



Real Estate Services

FOR SALE!



**973 Patterson Rd.
Dayton, OH 45419**

7-CAP NNN-LEASED RETAIL BUILDING ON BUSY ROAD!

PROPERTY FEATURES:

\$449,900.00

- 2,094 SF Unique Architecture
- Corner of Patterson and Wilmington Ave.
- 21,700 + 9,700 Cars Passing Each Day**
- NEW BUILDING- Constructed in 2022!



- Commercial
- Investment
- Land

David Nianouris
O: 937-431-6489 C: 937-477-1106
DavidNianouris@HowardHanna.com
DNianouris@Gmail.com



Fact Sheet

Address:	973 Patterson Rd. Dayton, OH 45419
Price:	\$449,900.00
County:	Montgomery
City:	Dayton
Building Size:	2,094
Lot Size:	.20
Year Built:	2022
Zoning:	Commercial- ENC- Please Call City of Dayton with Questions
Parking Spaces:	13
Traffic Count:	21,700 on Wilmington and 9,700 on Patterson. **
Roof:	Combination of Asphalt Shingles and Rubber
HVAC:	Forced Air, A/C
Electric:	Two- 200 amp, 1-phase Services
Restrooms:	2

Property Description:

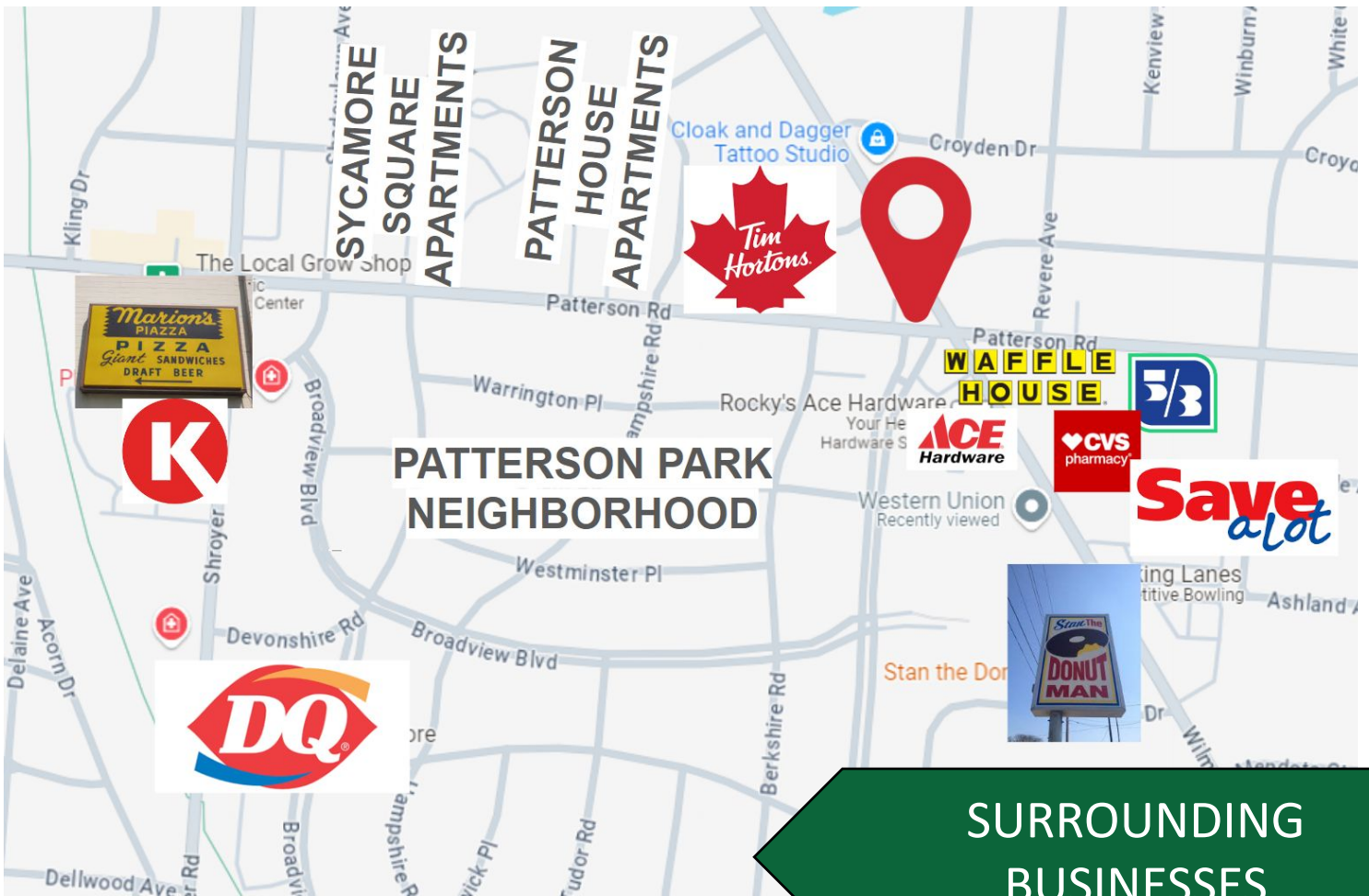
This 7-Cap NNN leased retail shop, built in 2022, offers approximately 2,100 square feet of unique, modern architecture at the highly trafficked intersection of Wilmington Pike and Patterson Road, with daily exposure to 9,700 vehicles on Patterson and 21,700 on Wilmington. The property is tenant-occupied, with an operating business under a NNN lease, providing an attractive investment opportunity. Blueprints and Phase-1 environmental reports are available upon request.

NOTE: Please do not disturb employees or customers if visiting the site without an appointment. Contact the listing agent to schedule a showing.





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