



621 S MAIN ST, ENGLEWOOD, OH 45322



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PASSOV GROUP
COMMERCIAL BROKERAGE

621 S MAIN ST

PROPERTY HIGHLIGHTS

OFFERING HIGHLIGHTS

- 0.59 AC Zoned Commercial
- 3,286 SF Retail space
- Around 20,000 VPD on Main St.
- Positioned on a corner lot along S Main St, with significant visibility for traffic in the surrounding area.

PRICING: \$400,000.00

DEMOGRAPHICS

POPULATION	5 MILE	10 MILE	25 MILE
2024 Estimate	5,639	31,969	67,101
2029 Projection	5,569	31,664	66,467
BUSINESS	5 MILE	10 MILE	25 MILE
2024 Estimated Total Businesses	306	922	1,967
2024 Estimated Total Employees	2,975	10,946	20,499
INCOME	5 MILE	10 MILE	25 MILE
2024 Estimated Average Household Income	\$72,081	\$95,928	\$89,726
2024 Estimated Median Household Income	\$63,208	\$77,291	\$72,064



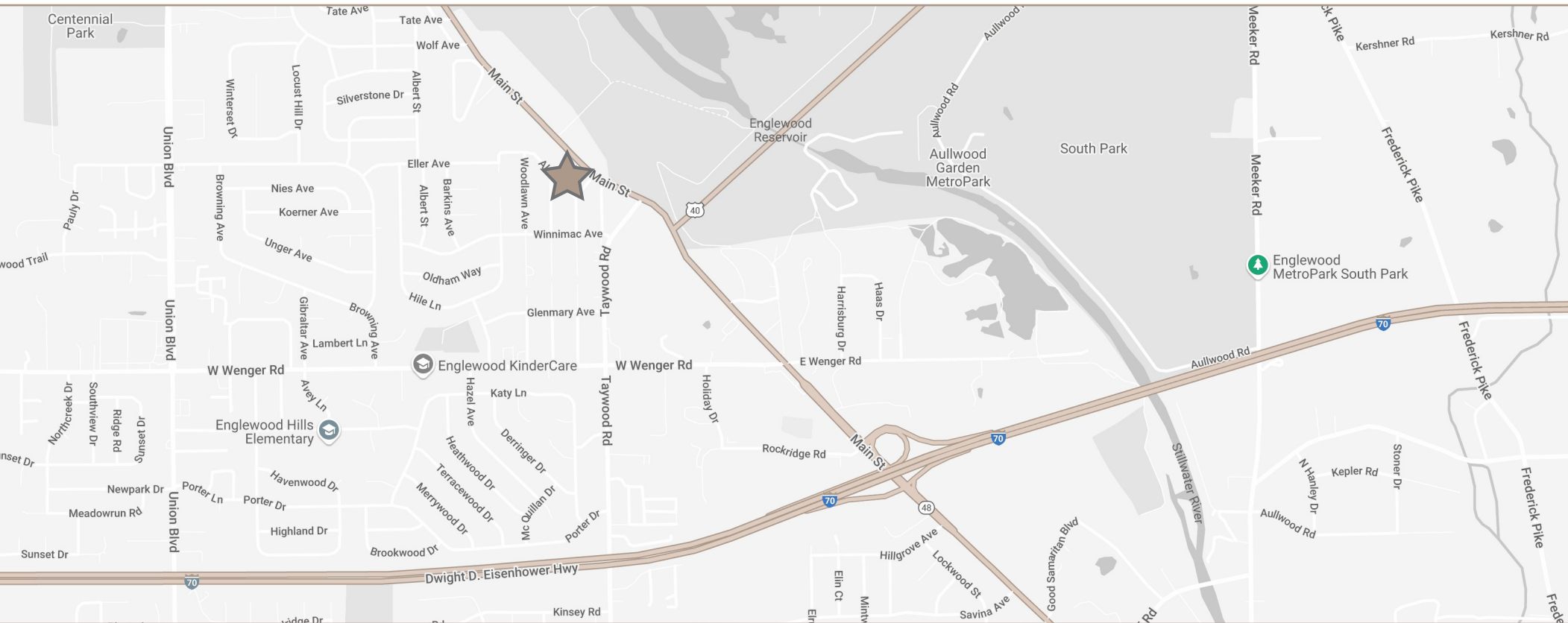
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TRADE AERIAL



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LOCATION OVERVIEW



Englewood, Ohio, is a growing suburban community located just north of Dayton, offering a blend of small-town charm and modern amenities. Known for its excellent schools, safe neighborhoods, and family-friendly atmosphere, Englewood is an attractive destination for residents and businesses alike. The city's strategic location along major highways, including I-70 and close proximity to Dayton International Airport, makes it a prime spot for commercial real estate investment, particularly in logistics, retail, and industrial sectors.

With its expanding population and convenient access to the larger Dayton metropolitan area, Englewood has seen increasing demand for retail and office spaces. The city's main commercial corridors, such as National Road and Union Boulevard, offer excellent opportunities for retail centers, restaurants,

and professional services to cater to the growing community. Additionally, Englewood's close proximity to major industrial hubs and transportation routes has made it attractive for warehouse and distribution facilities, capitalizing on the area's logistics advantages.

The city's ongoing development initiatives and business-friendly policies support continued growth in commercial real estate. Englewood's blend of available land, infrastructure, and regional connectivity creates ample opportunities for investors and developers looking to expand in the Dayton area. Whether through retail developments, office spaces, or industrial facilities, Englewood offers a promising environment for commercial real estate ventures that align with the community's growth and evolving needs.

