



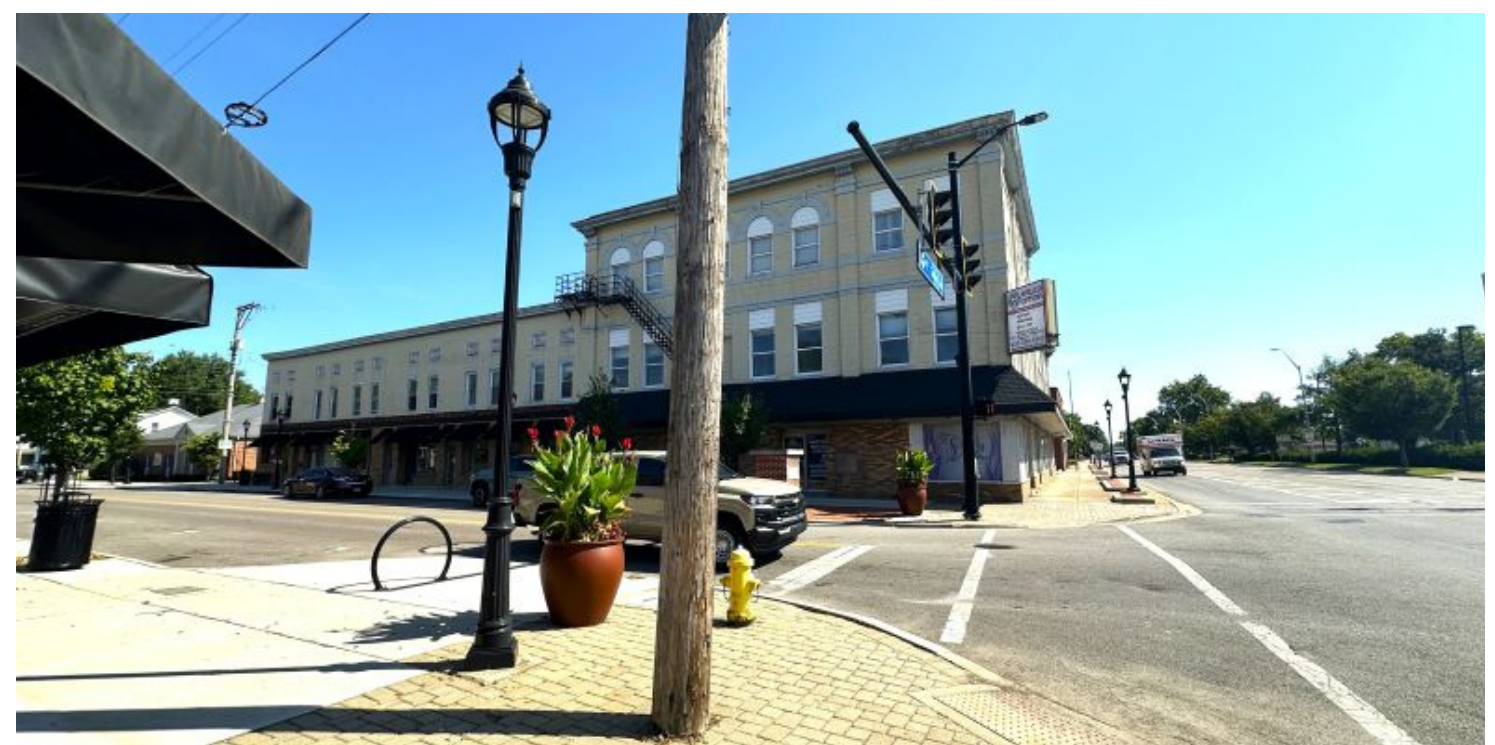
Crest
Commercial Realty

Mixed-Use

FOR SALE

**Excellent
Redevelopment
Opportunity!**

1-17 E. Central Ave
West Carrollton, OH 45449.



1st floor retail + upper floor apartments + office

**Nick
Miller-Jacobson**

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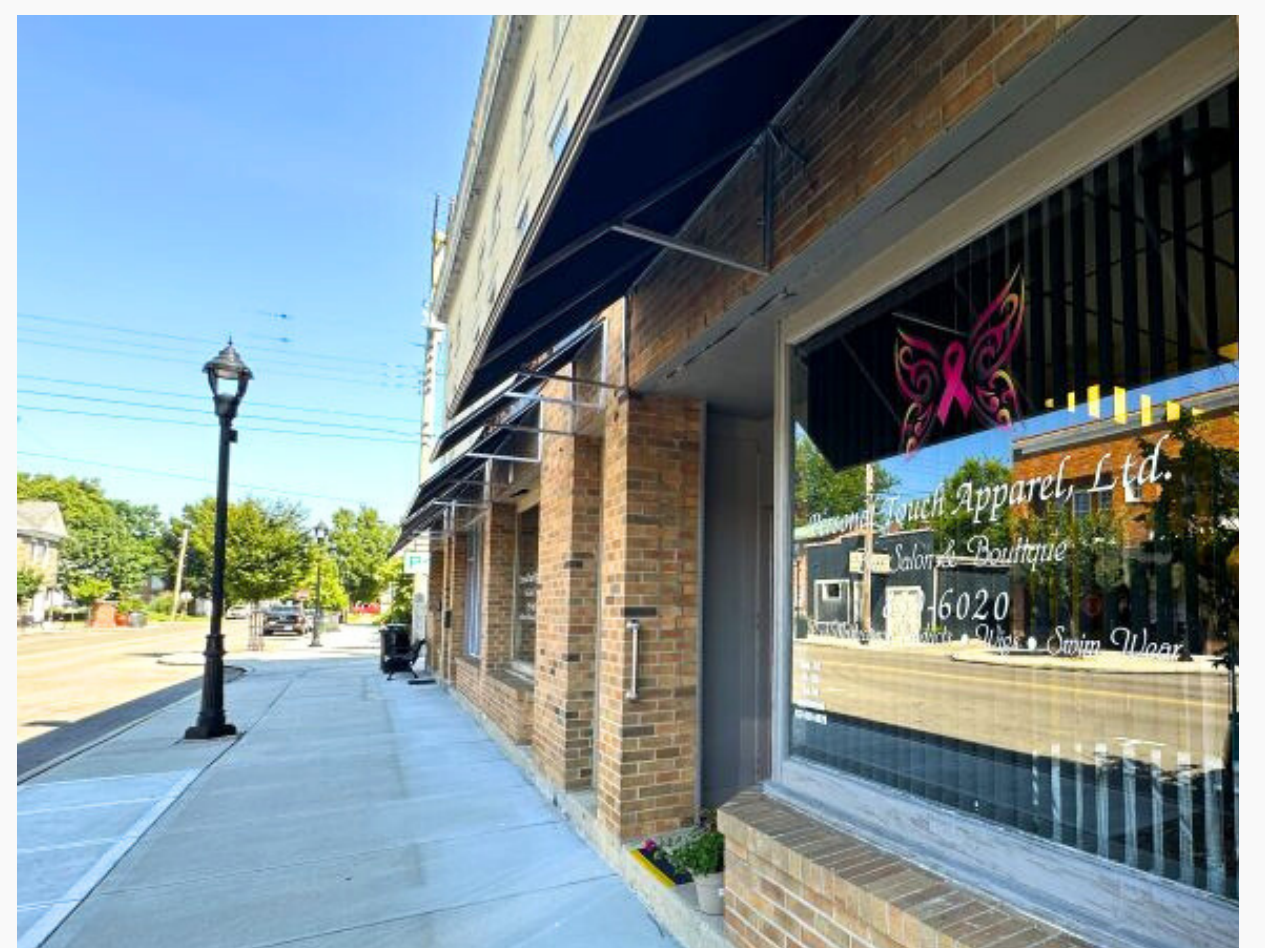


South Dayton Submarket

6601 Centerville Business Parkway, Suite 150, Centerville. OH 45459 937-222-1600

Property Highlights

- Free-standing building in the heart downtown West Carrollton.
- Prominent visibility at the corner of E. Central Ave. and N. Elm St.
- Adjacent parking lot and street parking available.
- Mixed-use building is 29,967 SF.
- First-floor retail is partially leased with long-term tenants.
- Upper floors offer five (5) apartments and office space (in shell condition).
- Location offers easy access and prominent signage.
- City incentives may be available.
- Offered as-is.
- Sale Price: \$295,000
- **5-23 N. Elm St. also available FOR SALE.**



Demographics

1-17 E. Central Ave.

Population	2 miles	5 miles	10 miles
2029 Projection	22,634	101,923	480,800
2024 Population	22,981	103,258	476,091
Household Income			
Avg Household Income	\$74,870	\$85,819	\$82,038
Housing Value			
Medium Home Value	\$149,174	\$180,557	\$171,058

** Demographic information obtained from Costar, 2025.

