

4121 HOOVER AVENUE  
DAYTON, OHIO

RETAIL FOR SALE  
15,120 Square Feet Available



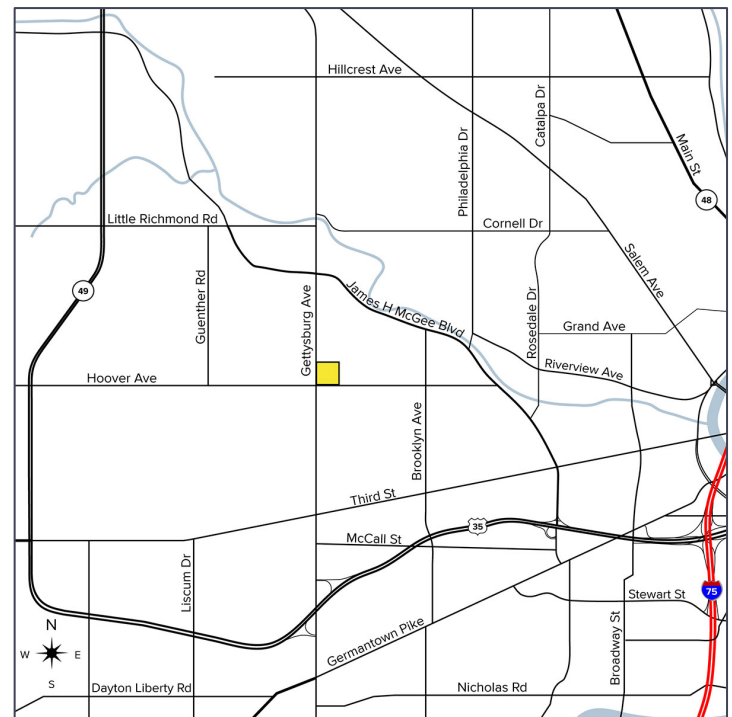
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**CLOSED WALGREENS**



## PROPERTY FEATURES

- 15,120 square feet available
- (1) overhead door
- 2.00 acre corner lot
- Former Walgreens located at the hard corner of N. Gettysburg Avenue and Hoover Avenue
- Absolute NNN lease set to expire March 2028
- Great for Investment/Development Opportunity/Retail/Automotive/Carwash/Restaurant/Multi-Tenant and more
- Excellent visibility with high traffic counts
- Surrounded by retailers
- Sale Price: \$3,000,000 (\$198.41/sq. ft.)



For more information, please contact:

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**MARVIN PETROUS**  
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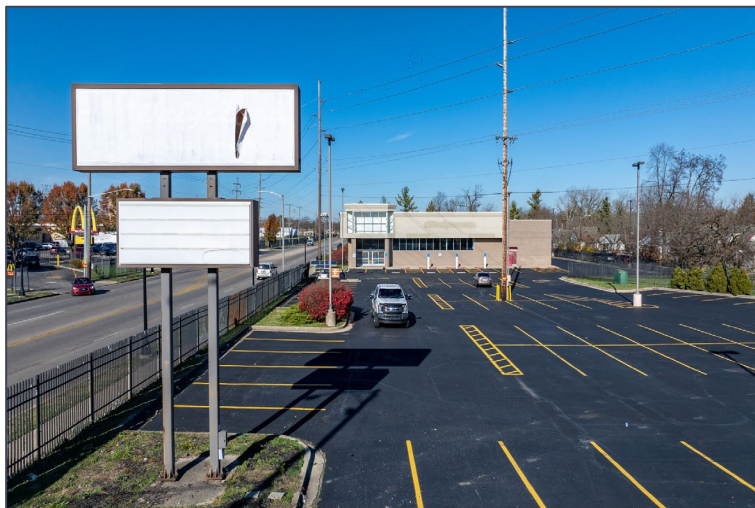
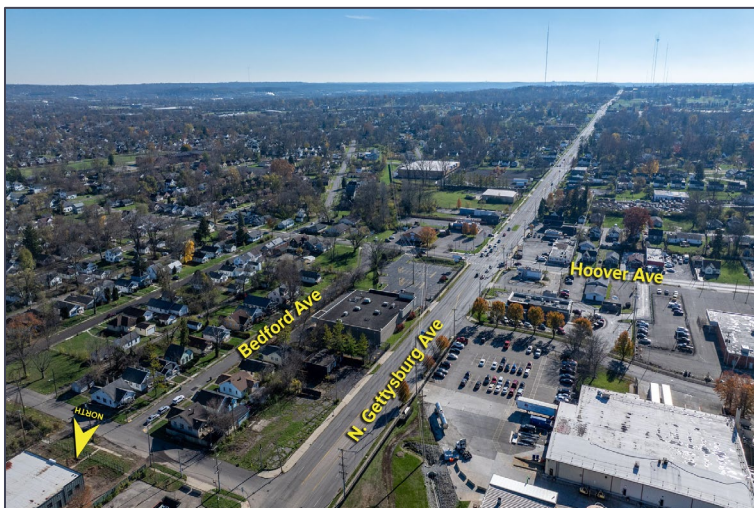
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# 4121 Hoover Avenue – Dayton, Ohio

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## Additional Photos



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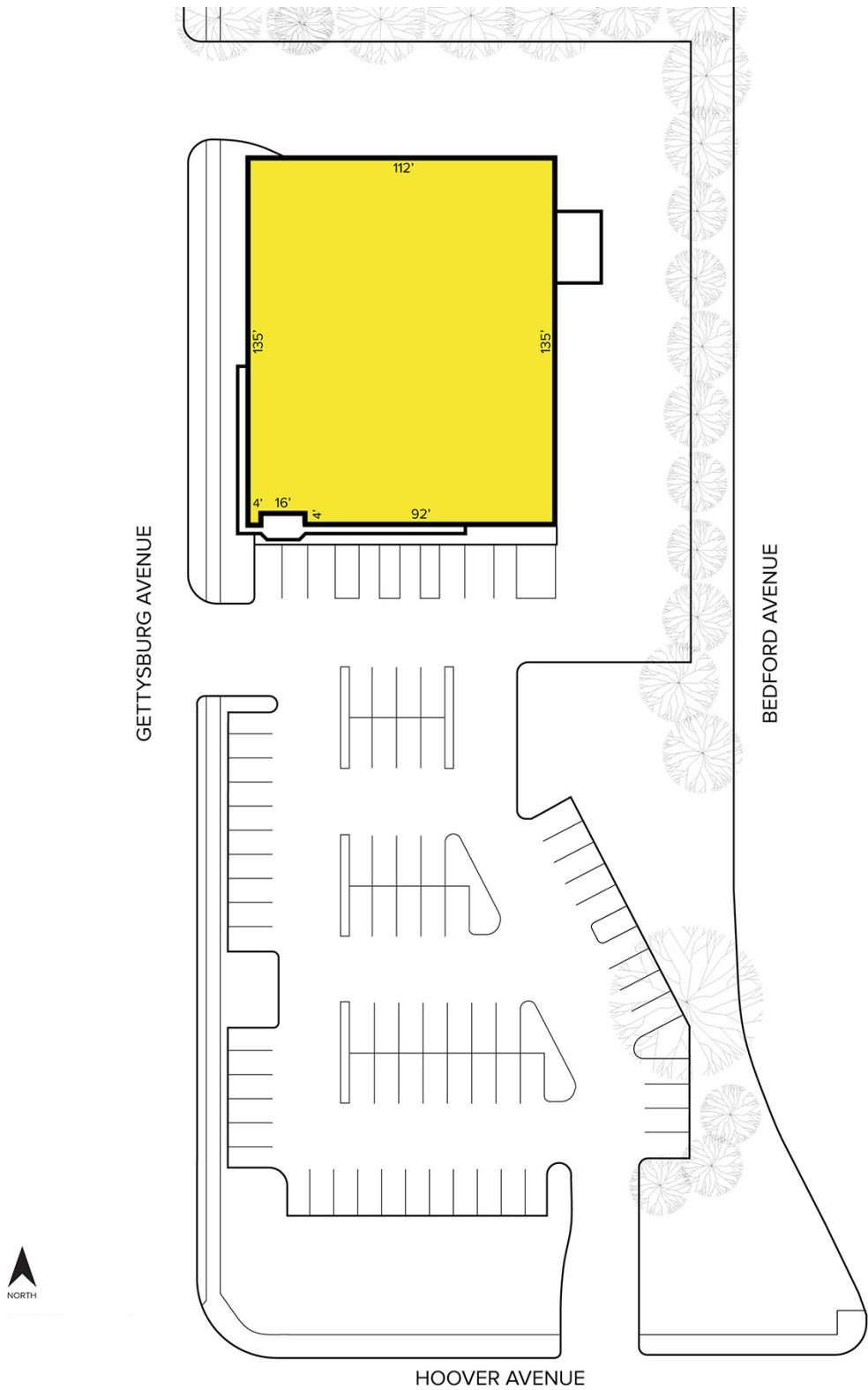
**SIGNATURE ASSOCIATES**  
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## Site Plan



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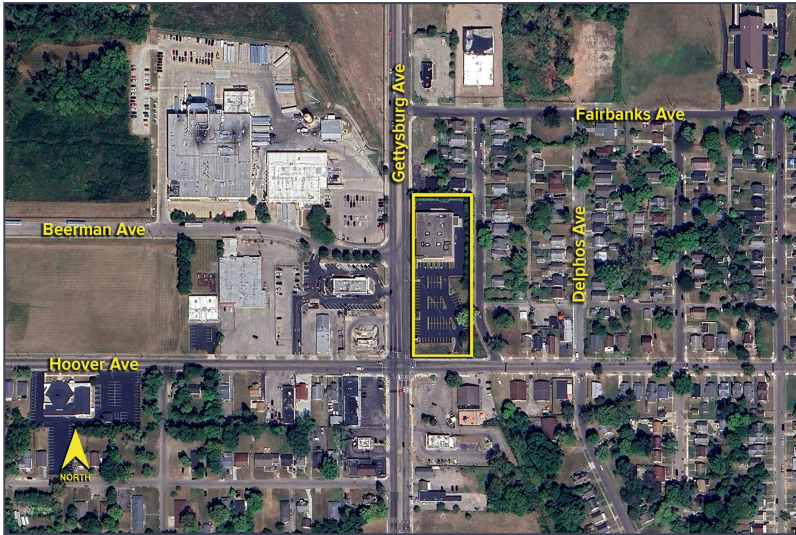
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## Retail For Sale

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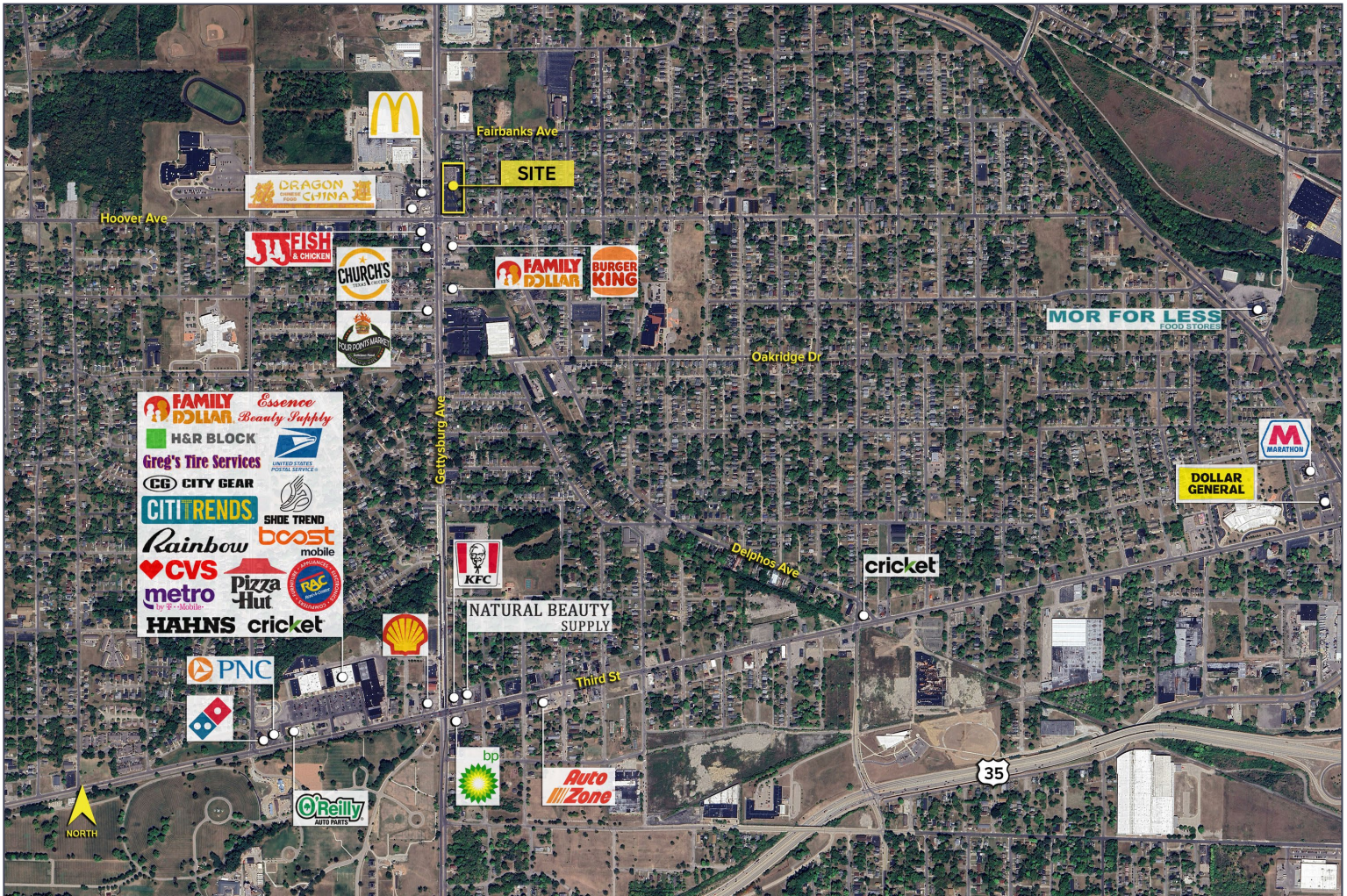


### DEMOGRAPHICS

	POPULATION	MED. HH INCOME
1 MILE	9,139	\$38,124
3 MILE	71,926	\$40,531
5 MILE	146,975	\$46,985

### TRAFFIC COUNTS (TWO-WAY)

6,882	Hoover Ave. E of N. Gettysburg Ave.
8,052	Hoover Ave. W of N. Gettysburg Ave.
11,895	N. Gettysburg Ave. S of Hoover Ave.
12,886	N. Gettysburg Ave. N of Hoover Ave.



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