

# 2636 S. SMITHVILLE ROAD

# FOR LEASE

Dayton OH 45420

\$ 15.00/SF NNN



## PROPERTY HIGHLIGHTS

- Stand Alone Building
- Daily traffic count 15,334
- 7,978 of great Retail Space
- Close Proximity to I-35
- 2 Restrooms, small office, utility room in rear
- 10x16 grade level overhead door
- 17' ceilings

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[HRICommercial.com](http://HRICommercial.com)

**HRI**  
Commercial Realty

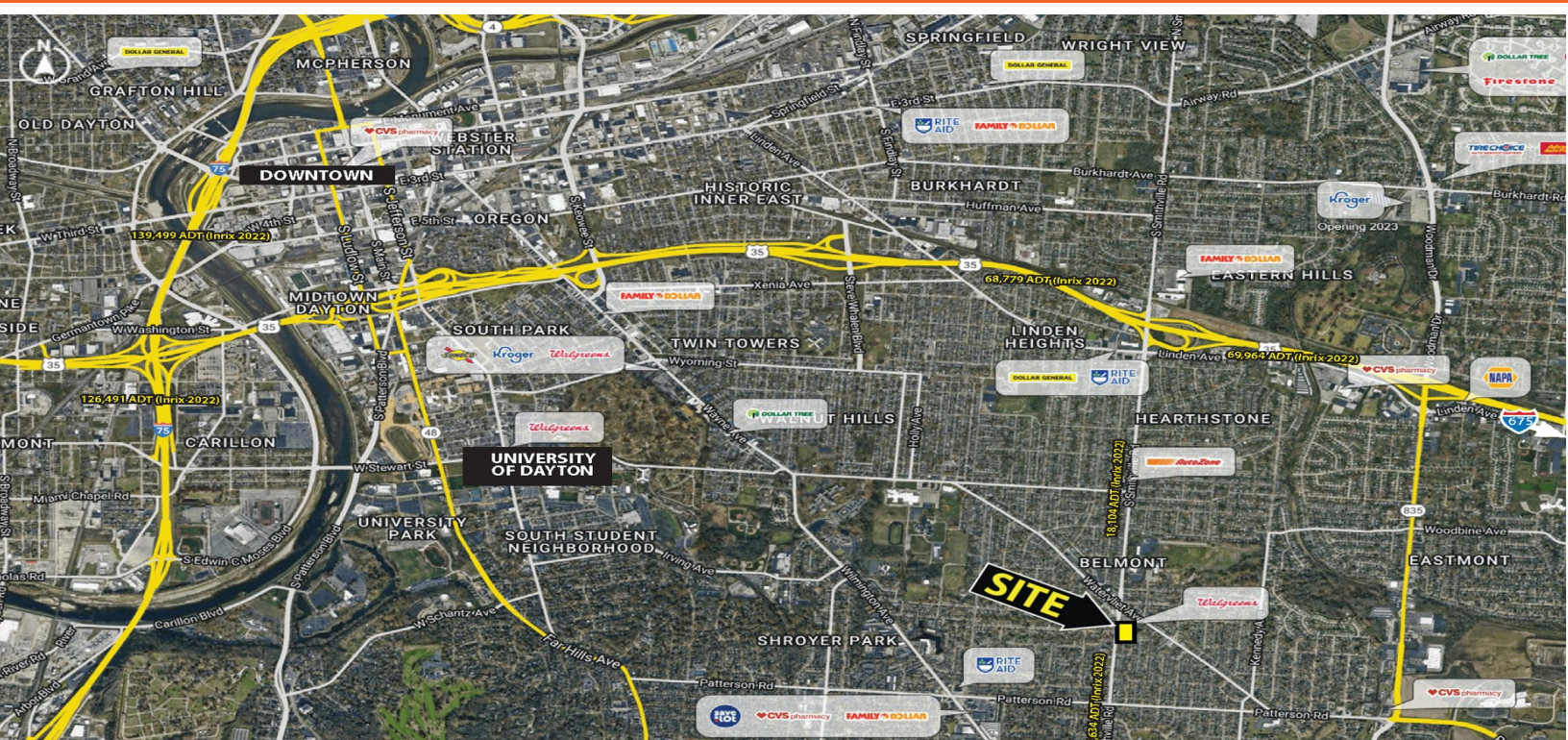
The information contained herein has been obtained from the property owner or other sources that we deem reliable. Although we have no reason to doubt its accuracy, no representation or warranty is made regarding the information, and the property is offered "as-is". The submission may be modified or withdrawn at any time by the property owner.

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## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2023 Total Population	17,716	111,996	209,455
2023 Median Household Income	\$50,587	\$55,017	\$58,321



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7,978 SF retail space current condition



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