Business Condo for Sale or Lease

6848 Loop Road | Dayton, OH | 45459

Henkle Schueler Est. 1935
CORFAC INTERNATIONAL

COUNTY	PROPERTY TYPE	CONDO FEES	SPACE AVAILABLE	SALE PRICE	LEASE PRICE
Montgomery	Commercial	$504/mo.	1,729 SF	$110,000	$10.00/SF NNN

Property & Location Highlights:

- Lease-to-Own Option
- Business condo available for sale or lease in well-established and occupied business park
- Join tenants such as Alternative Physicians Solutions, I-Cubed, and Weston & Company CPA's
- Nearby access to I-675 & SR-48 provide easy access to downtown Dayton
- Strong surrounding residential and commercial demographics
- 37-minutes from Dayton International Airport

All information furnished is from sources deemed reliable and is subject to errors, omissions and changes prior to sale as withdrawal without notice.

For more information, contact:

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CORFAC INTERNATIONAL

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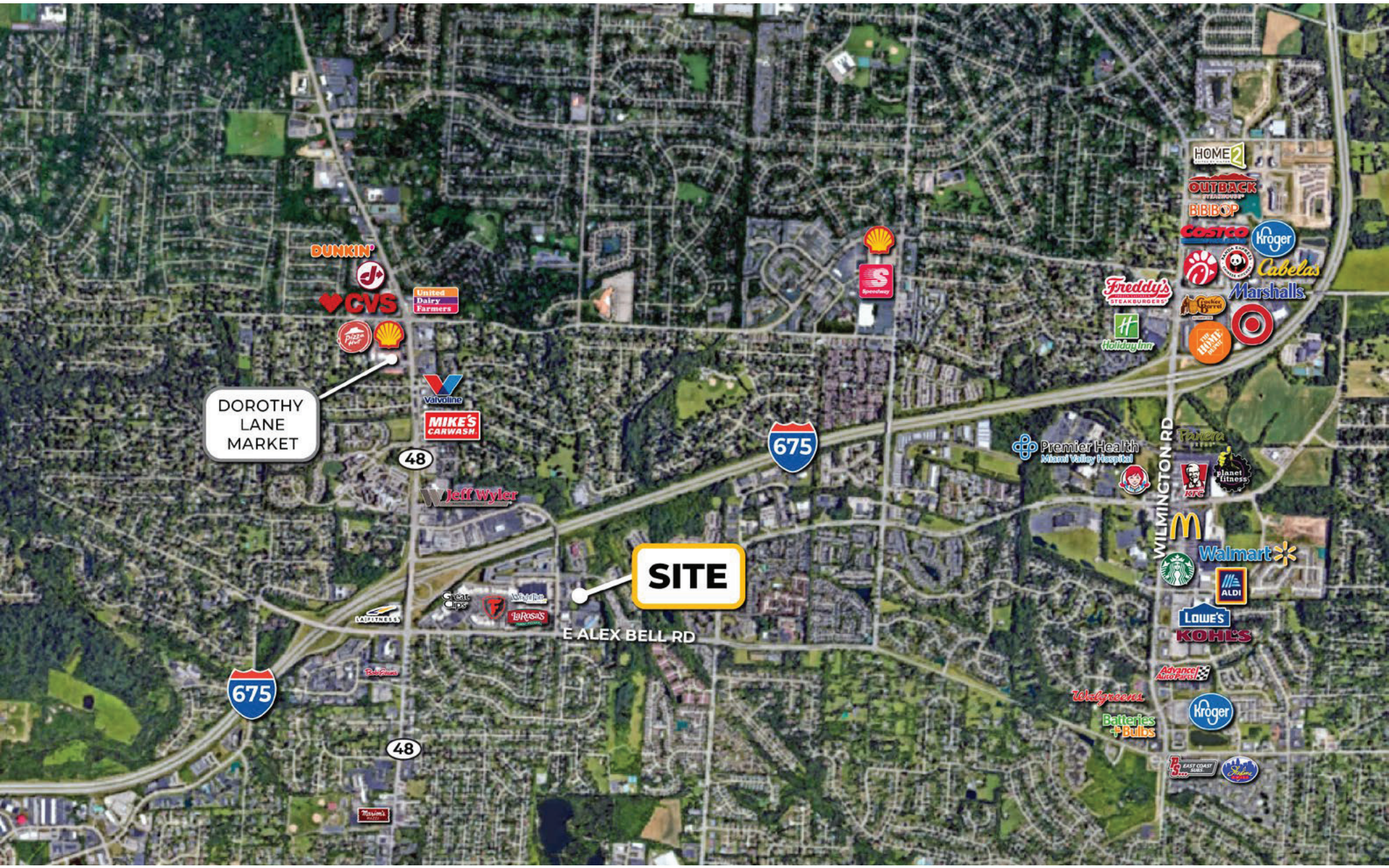

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3000-G Henkle Drive | Lebanon, OH 45036 | 513.932.6010 | 800.589.7535

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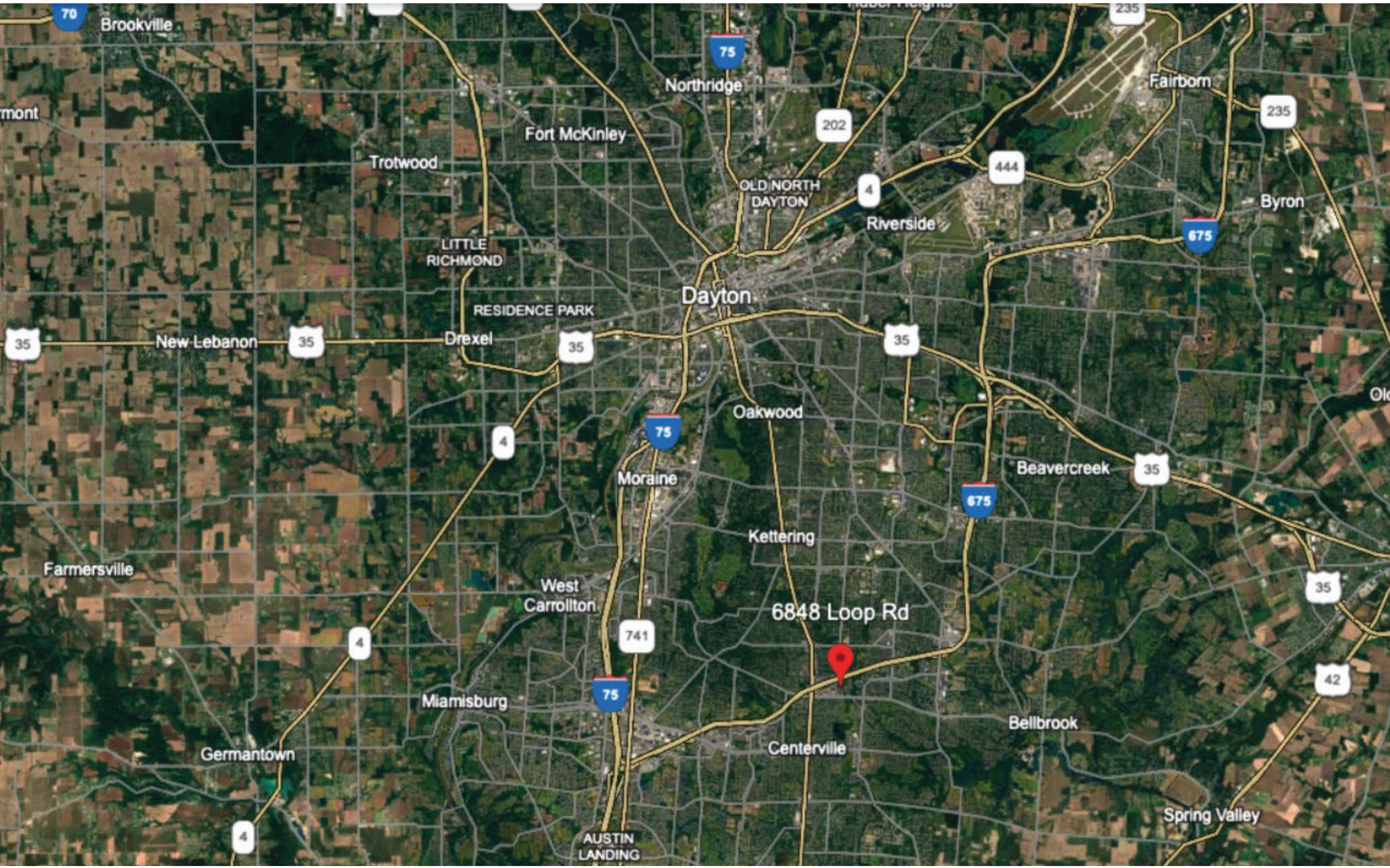

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Radius	1 Mile		5 Mile		10 Mile	
Population						
2029 Projection	7,968		160,321		457,948	
2024 Estimate	7,970		161,906		452,959	
2020 Census	7,754		169,619		447,655	
Growth 2024 - 2029	-0.03%		-0.98%		1.10%	
Growth 2020 - 2024	2.79%		-4.55%		1.18%	
2024 Population by Hispanic Origin	295		5,797		18,492	
2024 Population	7,970		161,906		452,959	
White	6,843	85.86%	134,642	83.16%	347,226	76.66%
Black	309	3.88%	7,637	4.72%	54,578	12.05%
Am. Indian & Alaskan	1	0.01%	90	0.06%	437	0.10%
Asian	244	3.06%	7,321	4.52%	13,727	3.03%
Hawaiian & Pacific Island	1	0.01%	22	0.01%	45	0.01%
Other	572	7.18%	12,194	7.53%	36,946	8.16%
U.S. Armed Forces	59		761		2,826	
Households						
2029 Projection	3,956		69,943		189,698	
2024 Estimate	3,929		70,706		187,973	
2020 Census	3,677		74,163		186,135	
Growth 2024 - 2029	0.69%		-1.08%		0.92%	
Growth 2020 - 2024	6.85%		-4.66%		0.99%	
Owner Occupied	2,176	55.38%	45,672	64.59%	116,814	62.14%
Renter Occupied	1,752	44.59%	25,034	35.41%	71,159	37.86%
2024 Households by HH Income	3,926		70,704		187,973	
Income: <$25,000	541	13.78%	7,985	11.29%	31,778	16.91%
Income: $25,000 - $50,000	914	23.28%	13,311	18.83%	38,478	20.47%
Income: $50,000 - $75,000	647	16.48%	13,062	18.47%	32,174	17.12%
Income: $75,000 - $100,000	561	14.29%	9,551	13.51%	24,335	12.95%
Income: $100,000 - $125,000	381	9.70%	7,049	9.97%	17,316	9.21%
Income: $125,000 - $150,000	318	8.10%	5,530	7.82%	13,239	7.04%
Income: $150,000 - $200,000	401	10.21%	6,782	9.59%	14,867	7.91%
Income: $200,000+	163	4.15%	7,434	10.51%	15,786	8.40%
2024 Avg Household Income	$86,084		$103,272		$91,699	
2024 Med Household Income	$69,667		$77,602		$67,866	

Business Employment by Type	# of Businesses	# Employees	#Emp/Bus
Total Businesses	**902**	**9,403**	**10**
Retail & Wholesale Trade	76	770	10
Hospitality & Food Service	19	414	22
Real Estate, Renting, Leasing	39	294	8
Finance & Insurance	75	298	4
Information	13	114	9
Scientific & Technology Services	105	583	6
Management of Companies	1	3	3
Health Care & Social Assistance	421	3,559	8
Educational Services	15	465	31
Public Administration & Sales	6	54	9
Arts, Entertainment, Recreation	8	45	6
Utilities & Waste Management	13	386	30
Construction	24	87	4
Manufacturing	17	101	6
Agriculture, Mining, Fishing	0	0	0
Other Services	70	2,230	32