



Crest
Commercial Realty

FLEX

FOR LEASE

323 S. Patterson Blvd & 260 S. Jefferson., Dayton, OH 45402

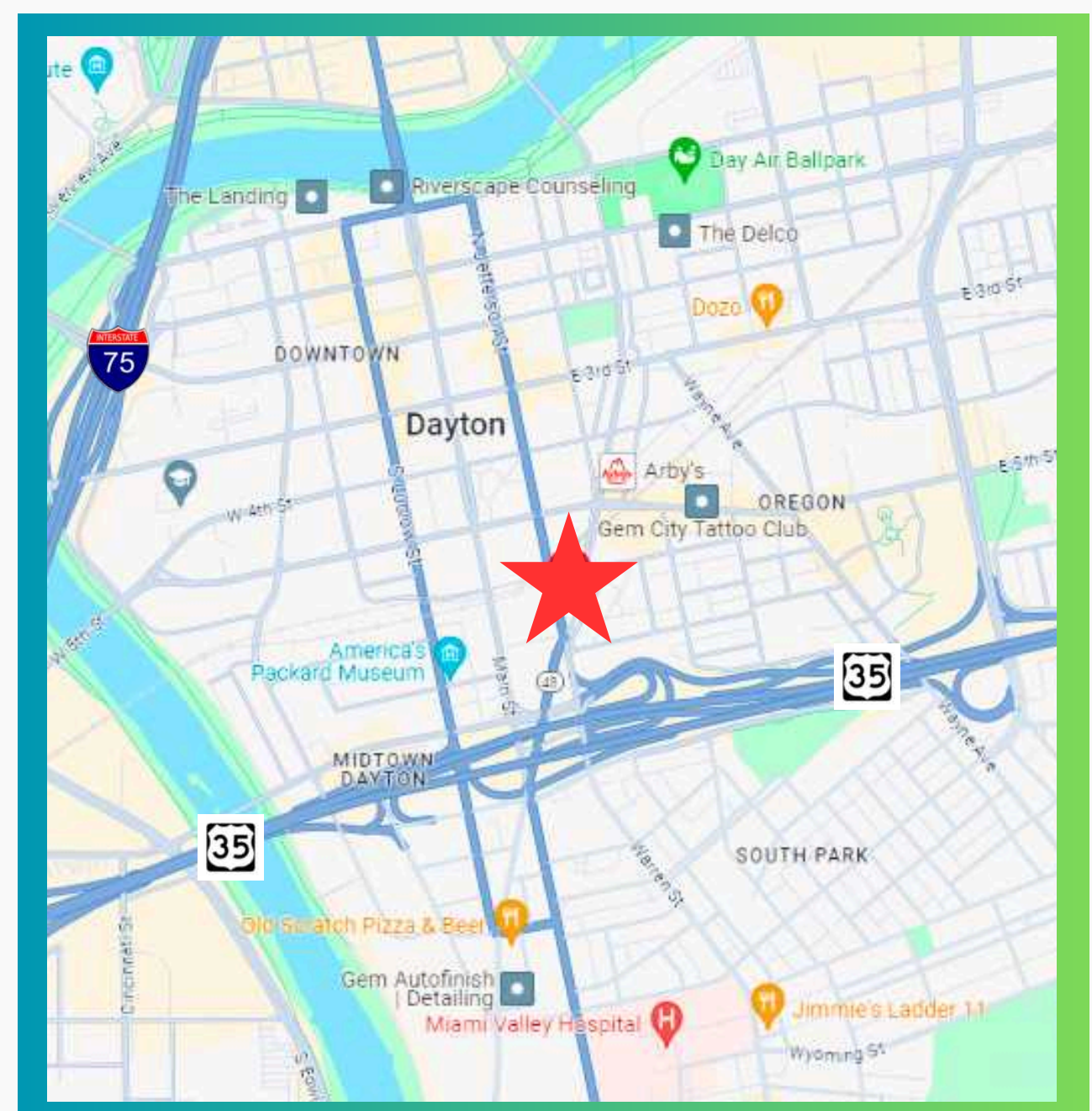


Property Highlights

- Excellent downtown location!
- Located at the apex of S. Patterson Blvd & S. Jefferson St.
- High-traffic corner with great visibility.
- Two properties on 5 parcels.
- 1,300 SF and 2,700 SF - 4,000 SF available.
- Four (4) drive-in doors.
- 11' - 12' ceiling height.
- Approximately 17 parking spaces on 0.27 acres.
- Close access to US-35 & I-75.
- May be leased separately or together.
- Lease rate: \$15/SF, NNN.

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Great Visibility!

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

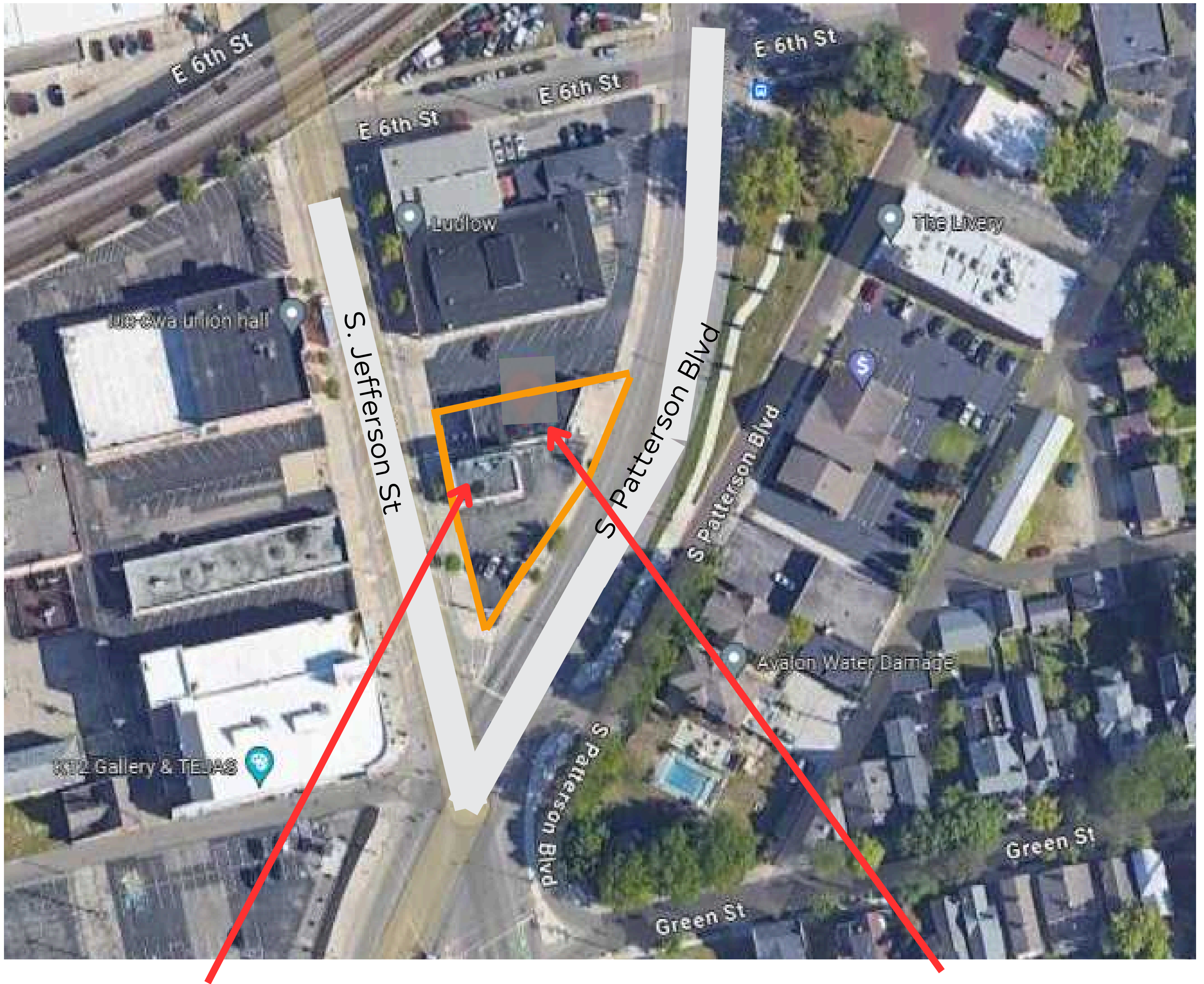
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Location

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260 S. Jefferson Blvd - 1,300 SF

323 S. Patterson Blvd - 2,700 SF

Traffic Count

South Patterson Blvd & E. Sixth St

14,080 VPD*

*Per CoStar 2022.

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