

AVAILABLE FOR SALE

CONFIDENTIAL LISTING
OPEN FOR BUSINESS

SPACE AVAILABLE | 135 E. 2nd Street, Dayton, OH



CONTACT:
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WELCOME TO THE REGION WE KNOW

OBERER REALTY SERVICES, LTD.
937-910-0851 | 3445 Newmark Drive, Miamisburg, Ohio 45342 | obererrealty.com



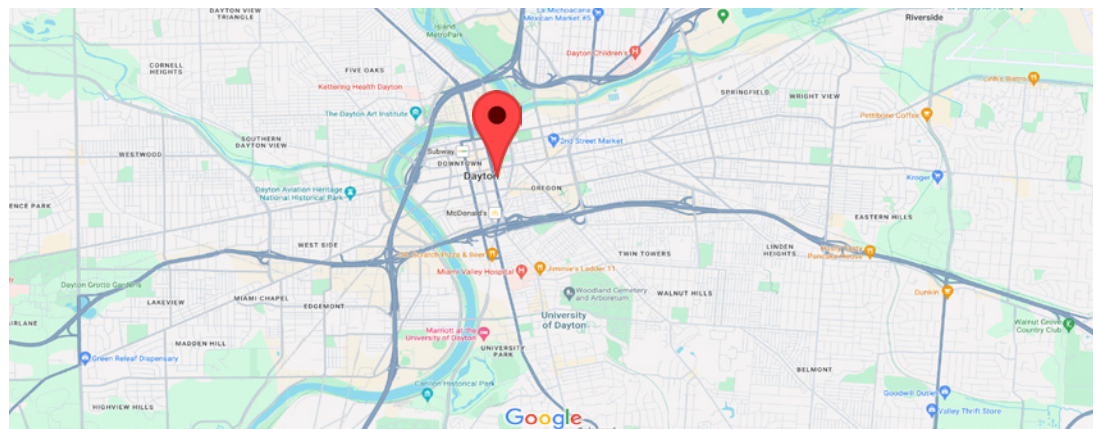
FOR SALE

PROPERTY HIGHLIGHTS

- 14,800 SF three story building
- 1st floor full-service kitchen
- Excellent downtown location
- 1 block from Schuster Center, Victoria Theater and Dayton Dragons Baseball Stadium
- Fully operational elevator servicing all floors
- 2nd floor ideal for large parties
- Full bar on 1st and 2nd floor
- Great patio area
- Located within the Designated Outdoor Refreshment Area (DORA)
- Excellent curb appeal
- Ideal for mixed-use development
- FF&E negotiable

2023 DEMOGRAPHICS

	3 MILE	5 MILES	10 MILES
Population	102,420	217,830	546,640
Total Employees	79,896	132,327	294,073
Total HH Income	\$51,341	\$57,759	\$73,464



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RESTAURANT SPACE



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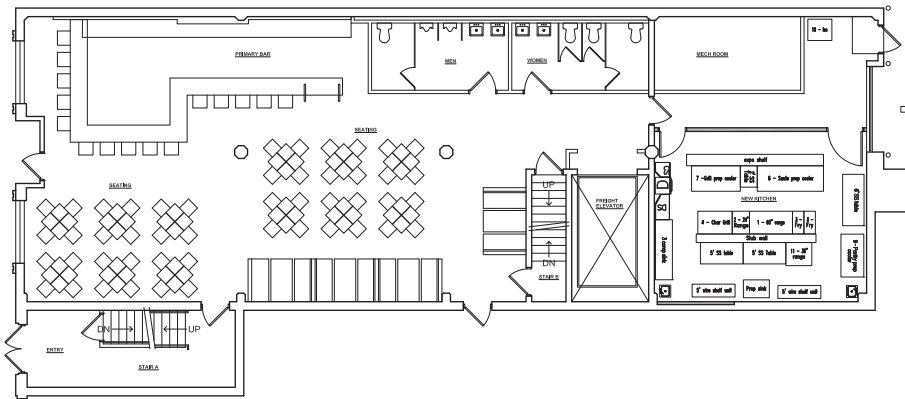
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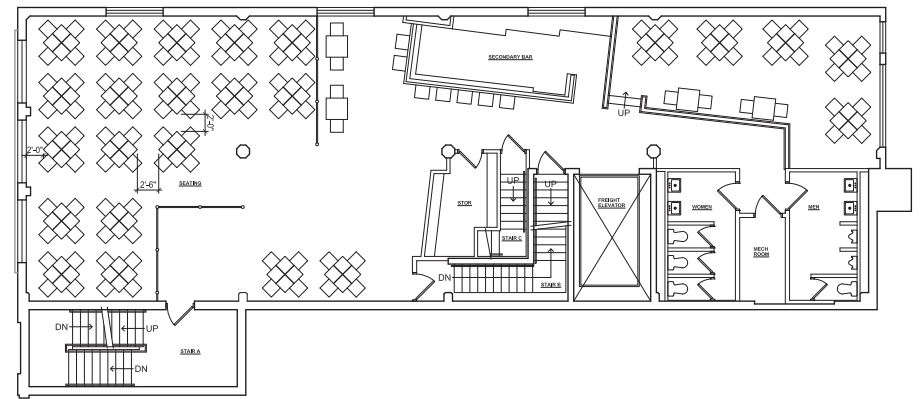


RESTAURANT SPACE

FIRST FLOOR



SECOND FLOOR



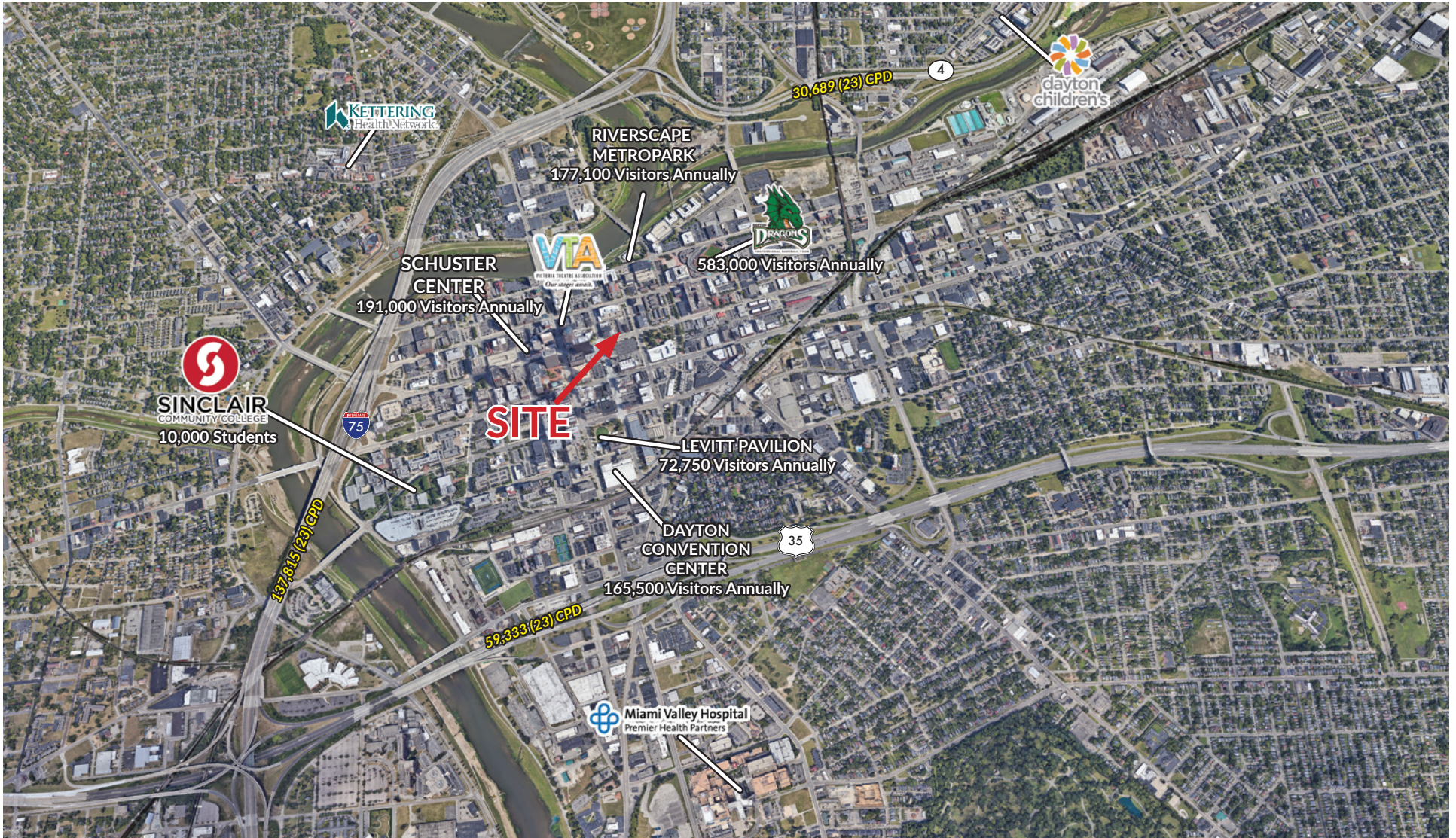
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AERIAL



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Downtown Investment Tracking

Downtown Core- Value of completed projects since 2010: \$731,597,000

Downtown Core - Value of projects in the pipeline: \$635,550,000

Greater Downtown - Value of projects completed since 2010: \$2,267,174,630

Greater Downtown - Value of projects in the pipeline: \$944,200,000

*Greater Downtown encompasses a bigger area than the Downtown Core. It extends past the river and down to the UD area.

4,500

Downtown Residents

13,262

Downtown Employees

483

Homes Under Construction

10,700,000

Downtown visits (1.6 M unique visitors)

2,052

Market-rate Housing Units

436

Market-rate Housing Units in the Pipeline

34,000

Downtown visitors every Friday and Saturday night

Mudlick Building

Located within the Largest DORA district in the state

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