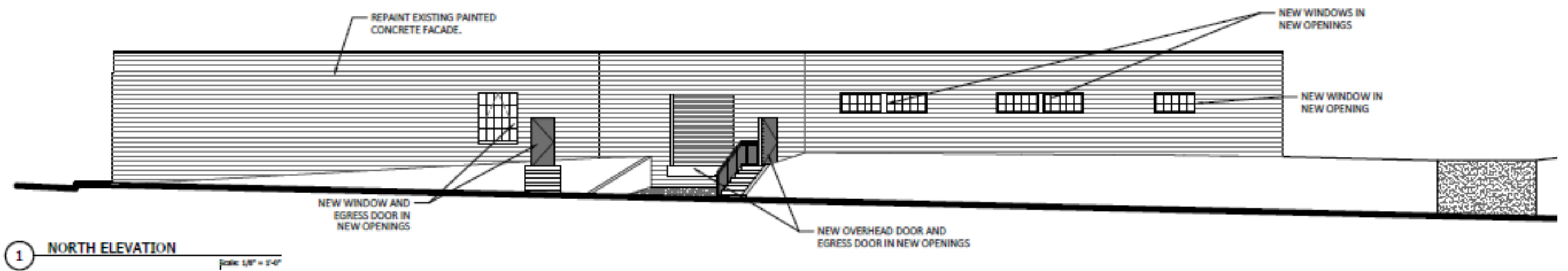


17,450 SF

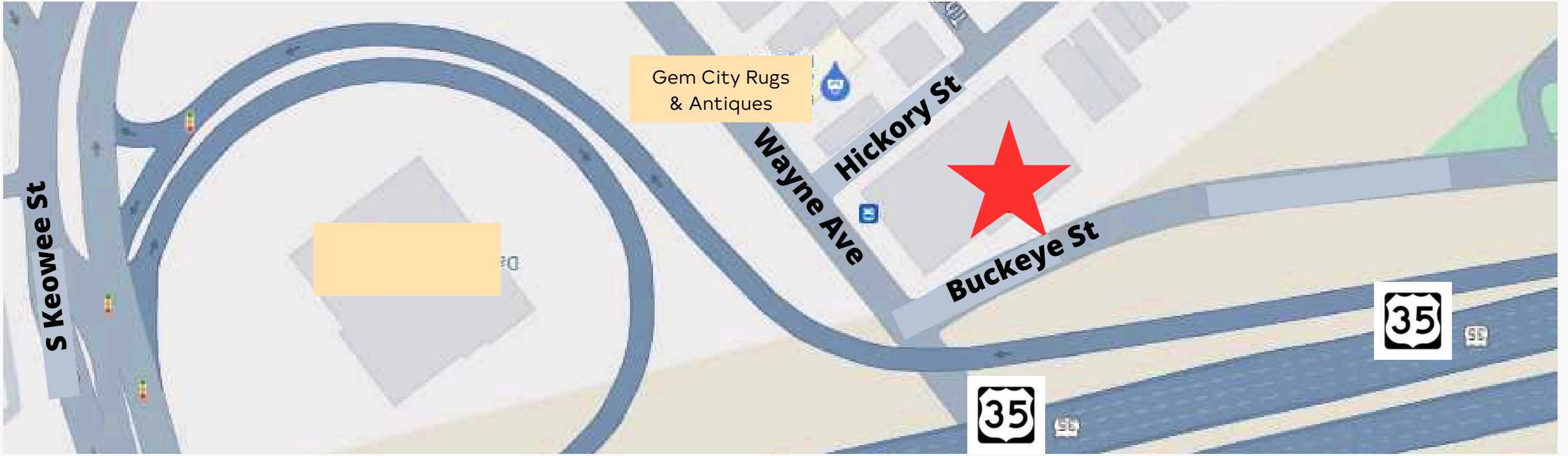




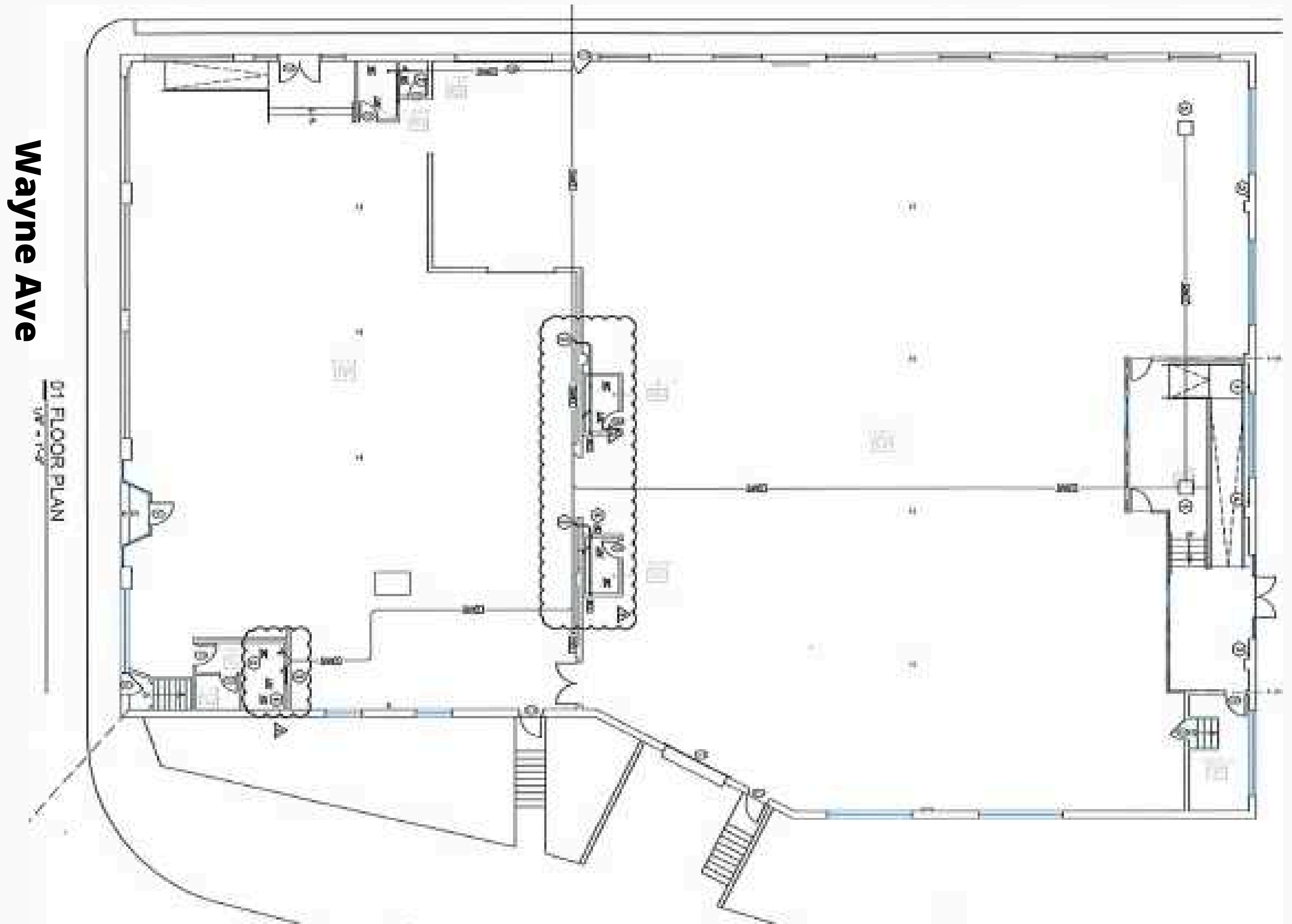
17,450 SF



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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