



**FOR LEASE**

**4128 CEDAR RIDGE RD  
DAYTON, OH 45414**

## Property Highlights

- WELL MAINTAINED 22,528 SF BUILDING BOASTS MANY POTENTIAL USES
- ON 1 ACRE WITH SHARED PARKING
- LAST USED AS A SUCCESSFUL PRIVATE SCHOOL FOR MANY YEARS
- WOULD BE EASY TO OPEN IT AS A SCHOOL AGAIN. OR POSSIBLY A CHURCH, CHILDCARE, EVENT CENTER, MANY OTHER USES WITH ZONING APPROVAL
- CLOSE TO I-75, MILLER LANE, HOSPITAL, RESIDENTIAL, RESTAURANTS, COMMERCIAL, SHOPPING PLUS MORE

**Offered For Lease at: \$8,000 MO  
Offered For Sale at: \$800,000**







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| 2024 DEMOGRAPHICS | 2 MILE   | 5 MILE   | 10 MILE  |
|-------------------|----------|----------|----------|
| POPULATION        | 31,064   | 193,921  | 480,756  |
| HOUSEHOLDS        | 13,572   | 82,000   | 203,805  |
| HH INCOME         | \$48,151 | \$58,258 | \$73,219 |

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