

Portfolio of 2 Office Buildings

Corporate Plaza | 6500 & 6520 Poe Ave | Dayton, OH 45414



Crest
Commercial Realty

Offering Price: \$6,000,000

Cap Rate: 10.48%

Crest Commercial Realty has been exclusively engaged by the Owner to oversee the sale of Corporate Plaza – two (2) Class B multi-tenant office buildings situated in the northern submarket of Dayton, Ohio.

Corporate Plaza is strategically located at the northeast corner of the Benchwood Road / I-75 Interchange, just minutes away from the Crossroads of America Interchange at I-75 / I-70.

Property Highlights

- The two buildings total 89,487 SF.
- Both constructed in 1980.
- Renovated in 2018 and 2022.
- Four (4) stories with a mix of national tenants.
- Exceptional location is visible from I-75.
- Offers proximity to the Dayton CBD and Dayton International Airport.
- Location is near a variety of amenities; including restaurants, shopping and entertainment.



Property Highlights

6500 Poe Ave

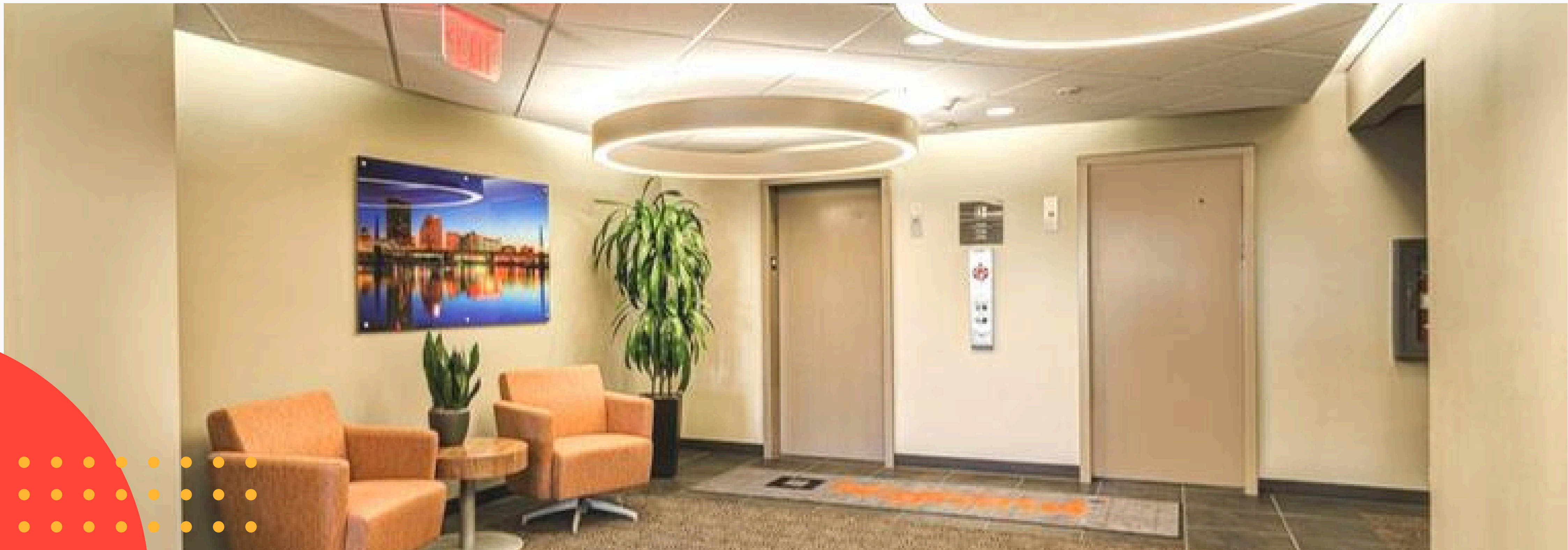
Parcel ID: B02 01213 0009

Year Built	1980
Renovated	2018 (complete)
SF	46,268 SF
# of Stories	4
Elevators	2

6520 Poe Ave

Parcel ID: B02 01213 0008

Year Built	1980
Renovated	2019, 2022
SF	43,219 SF
# of Stories	4
Elevators	2



National Tenants

- LeGrand North American HQ
- National Educational Seminars School of Nursing
- Progressive Insurance
- Primerica
- NOV Inc.

Additional Lease Information Available Upon Request





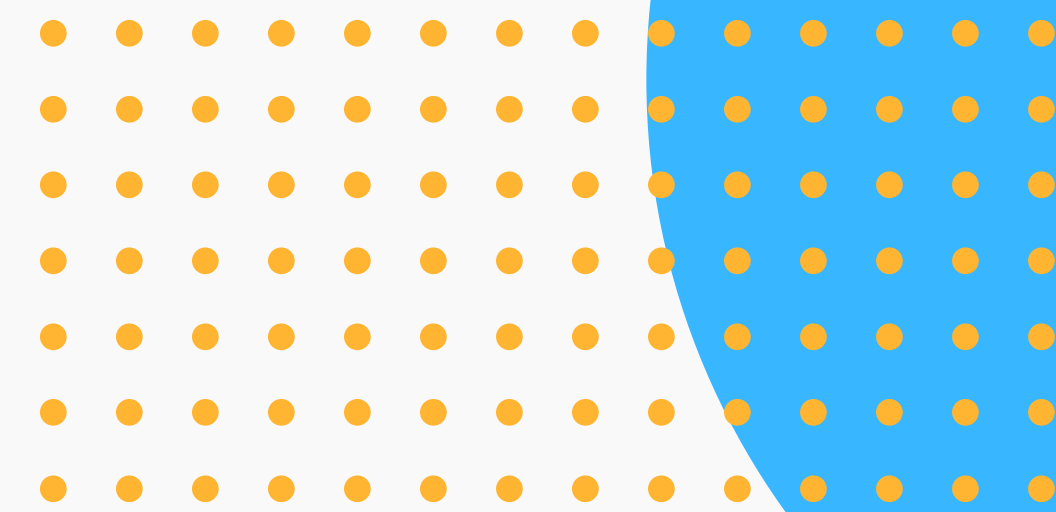


The office buildings are located in the City of Vandalia.

BUSINESSFIRST!

BusinessFirst is an economic development initiative offered in Vandalia, serving as a centralized point of contact for businesses.

The program has successfully supported more than 6,500 businesses in the Greater Dayton Region.



Building Financials

Gross Lease Area
Current Occupancy

89,487 SF
81%

Revenue

Gross Rental Income
Total Operating Income

\$1,170,473
\$1,170,473

Expenses

Total Operating Expense

\$541,501

Net Operating Income

\$628,972

Purchase Price

\$6,000,000

Market Capitalization Rate

10.48%

Demographics

	2 miles	5 miles	10 miles
2021 Population	12,340	139,076	427,826
2026 Population	12,267	139,183	430,891
Daytime Population	12,861	61,097	208,294
Average Household Income (\$)	\$70,303	\$64,509	\$65,385
Median Household Income (\$)	\$51,550	\$51,066	\$50,039

Vandalia Regional Workforce Demographic

- Average Earnings (2019): \$59,100
- High School Diploma (2019): 89.7%
- Jobs (2019): 445,762
- Population (2019): 898,916
- Some College Education or Above (2019): 58.6%

*(Emsi Data, 2020)

Traffic Counts

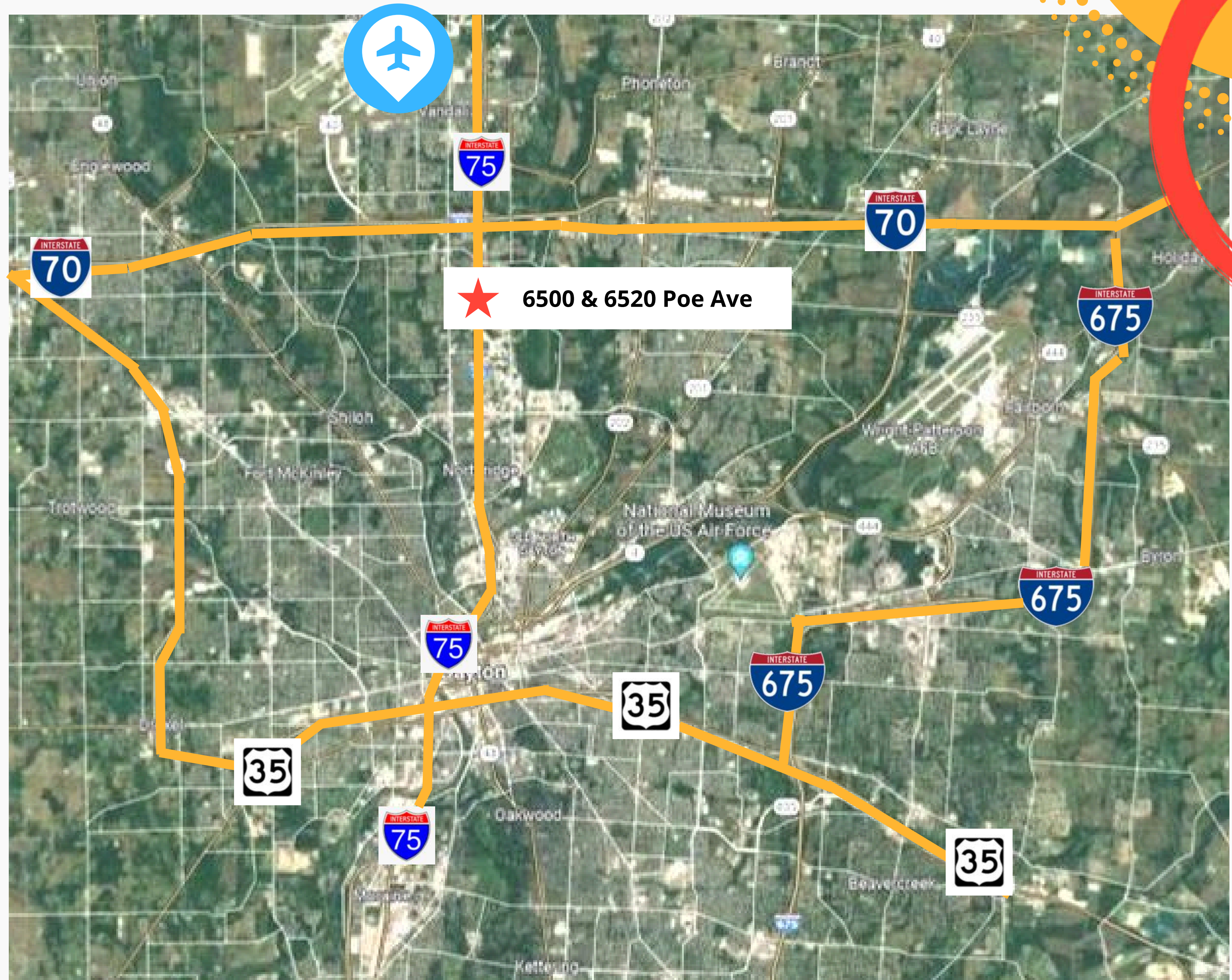
- Poe Avenue / Wyse Rd ~ 2,868 VPD / 2020
- I-75 / Benchwood Rd ~ 95,913 VPD / 2018
- Benchwood Rd / Miller Ln W = 31,399 VPD / 2020

*Provided by CoStar

Location Map

Neighboring Businesses

- Chipotle
- City Barbeque
- Extended Stay America
- Frickers
- Golden Corral
- Office Depot
- Olive Garden
- Outback Steakhouse
- Panera Bread
- Red Lobster
- Red Robin
- Pratt Industries
- Rite Rug Flooring
- Sam's Club
- Scene 75
- Smoky Bones
- UCI Midwest Auto Value
- Walmart



Site Map





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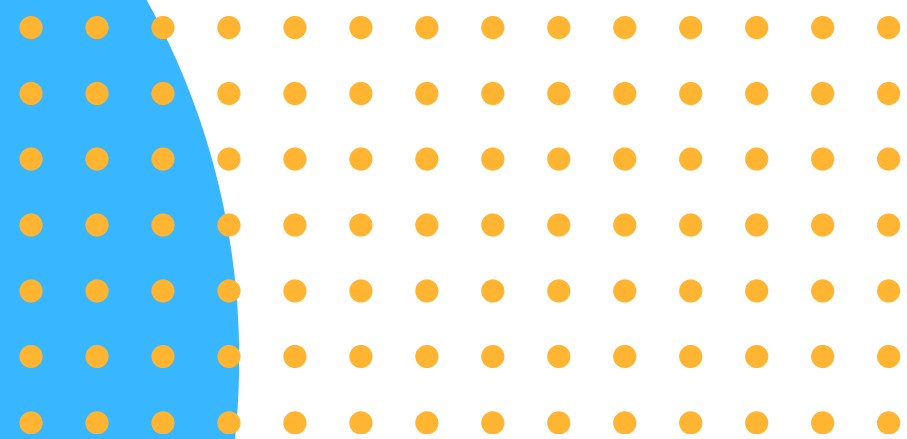
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