



Crest
Commercial Realty

**Retail / Office
Restaurant / Bar**

FOR LEASE

Meadowbrook Crossing

6504 - 6546 N. Union Rd.
Clayton, OH 45315

North Dayton Submarket



Property Highlights

- The mixed-use, retail strip center offers an excellent location in the City of Clayton.
- Proximity to I-70 and just minutes to the Dayton International Airport.
- The strip center offers easy access and ample parking.
- United Dairy Farmers, Casey's and Dollar Store positioned at the busy intersection of N. Union Rd. and Salem Ave.
- Available units include a salon, an events space, an updated office suite and corner position bar/restaurant.

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

Restaurant / Bar

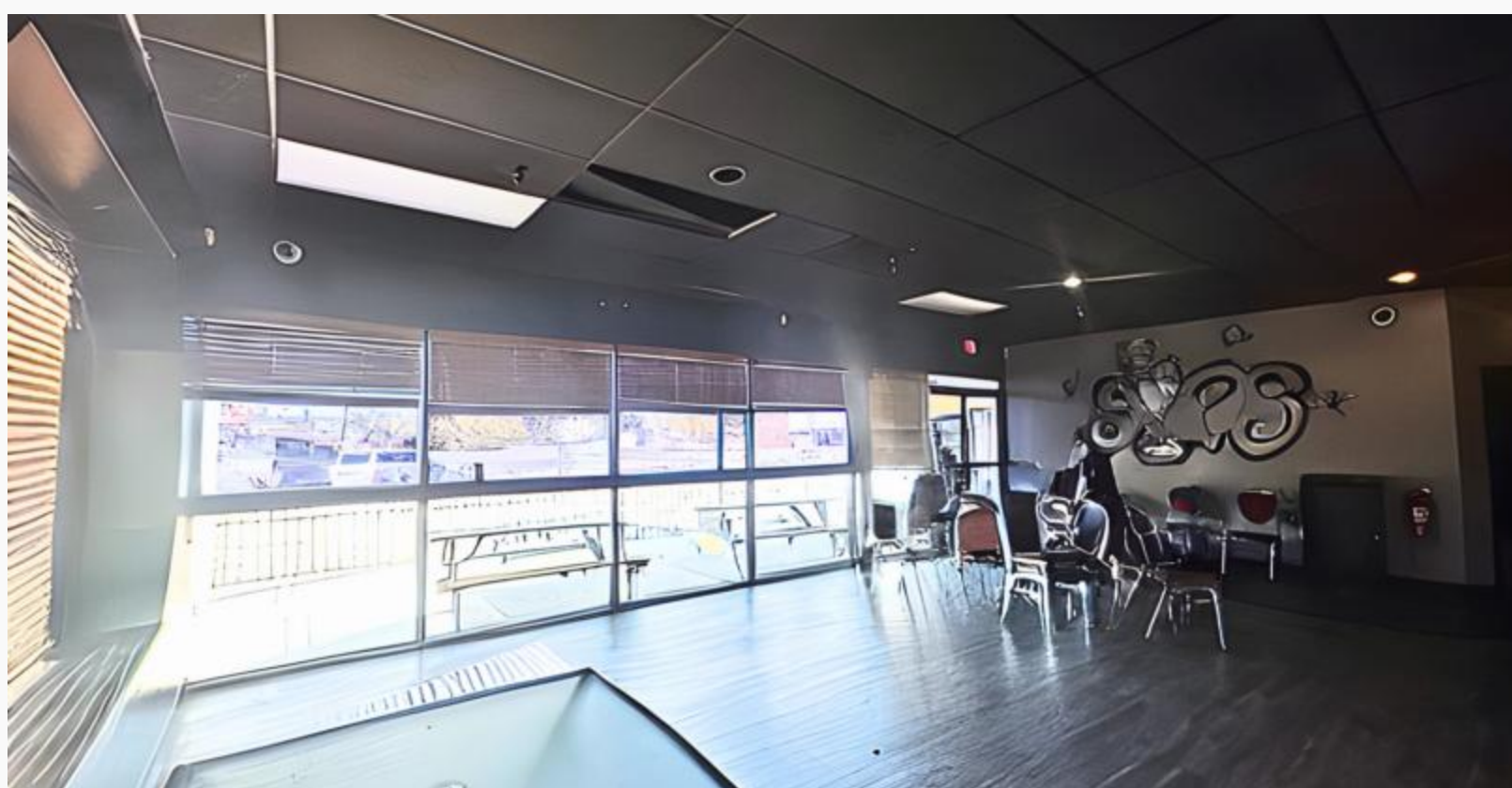
Meadowbrook Crossing

6556 N. Union Rd.

4,200 SF



- The corner position space is 4,200 SF.
- Flexible space with full kitchen and bar.
- Adjacent room offers flexible space for special events or more seating.
- Fenced patio offers additional seating.
- Full kitchen includes a walk-in cooler, commercial range and fryers.
- Pylon signage available.
- Lease Rate: \$4,000/Month, Modified Gross.



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Office

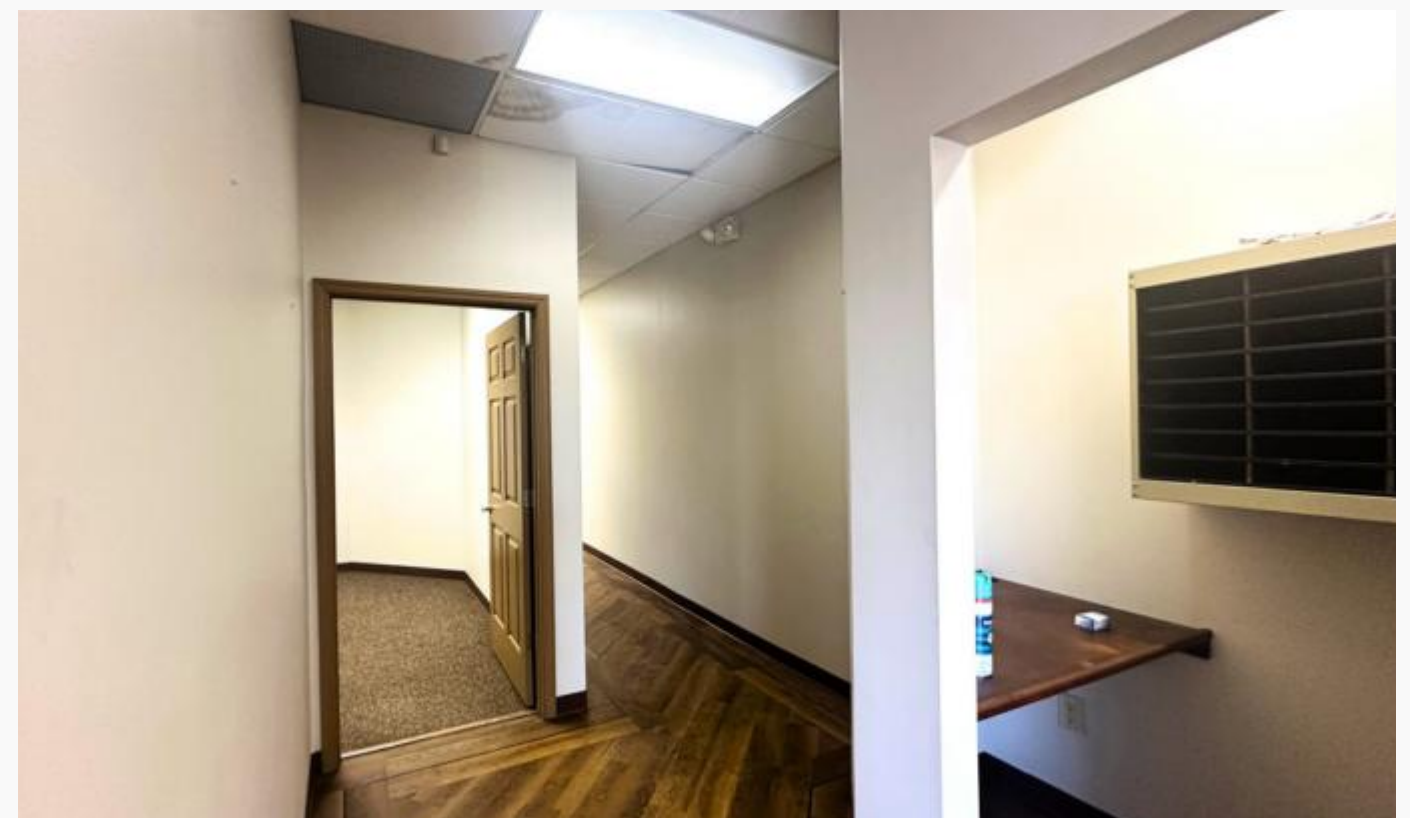
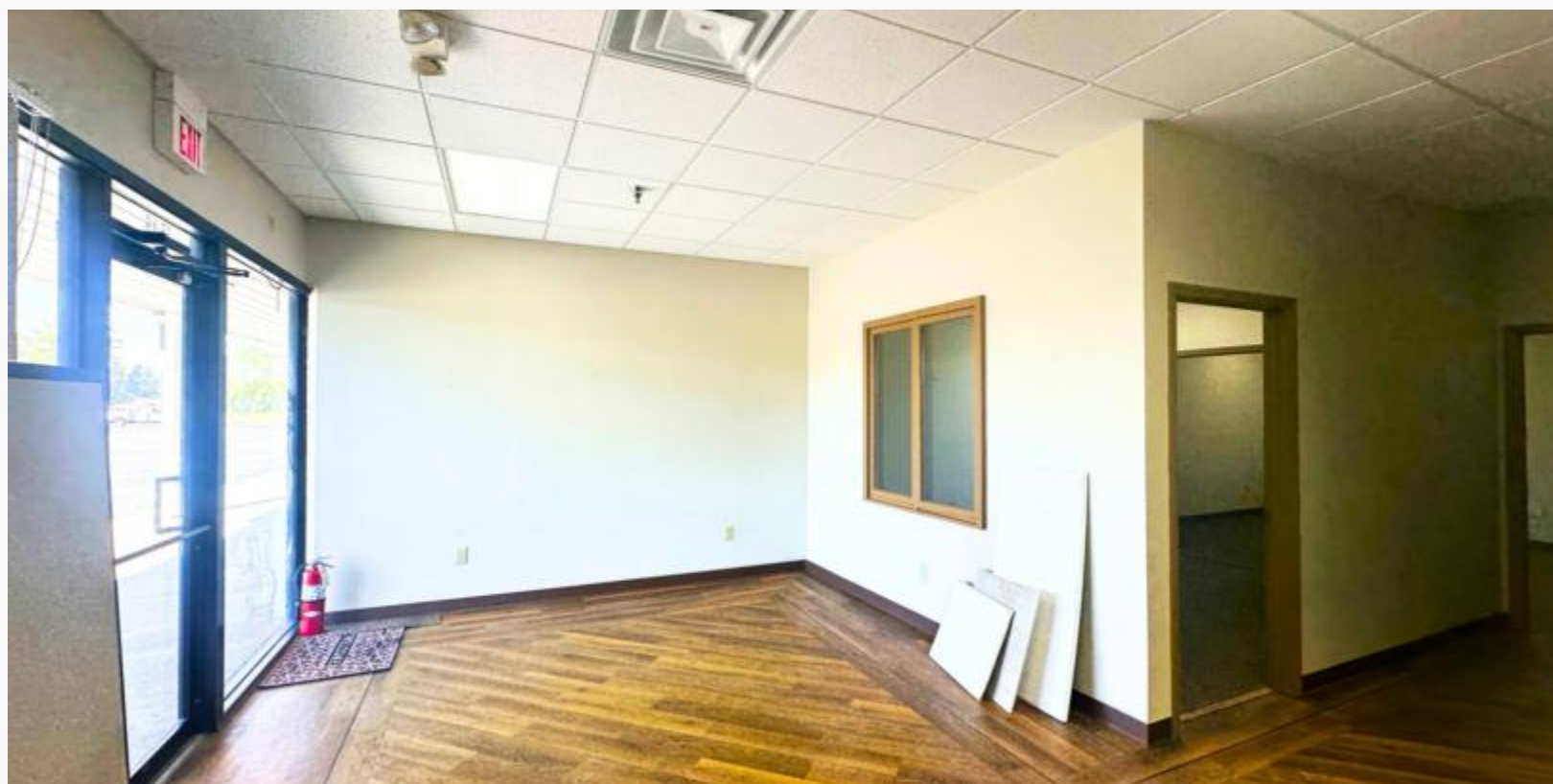
Meadowbrook Crossing

6546 N. Union Rd.

1,200 SF



- The in-line space is 1,200 SF.
- Completely updated with mix of private offices and common areas.
- Light-filled entrance, private offices (including a adjoining office accessible with glass, double doors).
- Common area includes sink and countertop.
- New flooring throughout.
- Lease Rate: \$1,200/Month, Modified Gross.



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Event Space

6542 N. Union Rd.

Meadowbrook Crossing

2,100 SF



- The in-line space is 2,100 SF.
- Flexible, open space suitable for special events or meetings.
- Bank of front windows offer natural light.
- Pylon signage available.
- Easy access and ample parking.
- Lease Rate: \$2,000/Month, Modified Gross.



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Salon

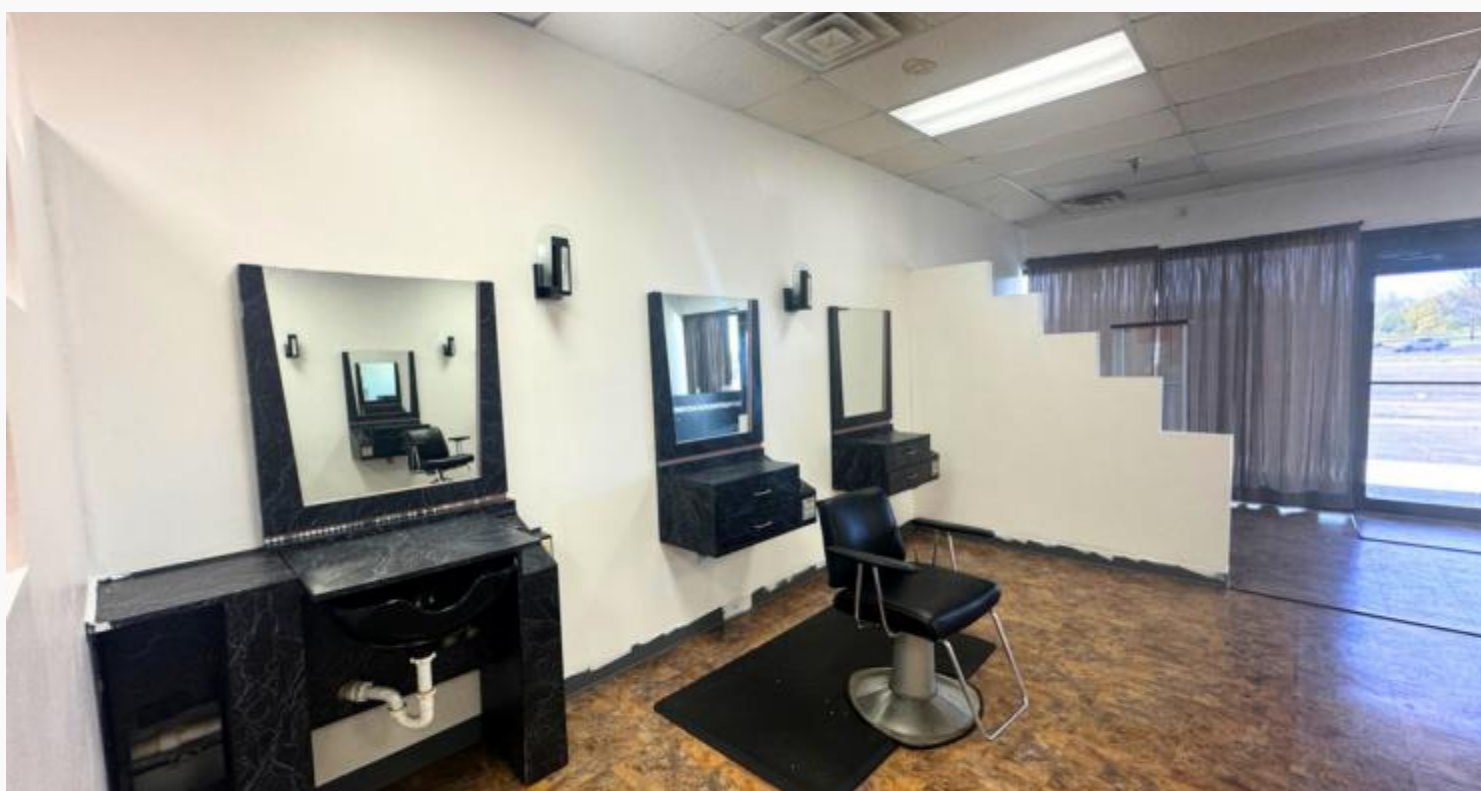
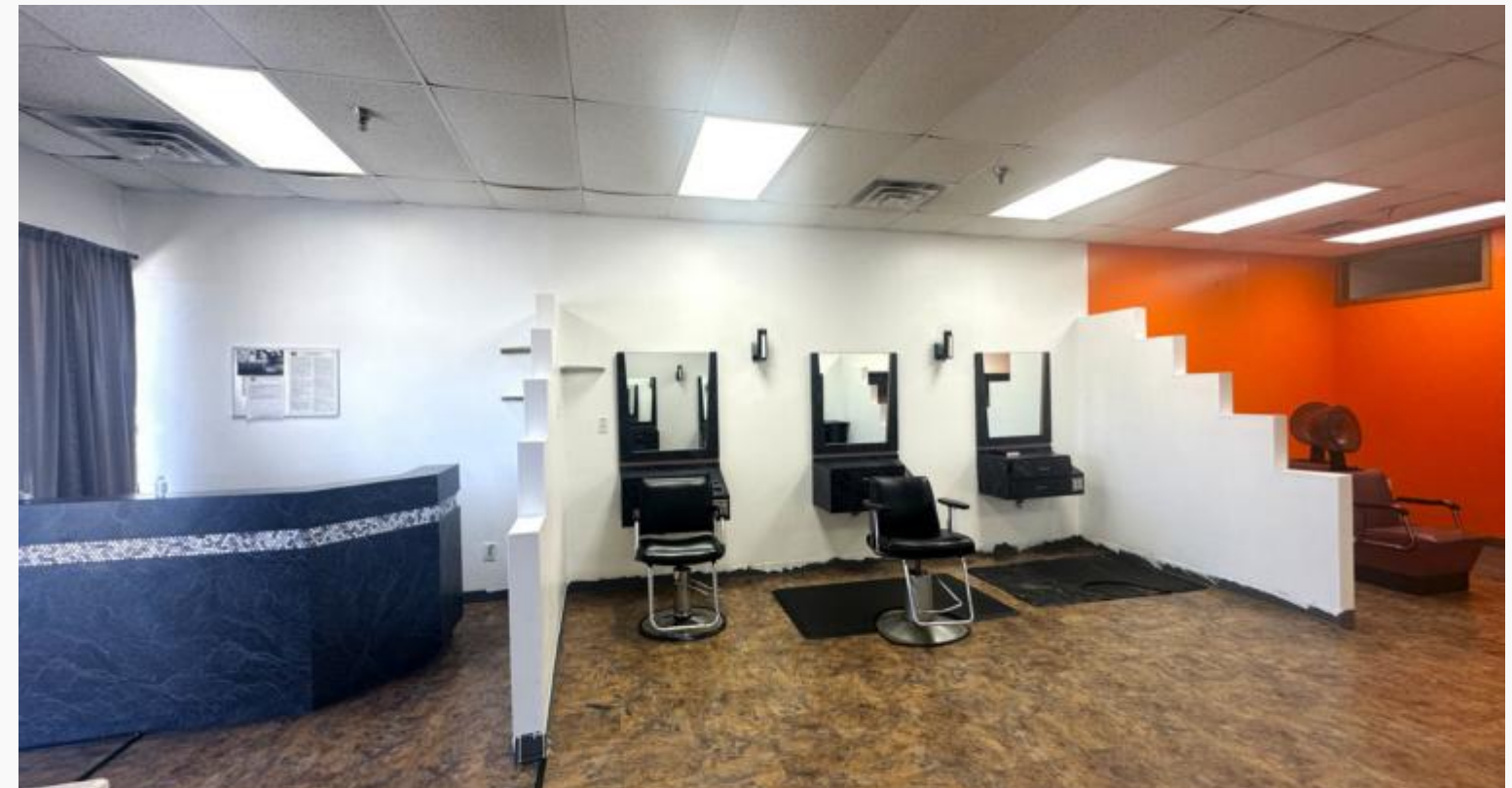
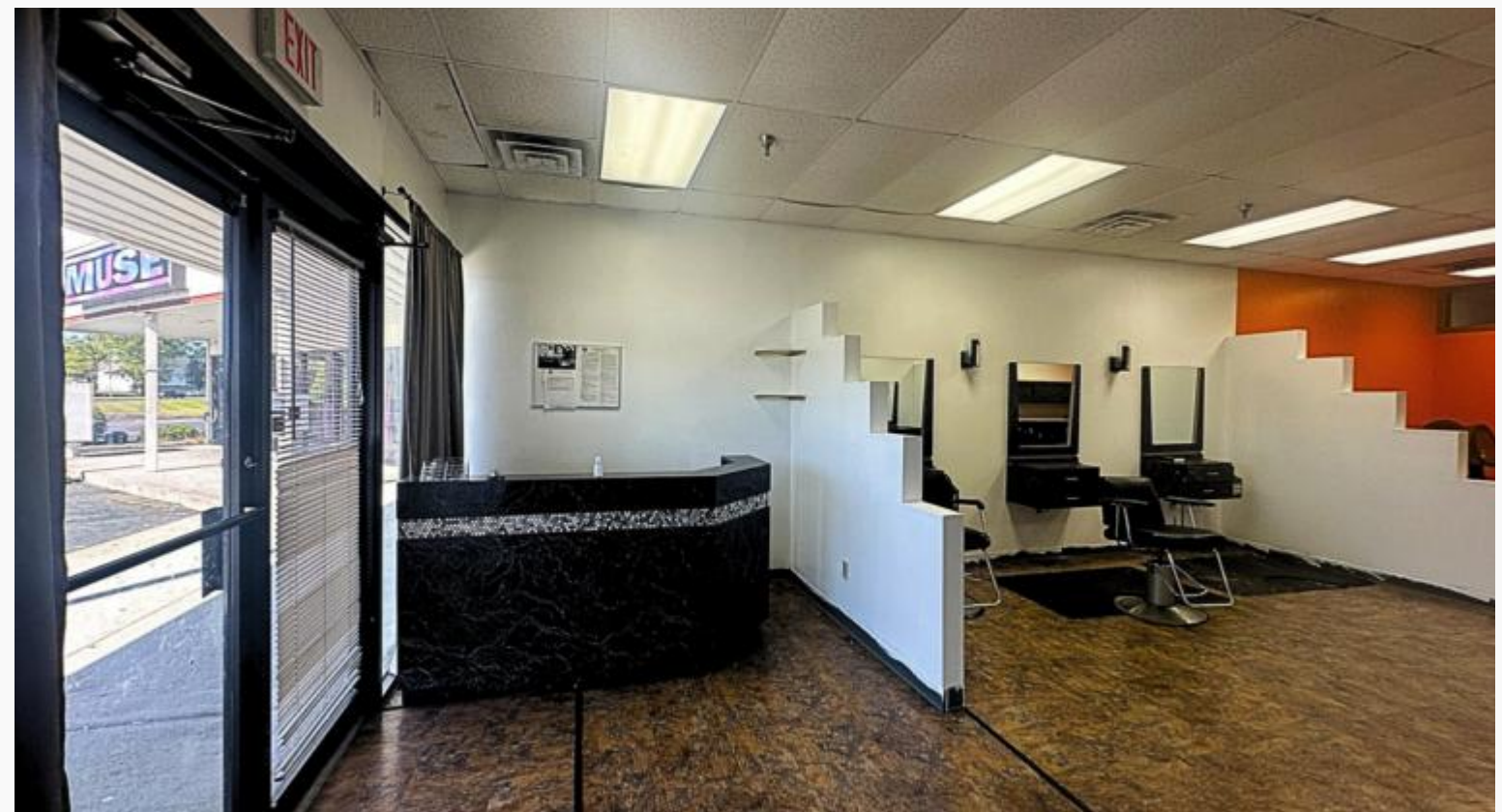
6514 N. Union Rd.

Meadowbrook Crossing

1,200 SF



- The in-line space is 1,200 SF.
- Full-service salon suite includes reception, sinks, and private client rooms.
- Bank of front windows offer natural light.
- Pylon signage available.
- Easy access and ample parking.
- Lease Rate: \$1,400/Month, Modified Gross.

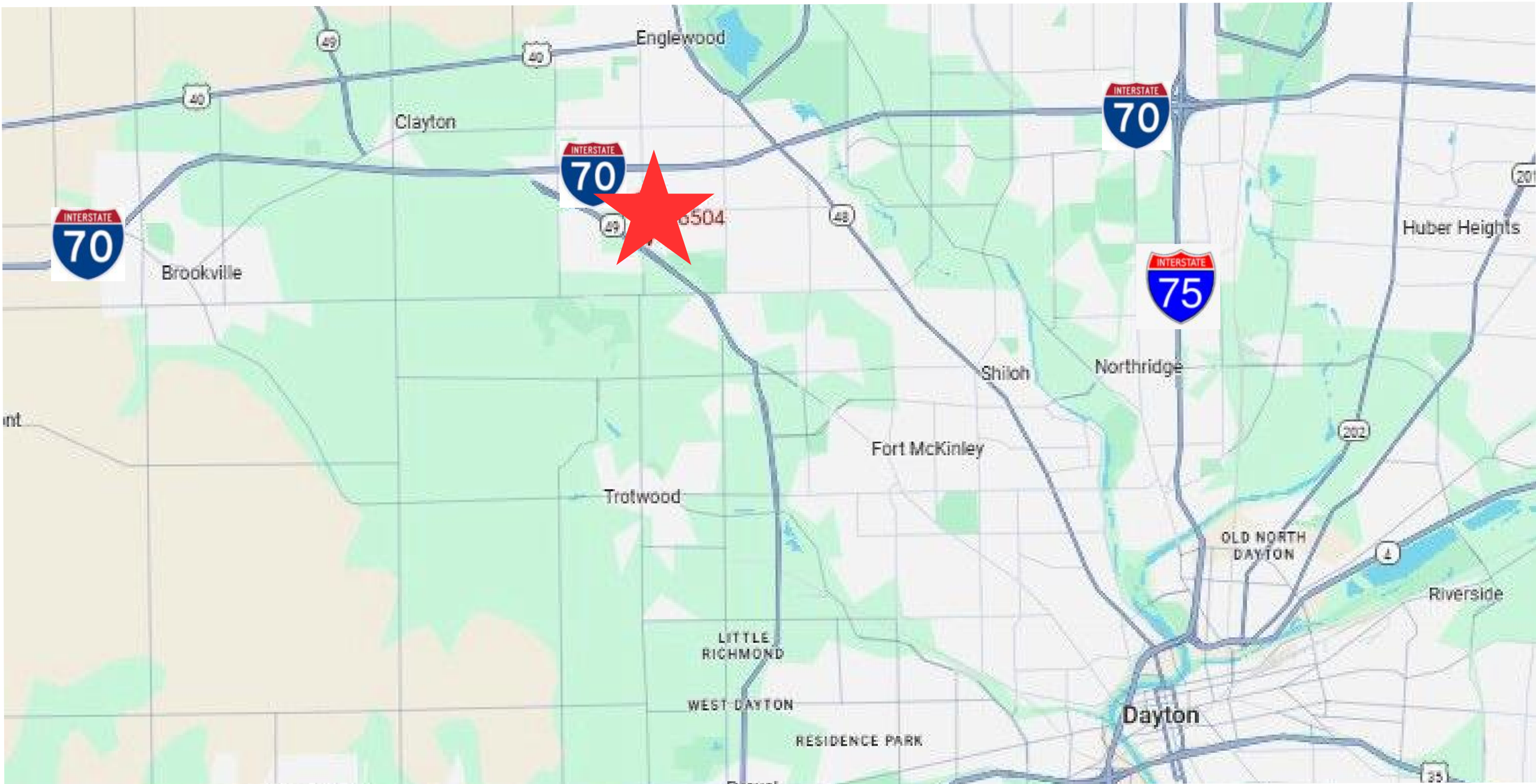


Demographics

Meadowbrook Crossing.

Population	2 miles	5 miles	10 miles
2029 Projection	20,020	67,745	263,032
2024 Population	20,321	68,680	261,982
Household Income			
Avg Household Income	\$85,479	\$76,262	\$64,811
Housing Value			
Medium Home Value	\$160,757	\$150,524	\$133,505

** Demographic information obtained from Costar, 2025.



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