



Crest
Commercial Realty

Retail / Office

FOR LEASE

North Dayton Submarket

4505 N. Main St.
Dayton, OH 45405



Property Highlights

- Highly visible location with frontage on N. Main St.
- L-shaped, two-story with prominent signage.
- Located in busy commercial area.
- Easy access and ample on-site parking.
- First floor space is 3,557 SF.
 - Mix of private office space and work areas.
 - Rear overhead door access.
 - Lease Rate: \$10/SF.
- Second-floor space is 2,109 SF
 - Updated light-filled space.
 - Mix of flexible open areas and private offices.
 - Lease Rate: \$7/SF.
- Negotiable tenant allowance and flexible terms!

**Nick
Miller-Jacobson**

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

First Floor

- First floor space is 3,557 SF.
- Mix of private office space, flexible work areas + additional storage.
- Direct access and convenient parking in front.
- Monument signage visible from busy N. Main St.
- Overhead door access available.
- Negotiable tenant allowance and flexible terms.
- Lease Rate: \$10/SF.

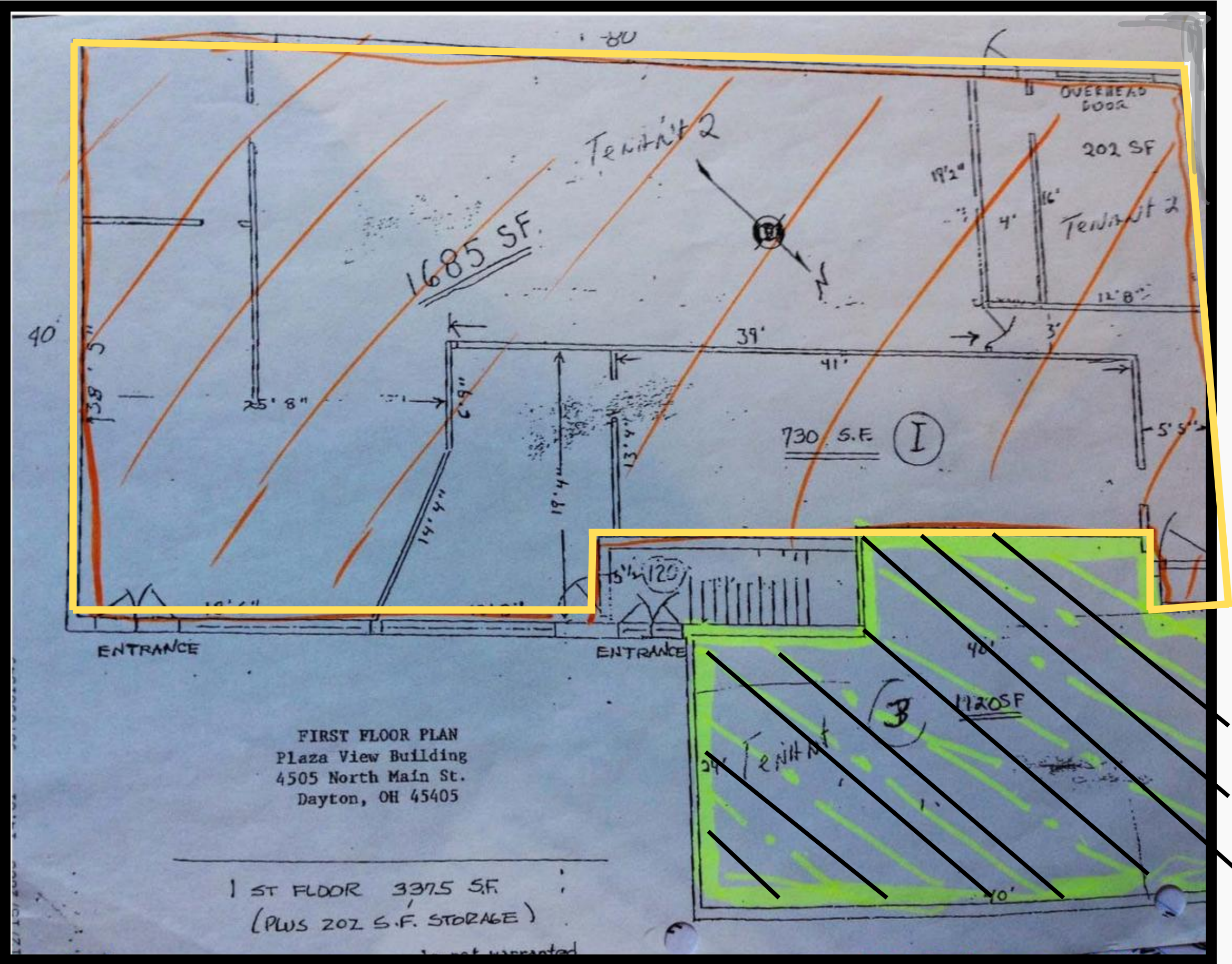


Second Floor

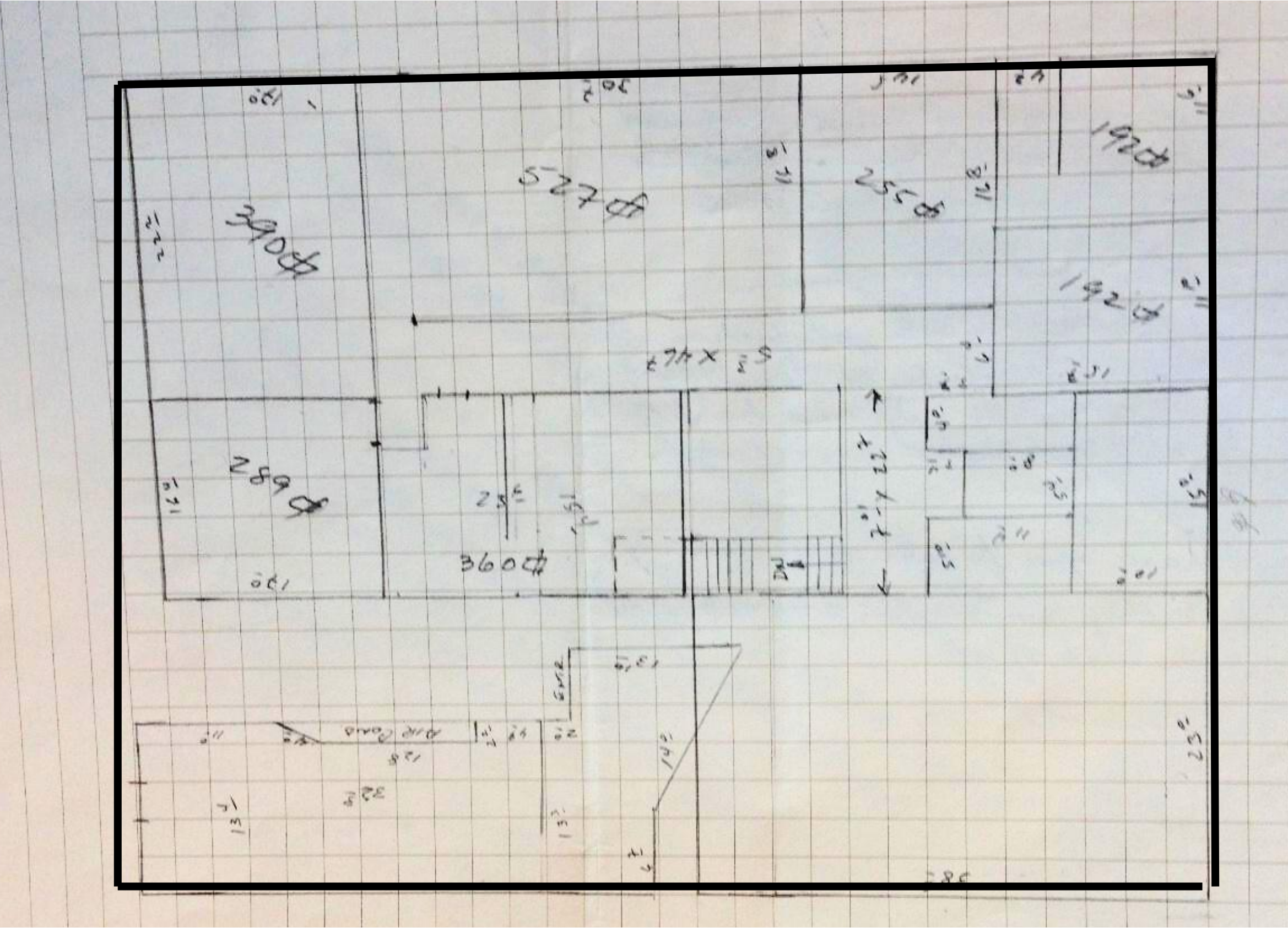
- Second-floor space is 2,109 SF.
- Recent updates include fresh paint and carpet.
- Large windows provide ample natural light.
- Mix of private office space, flexible work areas + additional storage.
- Secure access from common entrance.
- Negotiable tenant allowance and flexible terms.
- Space may be divided.
- Lease Rate: \$7/SF.



First Floor



Second Floor



Demographics

4505 N. Main St.

	2 miles	5 miles	10 miles
Population			
2029 Projection	39,657	164,740	437,557
2024	39,421	162,856	436,817
Household Income			
2024 Avg Household Income	\$52,166	\$57,062	\$71,591
2024 Med Household Income	\$38,687	\$39,834	\$53,936
Housing Value			
Medium Home Value	\$90,191	\$98,053	\$142,327



** Demographic information obtained from Costar.