

COMMERCIAL DIVISION

FOR LEASE

617 SHROYER RD

Dayton, OH 45419



For More Information:

5700 GATEWAY BLVD SUITE 200
MASON, OH 45040
WWW.BHHSCRE.COM

BERKSHIRE HATHAWAY COMMERCIAL DIVISION
513.204.9539
commercial@bhhspro.com



PROPERTY DESCRIPTION

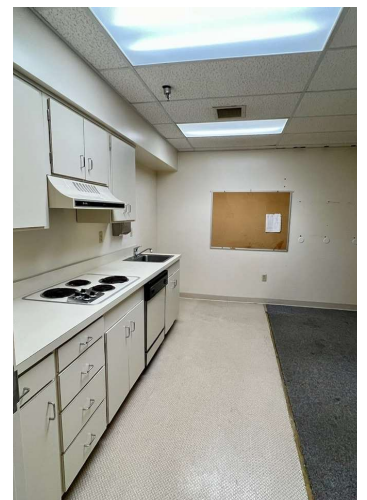
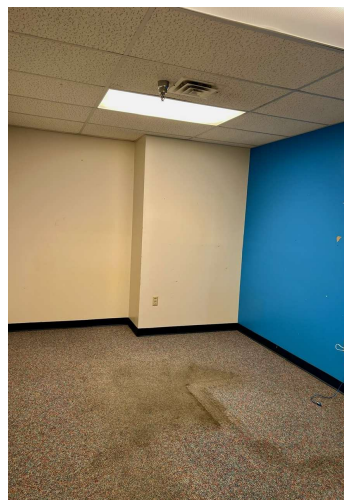
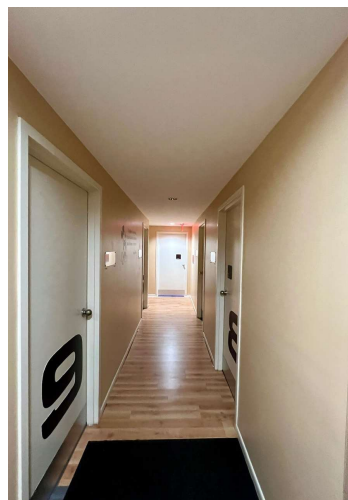
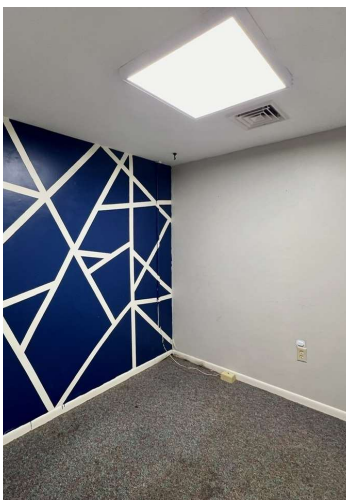
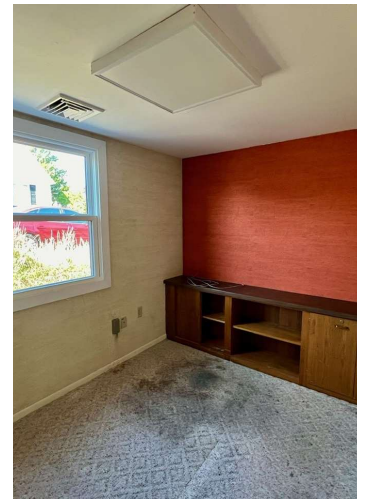
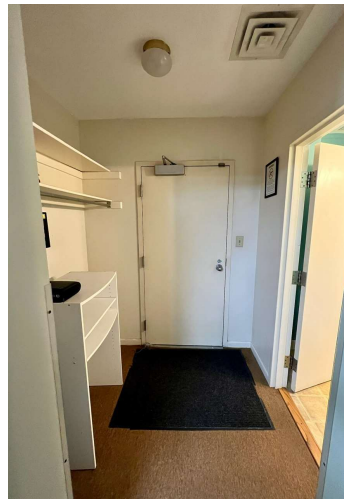
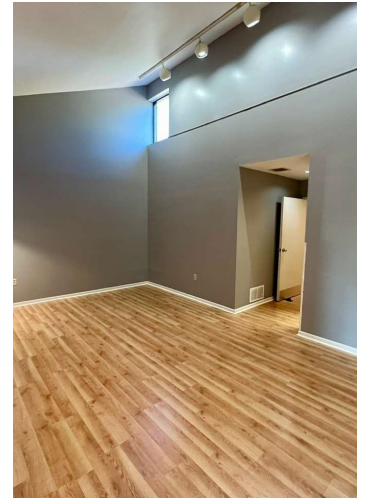
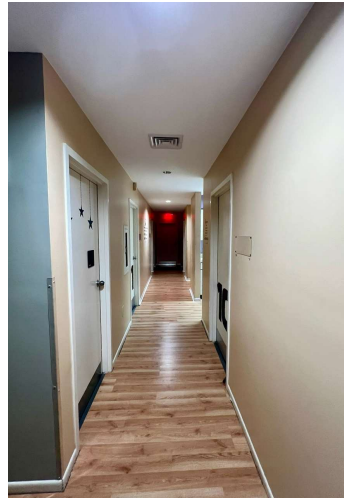
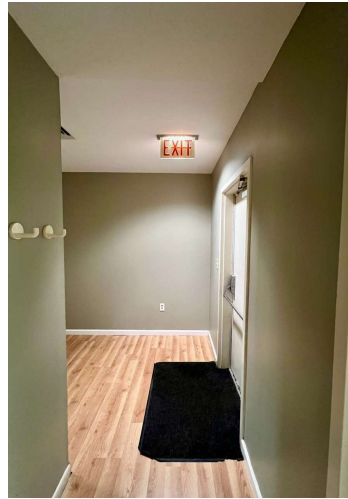
Introducing an excellent investment opportunity in the heart of Dayton, Ohio. This 6,049 SF property, built in 1956, is ideally suited for office or medical use. With its spacious layout and prime location, this property offers an attractive investment for buyers. The building's timeless architecture and ample interior space present a versatile canvas for customization. Situated in the thriving Dayton area, this property is positioned for success in the competitive office and medical real estate market. Don't miss the chance to secure this prime opportunity in an unbeatable location.

OFFERING SUMMARY

Sale Price:	\$495,000
Lease Rate:	\$14.00 SF/yr (NNN)
Available SF:	6,049 SF
Lot Size:	0.45 Acres
Building Size:	6,049 SF

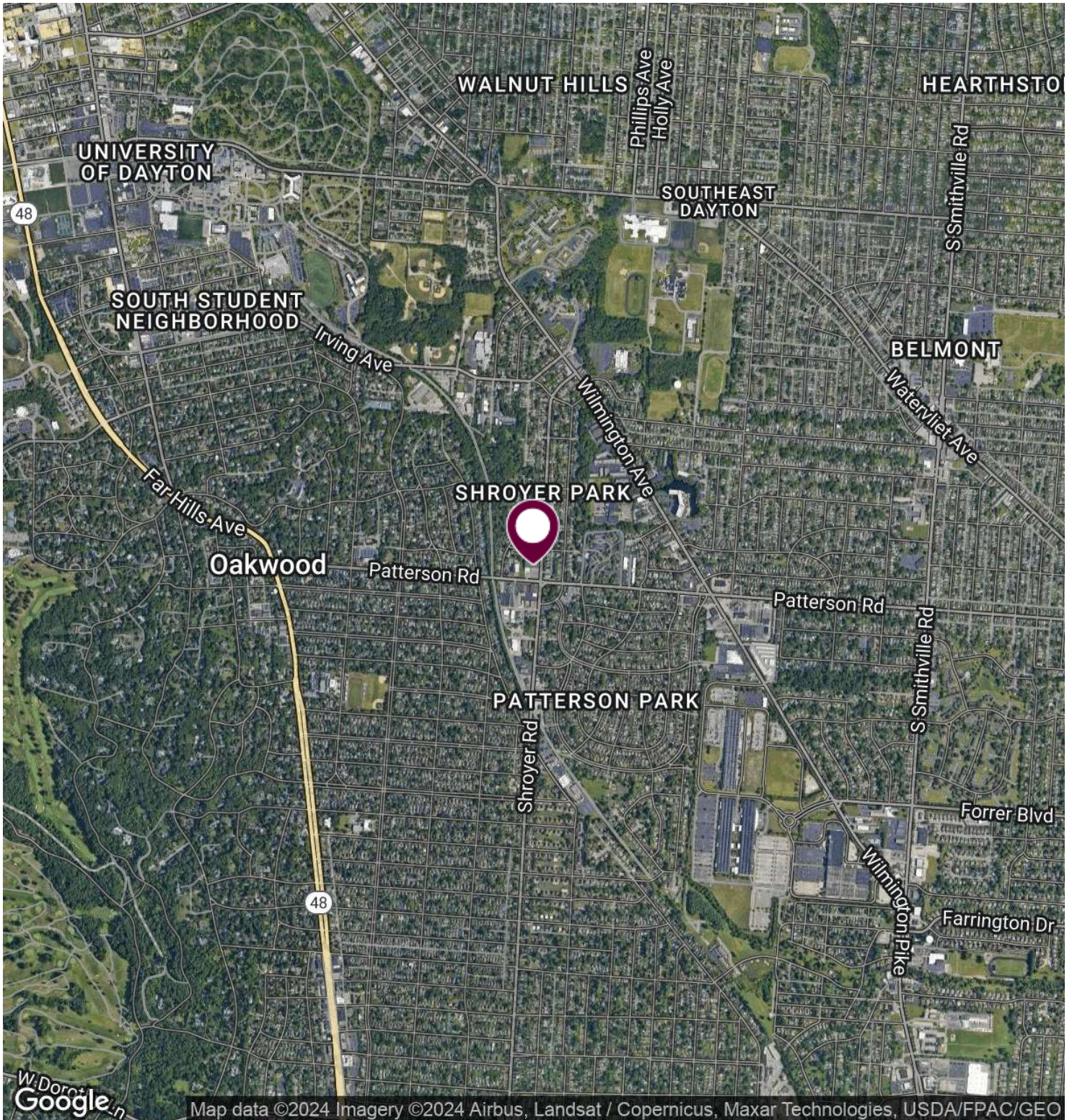
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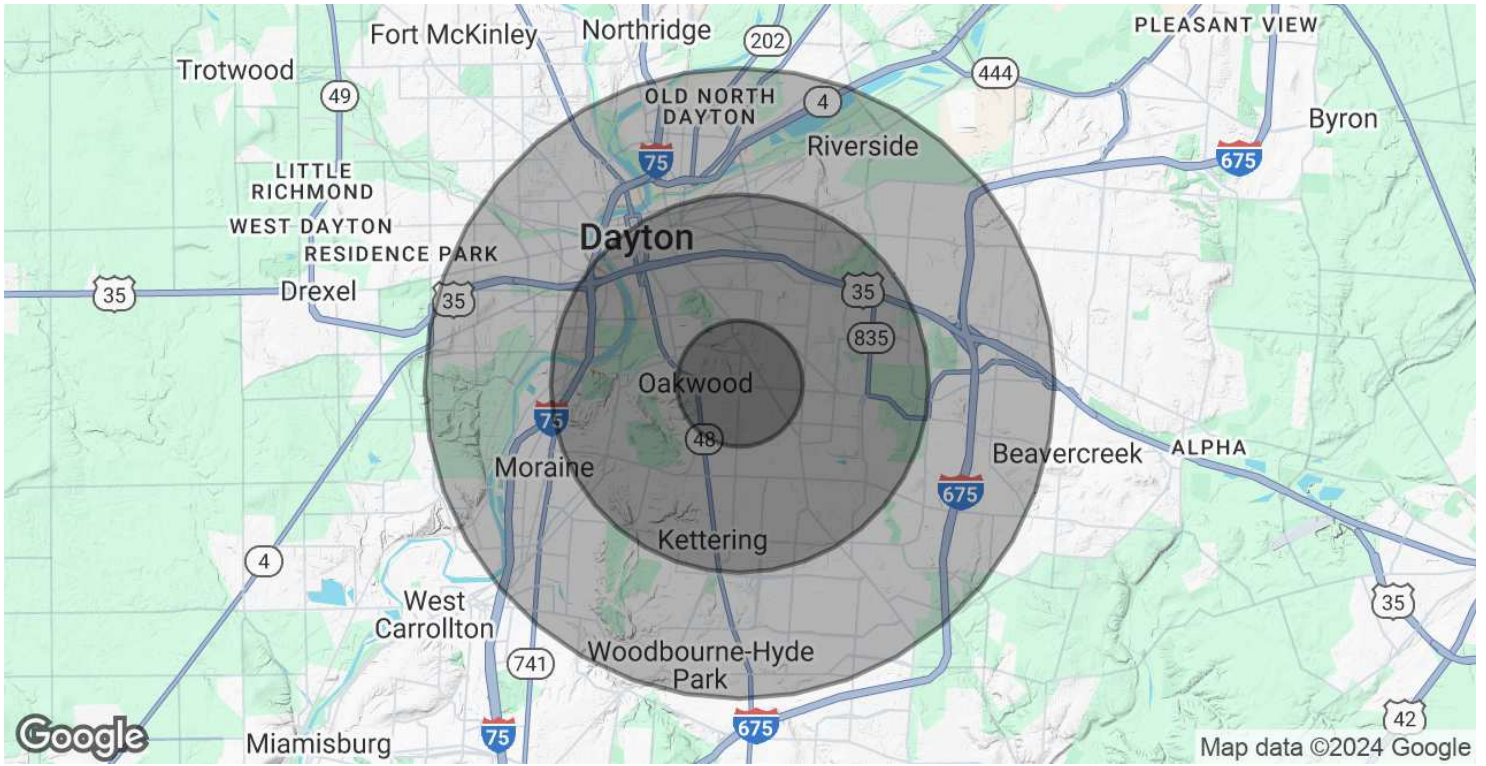


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POPULATION

1 MILE

3 MILES

5 MILES

Total Population	17,273	104,133	213,971
Average Age	38	39	40
Average Age (Male)	37	38	39
Average Age (Female)	39	40	41

HOUSEHOLDS & INCOME

1 MILE

3 MILES

5 MILES

Total Households	7,294	44,440	91,693
# of Persons per HH	2.4	2.3	2.3
Average HH Income	\$109,991	\$80,690	\$79,791
Average House Value	\$278,838	\$196,298	\$198,942

Demographics data derived from AlphaMap

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