



FOR LEASE | 534-546 XENIA AVE
DAYTON, OH 45410

Property Highlights

Retail Spaces for Lease at 534-546 Xenia Ave Dayton, OH 45410

- These flexible spaces cater to a variety of businesses, including restaurants, cafes, coffee shops, salons, barbers, medical clinics, dental offices, accounting and tax services, daycares, home health care, health clubs, gyms, community centers, after-school programs, boutiques, or any retail or consumer/business service office.

Available Spaces:

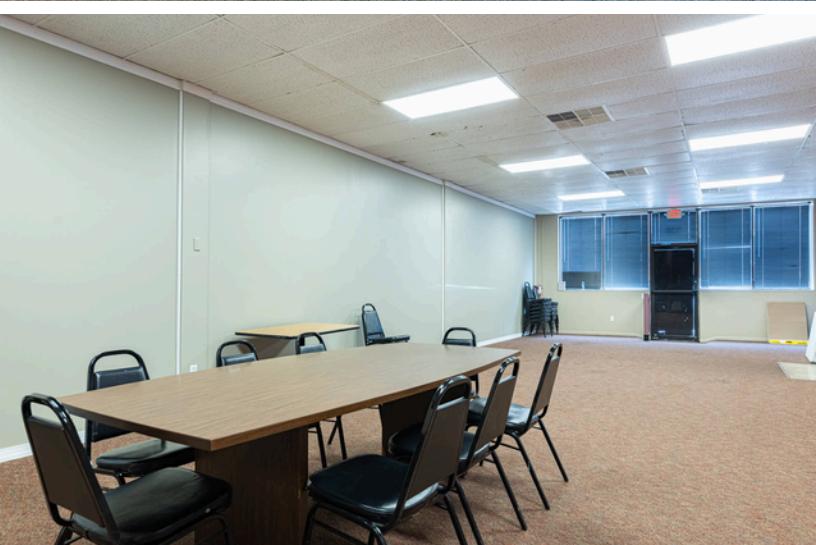
- 534 or 538 Xenia Ave: 781 & 901 SF – Perfect for a cozy boutique or service office.
- 540-544 Xenia Ave: 1,935 SF – Ideal for a restaurant, café, or larger retail operation.
- 546 Xenia Ave: 1,211 SF – Great for a salon, medical clinic, or specialty retail.

Key Features:

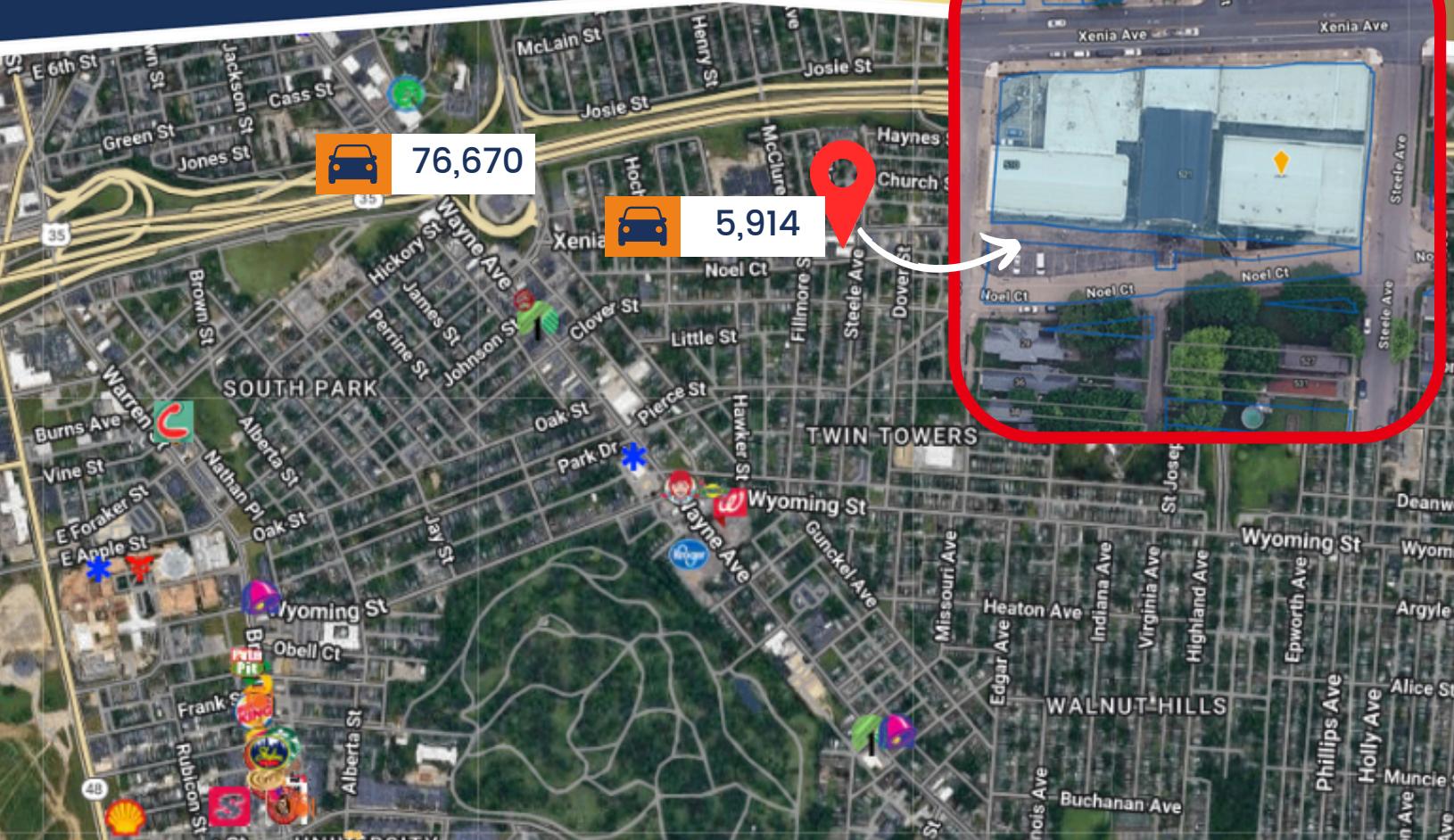
- High Visibility: Located on bustling Xenia Ave with approximately 6,000 cars per day and steady foot traffic, ensuring maximum exposure for your business.
- Prime Accessibility: Convenient access to major highways US-35, I-75, and I-675, making it easy for customers and employees to reach you.
- Versatile Spaces: Customizable layouts to suit a wide range of business needs, from startups to established brands.

Lease Rate: \$8-10/SF Modified Gross

IRONGATE INC. COMMERCIAL



CARMEN OSENBAUGH | 937.307.0178 | CARMEN.OSENBAUGH@IRONGATEREALTORS.COM
BETHANY YOST | 937.979.7419 | BETHANY.YOST@IRONGATEREALTORS.COM



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LEASE**

2024 DEMOGRAPHICS	2 MILE	5 MILE	10 MILE
POPULATION	62,767	227,396	566,352
HOUSEHOLDS	25,049	97,568	240,860
HH INCOME	\$58,785	\$63,832	\$79,568

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