



retail

Commercial Real Estate Solutions®

For Sale or Lease
101 Pine Street
Dayton, OH 45402



Building and Parking Lot Located in the Oregon District For Sale or For Lease

The **Oregon District** is Dayton's oldest Historic District, that offers the very best of urban living, beautiful historic homes and within walking to some of the best restaurants, unique shopping and entertainment venues around...

Equity LLC presents for sale this multi story building and parking lot located in the heart of Dayton, Ohio approximately 1.5 miles from Interstate 75 and .7 miles to US-35 positioned off Fifth Street!

Make a great impression on your clients and employees at this location!

- *Rare 29,775 SF / 3 Story building opportunity with 60 + surface parking lot facing the Oregon District*
- *Former iHeartRadio, WTUE, Mix 107.7 and many more*
- *Come join Wiley's Comedy Nightclub, the premier comedy club in Dayton!*
<https://www.wileyscomedy.com/>
- *First Floor - 6,000 SF available
Second Floor - 10,000 SF available
Third Floor - 10,000 SF available*
- *Unlimited opportunities with this building, great for brewery/restaurant/ Mixed residential/hotel boutique/retail/ office/ COhatch space area within a few minutes of Dayton's Central Business District*
- *Fully Sprinklered! New Roof, Windows and HVAC over \$750,000 renovation in 2013*
- *For Lease \$10.00 PSF modified gross*
- *For Sale \$1,975,000*



Primary Advisor Contact:

Tracey Herron

Vice President of Sales/ Leasing

Equity, LLC

11 W Monument, Suite 506

Dayton, OH 45402

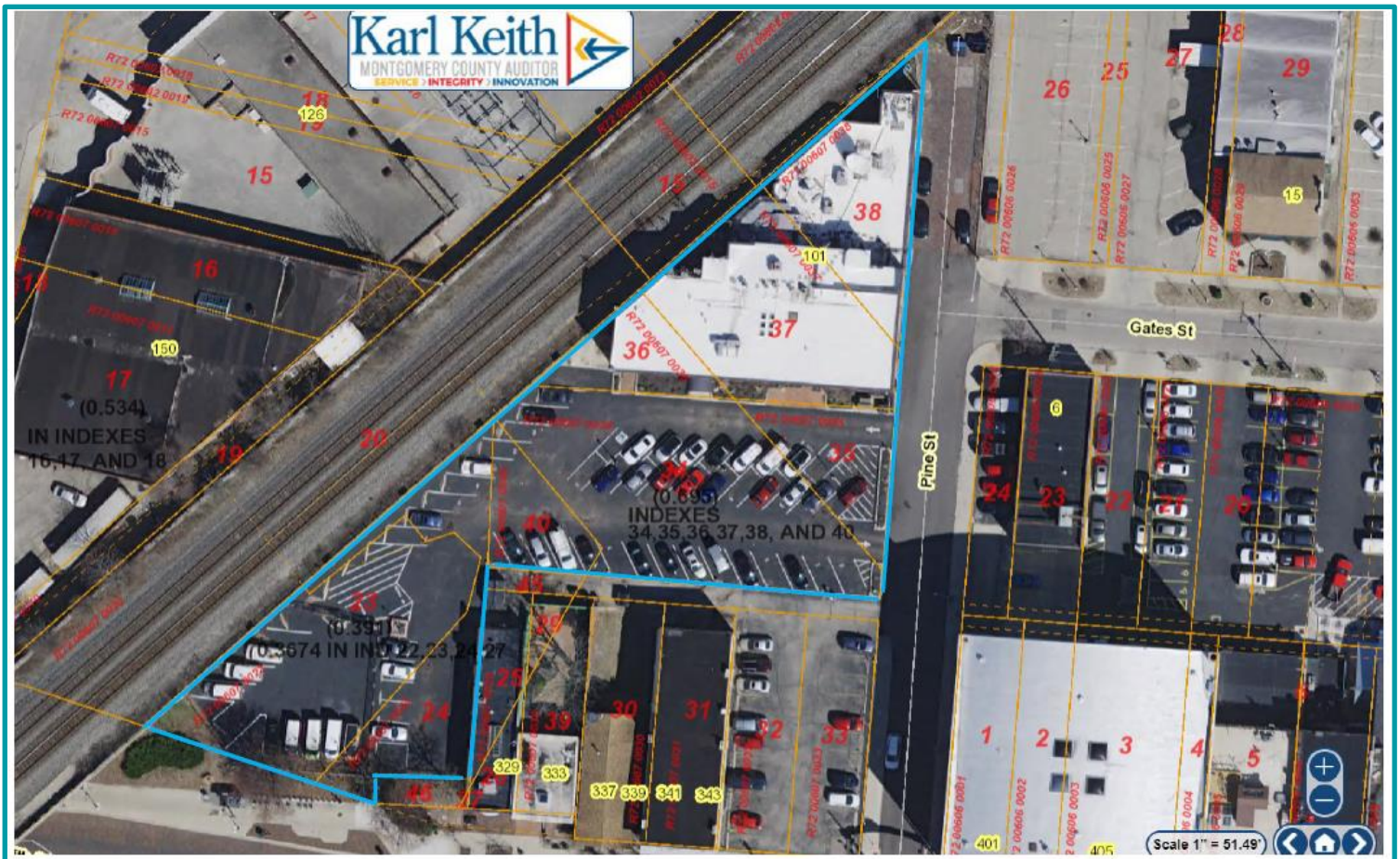
Cell/Text/Direct 937.216.4636

Office 937.291.1179

Fax 937.291.1547

therron@equity.net

Building and Parking Lot



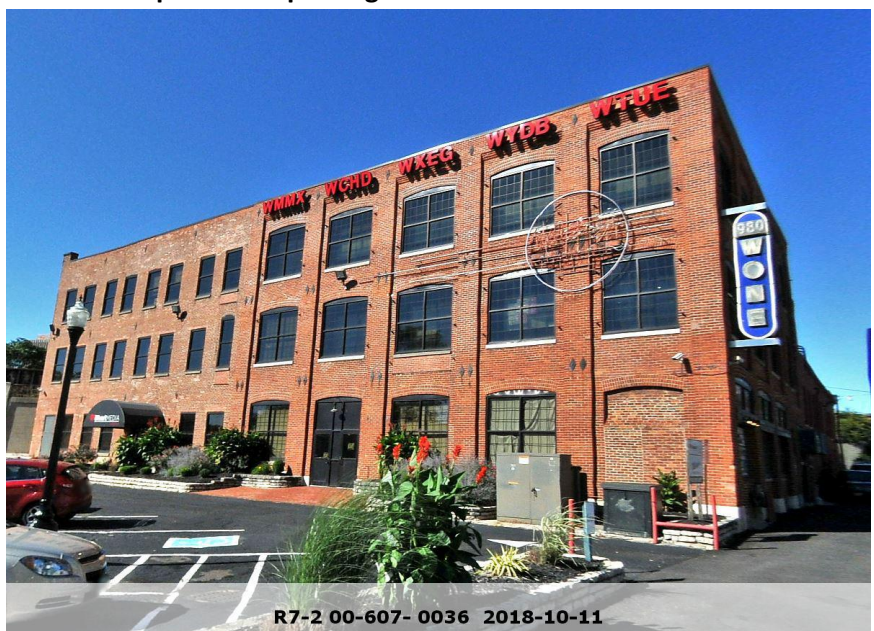
Building Parcel Numbers

PARID: R72 00607 0022
 PARID: R72 00607 0034
 PARID: R72 0067 0036
 PARID: R72 0067 0040

- ✓ Acres 1.205 +/-
- ✓ Built in 1837
- ✓ Over \$750,000 in renovations in 2013;
- ✓ New Windows
- ✓ New Roof
- ✓ New HVAC
- ✓ 1 elevator
- ✓ Fully sprinklered
- ✓ Comedy Club with full bar and seating for 220
- ✓ Move-in condition building
- ✓ 3 Phase service
- ✓ Full architectural drawings

Parking Lot

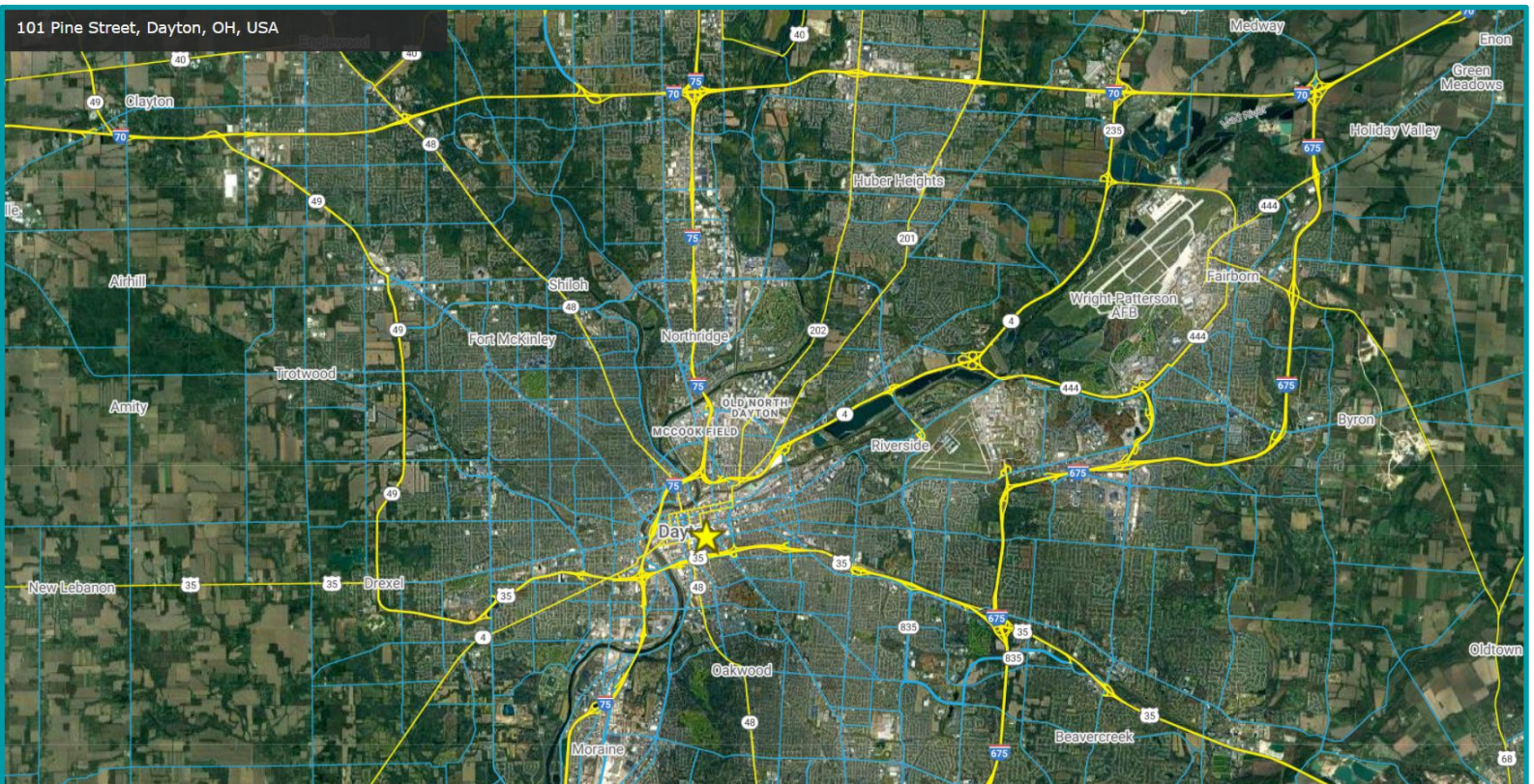
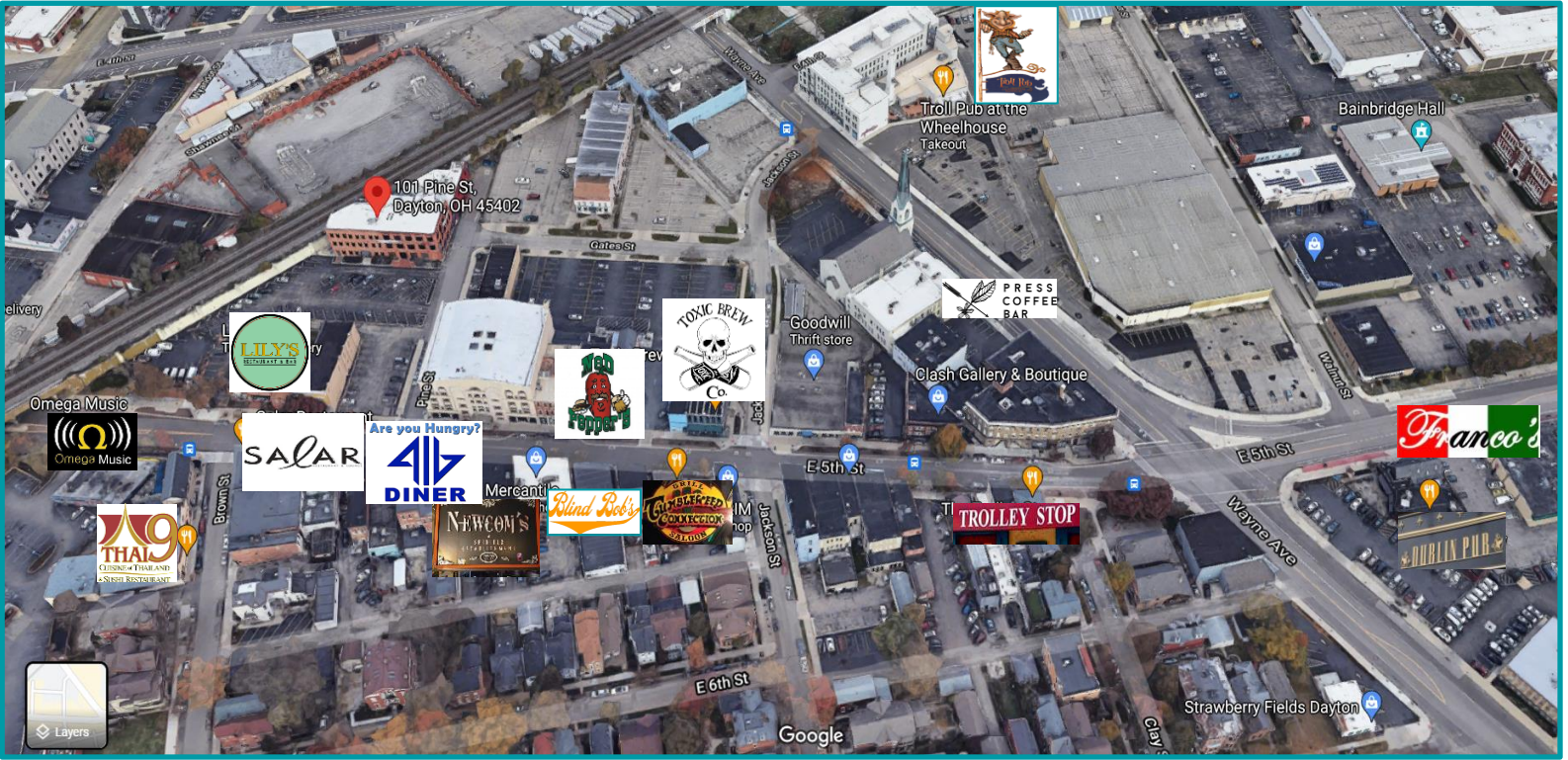
Over 60+ Spaces free parking



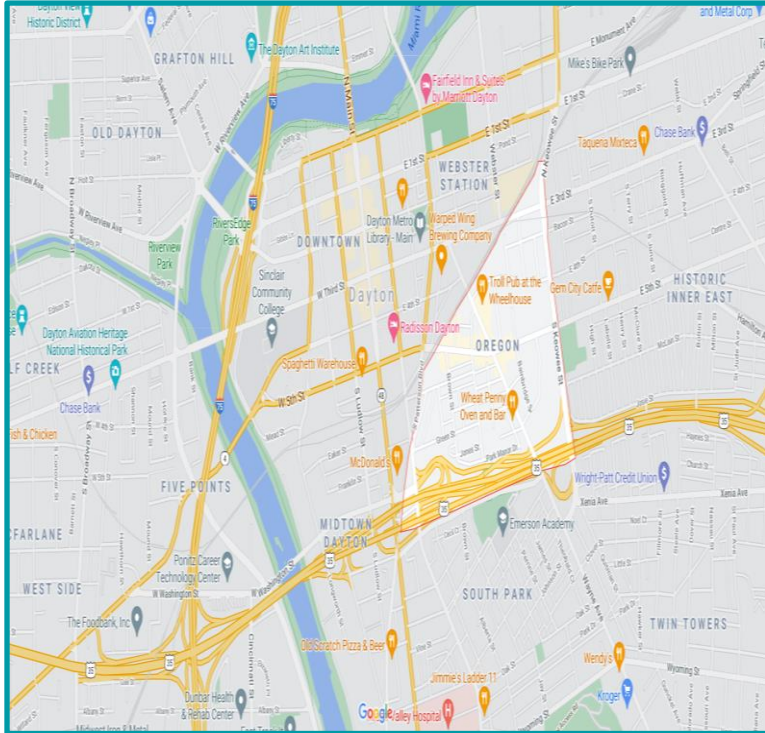
R7-2 00-607- 0036 2018-10-11

* Located in an Opportunity Zone : <https://dashboards.mysidewalk.com/dayton-oh-opportunity-zones-11b5158037c7>

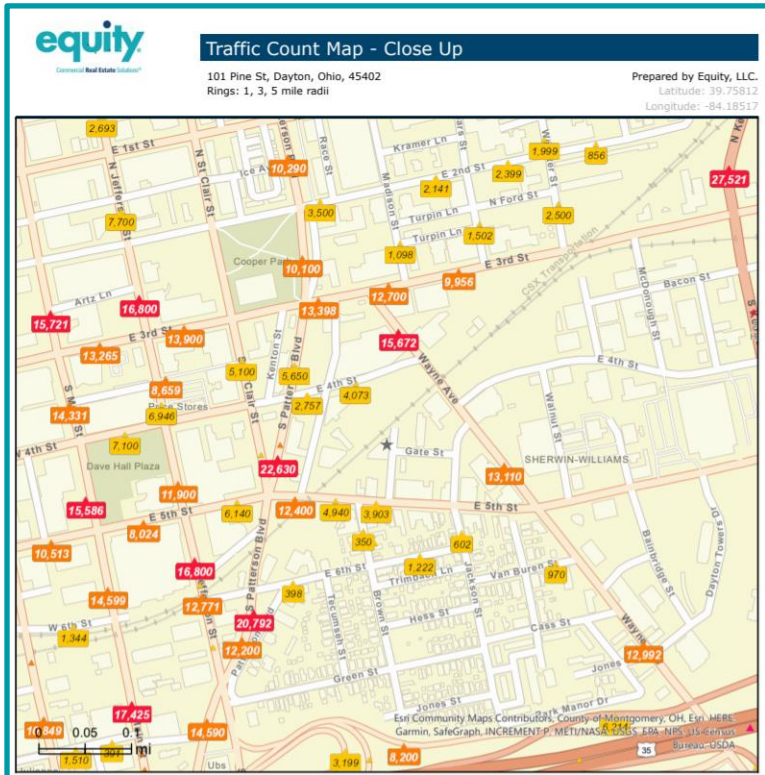
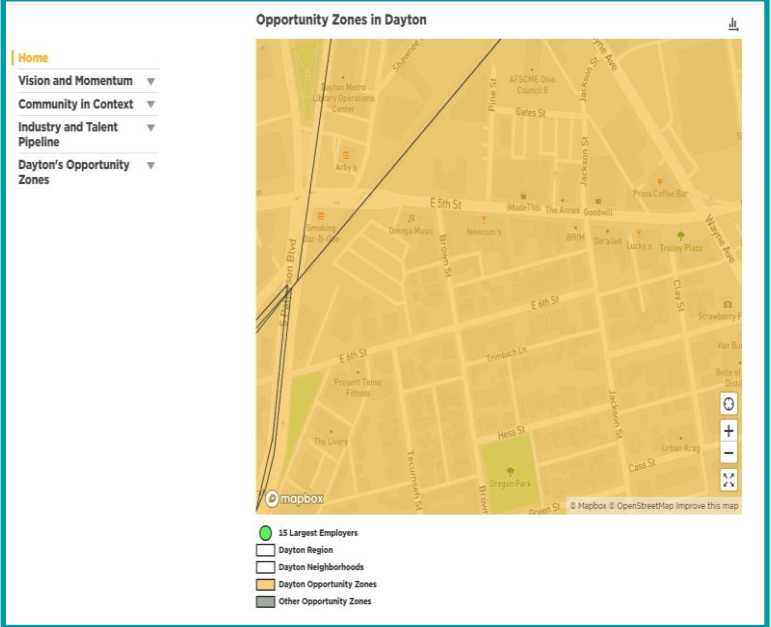
Market at a Glance



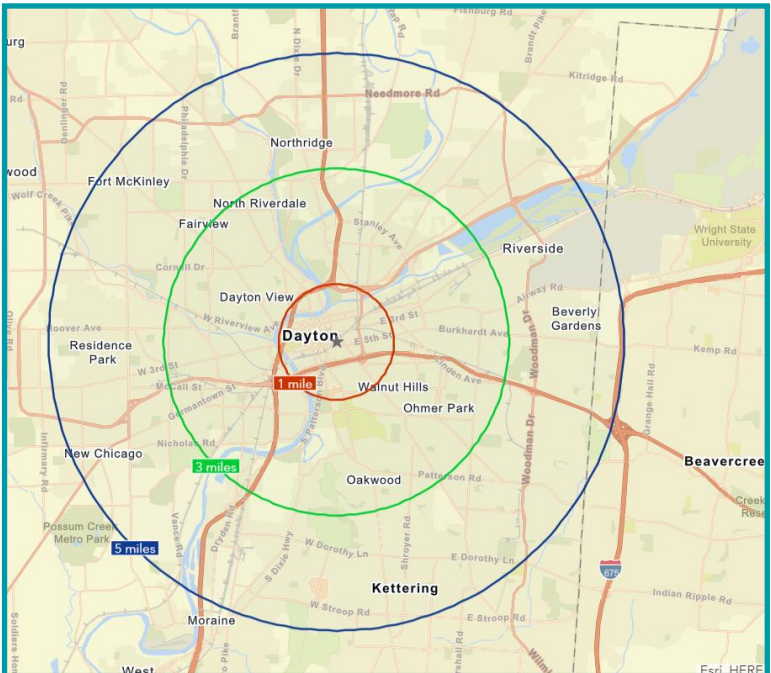
Immediate Area



* Located in an Opportunity Zone : <https://dashboards.mysidewalk.com/dayton-oh-opportunity-zones-11b5158037c7>



1,3,5-mile radius

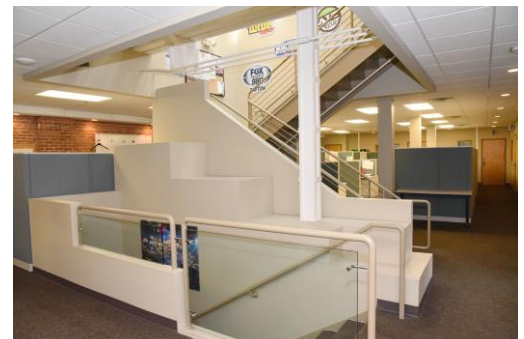
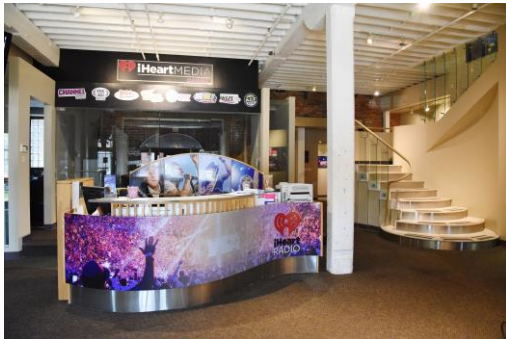


DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	10,224	100,992	215,778
Average HH Income	\$46,817	\$50,373	\$54,735
Daytime Employees	38,119	81,131	141,778

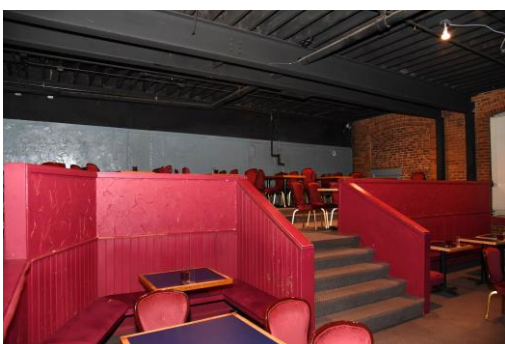
Pictures



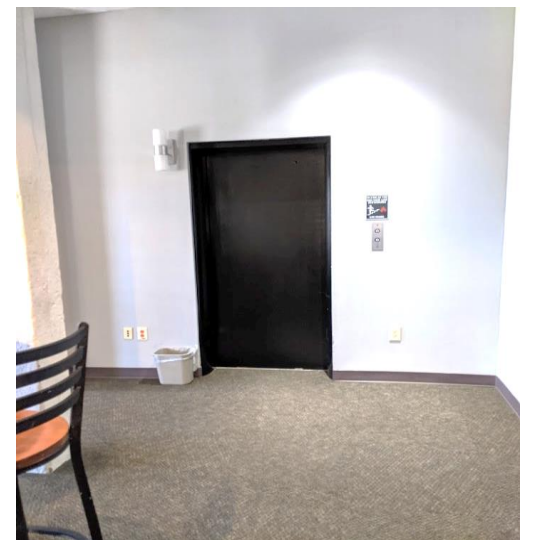
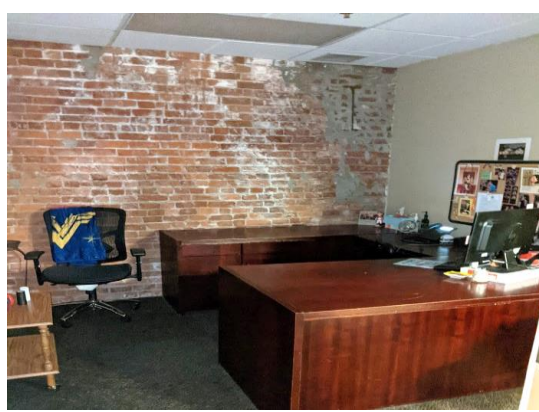
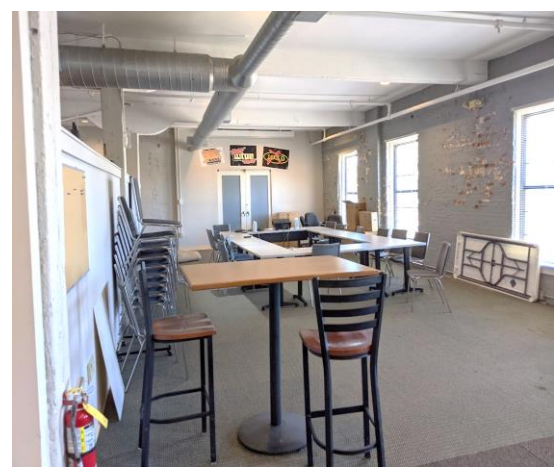
Founded in 1982, Wiley's Comedy Joint is the original comedy club in Dayton. This intimate 220-seat venue has featured everyone from Dave Chappelle to Bill Hicks, and is known for producing quality comedy every single night.



Pictures



Pictures



Building History

101 Pine Street - Building History

101 Pine Street owes its existence to the 1829 Miami-Erie canal it outlived, fashioned to fit within its channel as it cut through the Oregon District and was used to transport the goods built here.

The first reference to 101 Pine Street is found in the 1839 John Van Cleve map of the City of Dayton which shows two buildings set on the lot at the base of the canal. During that time Fifth Street turned into Lory Street as it entered the district and Gates Street was the original Findlay Street. 101 Pine was part of a busy district, filled with shops and manufacturing companies and occupied by everything from mongers, tool makers and machinists to printers and box manufacturers. Tenants of 101 Pine included Gebhart & Marshall Stove & Machine Foundry, Herman and Herschelrode Manufacturing Company, the Miami Valley Cigar Box Factory, Gondert & Leinesch Box Factory, Dayton Pitless Scales, Bernhard Brothers Coffee Roasters, Scientiae Corporation Tool Manufacturers, Rieck Sheet Metal and Wagner Printing. At various times the parking area in front housed a Wells-Fargo Express Stable, a foundry and a dairy supplies warehouse.

The fortunes of the neighborhood rose and fell, yet 101 Pine has endured, surviving the closing of its canal channel in 1851, a 'brilliant blaze' in 1896 which leveled its neighbor, the devastating 1913 flood which crested just below the top of its first floor windows and the construction of the elevated railroad tracks which cut a swath through the downtown in 1928. In fact, while newer buildings were being abandoned, 101 Pine Street was constantly occupied. Throughout its 178 years it was totally vacant only once, in 1985, when it was briefly 'between' restaurants.

Today, 101 Pine Street revels in glory as never before, filled with offices and computerized technology, the result of an estimated two million dollar renovation as the home of iHeart Media Dayton and its 8 radio stations: WMMX Mix 107.7, WTUE 104.7 Rocks, WCHD Channel 99.9, WYDB B-94.5, WZDA Alt 103.9, WRZX Big 106.5, WONE-AM Fox Sports and WIZE-AM Springfield's Classic Country.



Building History Timeline

BUILDING HISTORY

Timeline

- 1829 – The Miami-Erie Canal comes through the area. This building was built and situated to take advantage of the Canal for shipping and transportation of goods. The current railroad tracks (on the side the building) follow the canal as it cuts through the Oregon District.
- 1839 – We see the first reference to 101 Pine Street on the 1839 John van Cleve map of the City of Dayton which shows two buildings on this lot at the base of the Canal. On that map, 5th Street was called Loury Street and Gates Street was the original Findlay Street.
- 101 Pine Street was part of a busy district, filled with shops and manufacturing companies and surrounded by homes (just as it is today)
- This building has been home to everything from mongers (sellers of various products), tool makers and machinists to printers and box manufacturers to restaurants. Tenants have included Gebhart & Marshall Stove and Machine Foundry, Miami Valley Cigar Box Factory, Dayton Pitless Scales, Bernhard Brothers Coffee Roasters and Wagner Printing among many others.
- At various times, the parking lot in front housed a Wells-Fargo Express Stable, a foundry and a dairy supplies warehouse.
- The neighborhoods fortune rose and fell and yet 101 Pine Street endured
- 1851 – even surviving the closing of the Canal in 1851
- 1896 – surviving what was described as a “brilliant blaze” that levelled its neighbor
- 1913 – The Great Dayton Flood – The flood waters crested just below the top of its first floor windows
- 1928 – The construction of the elevated railroad tracks which cut a swath through the downtown, but 101 Pine Street was spared
- Throughout its’ 187 years, it was totally vacant only once in 1985 when it was briefly “between” restaurants.
- **iHeartMedia** has been in the location since April 1997

Market Area

DAYTON, OH - OVERVIEW

The 2020 U.S. census estimate put the city population at 140,343, while the Dayton metropolitan area has 803,416 residents, making it the sixth-largest metropolitan area in Ohio, after Cleveland, Cincinnati, and Columbus, and the 63rd largest in the United States. The Dayton-Springfield-Greenville Combined Statistical Area had a population of 1,080,044 in 2010 and is the 43rd largest in the United States. Dayton is situated within the Miami Valley region of Ohio just north of the Cincinnati - Northern Kentucky metropolitan area.

Dayton is within 500 miles of 60% of the population and manufacturing capacity of the U.S. and so is defined as one of only two major logistics centroids in the United States. Dayton's air market reaches over 137 million people. It plays host to significant industrial, aerospace, and technological/engineering research activity and is known for the many technical innovations and inventions developed there. Much of this innovation is due in part to Wright-Patterson Air Force Base and its place within the community. Dayton's businesses have diversified into the service economy including the insurance, legal, education and healthcare sectors.

Dayton is also noted for its association with aviation; the city is home to the National Museum of the United States Air Force. The city was the home of the signing of the Dayton Peace Accords, which brought an end to the war in Bosnia. Orville Wright, poet Paul Laurence Dunbar, and entrepreneur John H. Patterson were born in Dayton. Dayton is also known for its many patents, inventions, and inventors that have come from the area, most notable being the Wright Brothers' invention of powered flight. In 2008, Site Selection magazine ranked Dayton the #1 medium sized metropolitan area in the nation for growth and expansion.

Dayton is home to many major corporations and companies such as Wright-Patterson Air Force Base, Reynolds and Reynolds, CareSource, Speedway, AK Steel, Cargill, Cox Enterprises, NewPage Corporation, Huffy Bicycles, LexisNexis, Kettering Health Network, Premier Health Partners, and Taylor Corp. Many on the Fortune 500 company. Behr Dayton Thermal Products LLC is also located in Dayton.

POPULATION

Dayton MSA is the 6th largest in Ohio with a metro population of 841,502 and over 330,000 households. Average Household Income of \$64,400 and median age of 39.9.

TRANSPORTATION

The Dayton International Airport, located just nine miles from downtown, is within 90 minutes by air of 55% of the country's population known as the "Crossroads of America", the Miami Valley is at the intersection of Interstates 70 & 75, which crosses just North of the Dayton city limits. I-75 connects the northern border of the US to the southernmost tip in Florida, while I-70 connects the east and west coasts. This intersection is a focal point in the national network of interstate highways and major state routes. The Interstate 675 bypass from I-70 E. of Dayton joins I-75 south to improve circulation and allow easy access to Columbus and Cincinnati.

Market Area

COLLEGES AND UNIVERSITIES

Colleges and Universities in the Greater Dayton area include:

- University of Dayton
- Wright State University
- Kettering College of Medical Arts
- Sinclair Community College
- Miami Jacobs Career College
- Wittenberg University
- Central State University
- Cedarville University
- Air Force Institute of Technology
- Antioch University McGregor
- Clark State Community College
- Edison State Community College
- Miami University-Middletown
- United Theological Seminary
- Urbana University
- Wilberforce University
- Wilmington College

MAJOR EMPLOYERS

Wright-Patterson Air Force Base	27,400	United States Air Force
Premier Health Partners	14,135	Hospitals
Kettering Health Network	5,029	Hospitals
Montgomery County	4,559	Government Offices
The Kroger Company	4,100	Grocer-Retail
LexisNexis	3,100	Computer Solutions
Sinclair Community College	2,726	Schools, Colleges, Universities
Dayton Public Schools	2,574	School, Public
Wright State University	2,948	Schools, Colleges, Universities
AK Steel Corporation	2,400	Steel Producer
Honda of America Manufacturing	2,400	Manufacturing
Community Mercy Health Partners	2,297	Health Care
University of Dayton	2,191	Schools, Colleges, Universities
VA Medical Center	1,914	Health Care Provider
City of Dayton	1,913	Government Offices
Emerson Climate Technologies	1,533	Air Conditioning Equipment
Meijer, Inc.	1,367	Grocer-Retail
Children's Medical Center of Dayton	1,335	Hospitals
Cox Media Group	1,100	Media

MEDICAL CENTERS

- Mercy Medical Center
- Wright Patterson AFB Medical Center
- Kettering Medical Center
- Grandview & Southview
- Good Samaritan Hospital
- Miami Valley Hospital-Premier
- Dayton Veterans Affairs Medical Center
- Soin Medical Center
- Dayton Children's

REGIONAL ENTERTAINMENT

- National Parks Service
- The Dayton Art Institute
- National Museum of the United States Air Force
- Dayton Dragons Minor League Baseball
- Scene 75 Entertainment Center

Primary Advisor Contact:

Tracey Herron

Vice President of Sales/ Leasing

Equity, LLC

11 W Monument, Suite 506

Dayton, OH 45402

Cell/Text/Direct 937.216.4636

Office 937.291.1179

Fax 937.291.1547

therron@equity.net