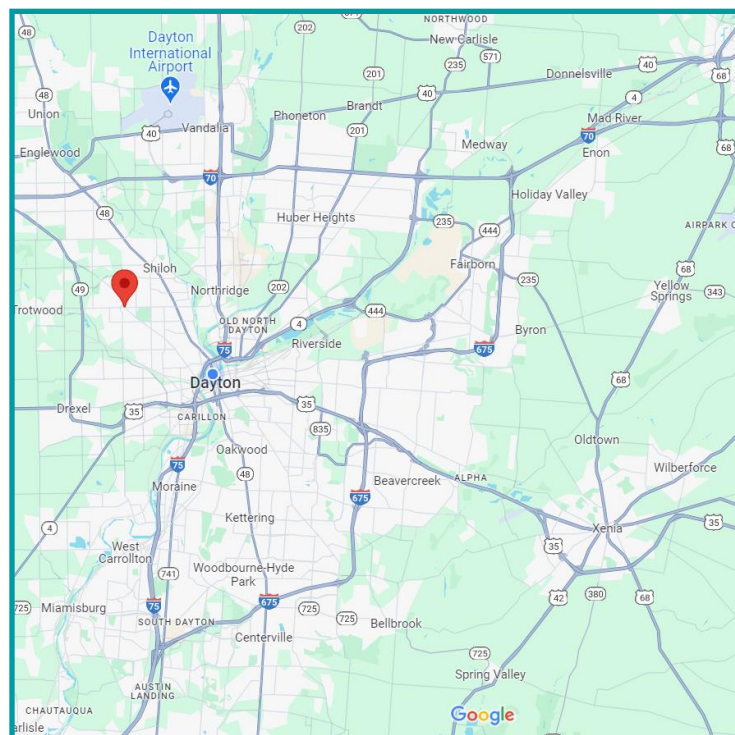




### PROPERTY HIGHLIGHTS

- 7,675 sq.ft available next to NAPA and 4,907 sq.ft available next to Simply Gorgeous Hair and Nail Salon
- Freestanding building on road with plenty of parking next to the new NAPA Store
- New LED lighting in the showroom with warehouse space, warehouse has a high open ceiling with a loading dock and two handicap-compliant restrooms
- Space can accommodate a variety of retail/commercial uses
- Building and pylon signage available
- Convenient location along busy Salem Avenue northwest of Dayton
- Over 19,000+ cpd on Salem Avenue
- For Lease - \$12.00 PSF + \$2.00 NNN

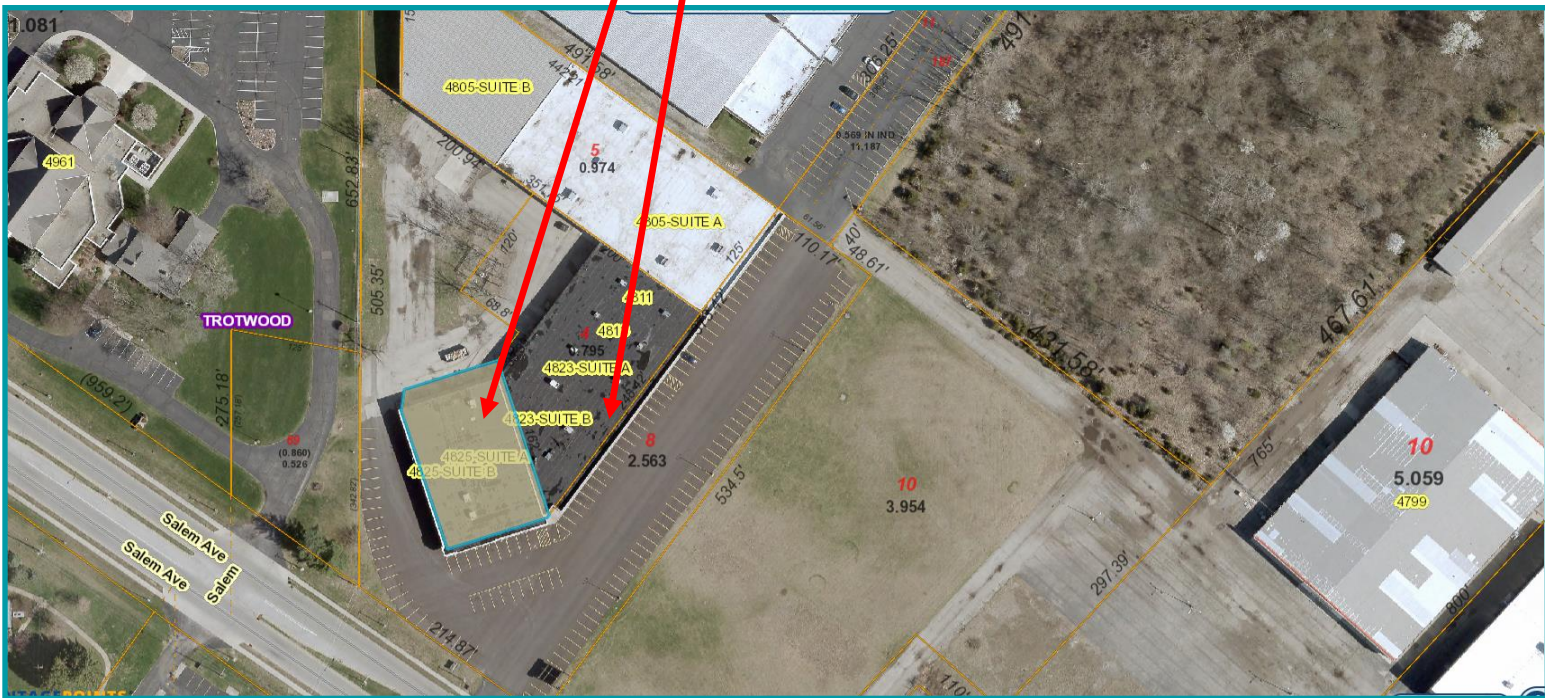


### For More Information, Please Contact:

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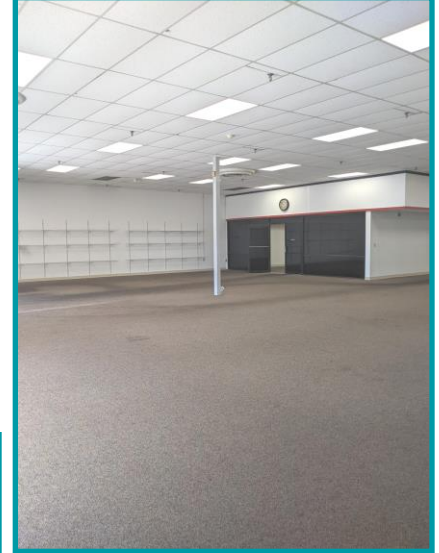




DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	6,227	52,098	121,714
Average HH Income	\$70,640	\$87,752	\$81,177
Daytime Population	1,934	16,706	52,652

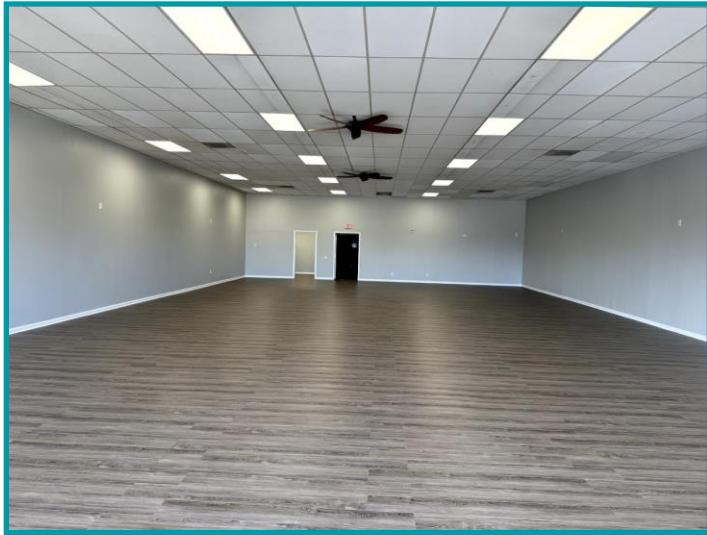


**4825 (b) Salem Avenue ~ 7,625 SF**





4819 Salem Avenue ~ 4,907 SF



## 4819 Salem Avenue ~ 4,907 SF Floor Plan Drawing

