



Nat Comisar Group – Nat Comisar – Executive Sales Vice President  
Shaun Carroll – REALTOR®

# INVESTMENT

**4917 WEBSTER ST**  
DAYTON OH 45414



**NAT COMISAR**

**513-378-5801**

ncomisar@sibcyclyne.com

**SHAUN CARROLL**

**513-227-6358**

scarroll@sibcyclyne.com

**THE NAT COMISAR GROUP, SHAUN CARROLL, & SIBCY CLINE REALTORS PROUDLY PRESENT:  
4917 WEBSTER ST • DAYTON, OHIO 45414**

Excellent investment opportunity. This is the perfect space for meetings, events, & community engagement.

Property usage is designated as a church & is currently occupied by tenants.

Property is zoned as residential. The first floor & basement spaces allow for an easy conversion to a potential childcare facility. HVAC system installed in 2021.

Currently tenant occupied with 18 months remaining. Rent-roll available upon request.





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## DAYTON COMMUNITY INFORMATION

Downtown Dayton has set about revitalizing itself by adding different amenities such as Schuster Center for the Performing Arts; Day Air Ballpark – home of the Dayton Dragons; Riverscape – a beautifully landscaped performing venue; as well as a pedestrian and bike friendly starting point that leads to hundreds of miles of bike paths and trails. Additionally, lots of housing has been added such as townhouses, lofts and rental options. If urban is your interest, downtown Dayton is where it's at with restaurants, entertainment, brew pubs, banks and other retail options – and all within walking distance. More than 300 performances occur in downtown Dayton every year.

Downtown Dayton has a wide variety of housing including market-rate apartments, condos, lofts and traditional townhouses. And there is more coming. From converted buildings to newly constructed condominiums, there is a wide variety of housing options. Over 2,000 people live in the urban core of Downtown Dayton, and more options are on the drawing board. Additionally, there are eight historic districts located along the edge of the city.

### Transportation

RTA runs a full-service public trolley and diesel bus service throughout the area with its hub located downtown. A major multiyear reworking of I-75 through downtown Dayton has just about been completed. I-75 takes one quickly to all the subur-

ban areas of Dayton. Cincinnati and Columbus are only an hour away by highway. Dayton International Airport has hundreds of flights and connections and has been recently refurbished. Dayton has a regional reputation for low competitive fares. Dayton has invested heavily in rebuilding of roads, sidewalks and bridges throughout the city, but especially in the downtown area. For those who enjoy cycling, Link, a bike-share program, is available or ride your personal bike via many city bike lanes.

### Hospitals

Highly rated Miami Valley Hospital and related Premier Health are located at the edge of downtown Dayton, offering a full range of services. Grandview Hospital is just a short distance to the north with its wide range of hospital and healthcare services. Southview and Children's Hospitals also serve the region.

### Shopping

Downtown Dayton has had an influx of new restaurants and shops literally "pop up" over the last several years. It has sponsored a "pop up" shop program that offers favorable retail spaces to prospective retail entrepreneurs. This has led to a variety of different shops to open up. A number of these shops have continued with permanent leases. Downtown Dayton features the Second Street Public Market

which carries fresh produce, wines, pottery and craft items. Mendelson's Liquidation Outlet offers everything from used industrial parts to furniture, clothes and other surplus goods. The downtown area has many art shops, a jewelry store, small convenience store, a wine gallery as well as a drug store. It is a 15-minute drive to the Dayton Mall which offers many national brand stores. The Greene is located 20 minutes away in Beavercreek with over 75 fine retail stores including the Apple store and Nordstrom's Rack.

### Recreation

The Oregon District on Fifth Street is a popular destination with a combination of restaurants, bars and shops. The area features popular brew pubs and a micro distiller. The downtown main library offers a striking architectural exterior as well as media-innovative facility unlike anything else in Southern Ohio. Those interested in the arts attend events at the state-of-the-art performance center (Schuster Center). The historic Victoria Theatre features musical, theater and Broadway shows. Dayton also features its own Philharmonic orchestra, opera and ballet.



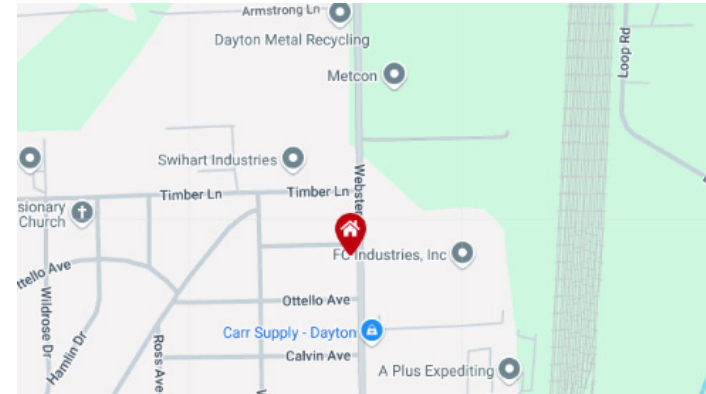


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## DEMOGRAPHICS



Map courtesy of Google

Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2029 Projection	2,903	54,330	190,984
2024 Estimate	2,905	54,044	190,181
2020 Census	2,835	51,019	180,582
Growth 2024 - 2029	-0.07%	0.53%	0.42%
Growth 2020 - 2024	2.47%	5.93%	5.32%
<b>Households</b>			
2029 Projection	1,253	23,273	80,627
2024 Estimate	1,254	23,183	80,299
2020 Census	1,227	22,030	76,262
Growth 2024 - 2029	-0.08%	0.39%	0.41%
Growth 2020 - 2024	2.20%	5.23%	5.29%
Owner Occupied	807-64.35%	10,885-46.95%	39,250-48.88%
Renter Occupied	447-35.65%	12,298-53.05%	41,049-51.12%
<b>2024 Households by HH Income</b>			
Income: <\$25,000	323-25.78%	7,135-30.78%	22,164-27.60%
Income: \$25,000 - \$50,000	419-33.44%	6,774-29.22%	21,088-26.26%
Income: \$50,000 - \$75,000	349-27.85%	4,698-20.26%	14,829-18.47%
Income: \$75,000 - \$100,000	70-5.59%	2,037-8.79%	8,818-10.98%
Income: \$100,000 - \$125,000	59-4.71%	928-4.00%	4,828-6.01%
Income: \$125,000 - \$150,000	8-0.64%	640-2.76%	3,103-3.86%
Income: \$150,000 - \$200,000	25-2.00%	727-3.14%	3,394-4.23%
Income: \$200,000+	0-0.00%	244-1.05%	2,076-2.59%
<b>Avg Household Income</b>	<b>\$47,674</b>	<b>\$52,098</b>	<b>\$61,681</b>
<b>Med Household Income</b>	<b>\$41,777</b>	<b>\$40,143</b>	<b>\$45,079</b>

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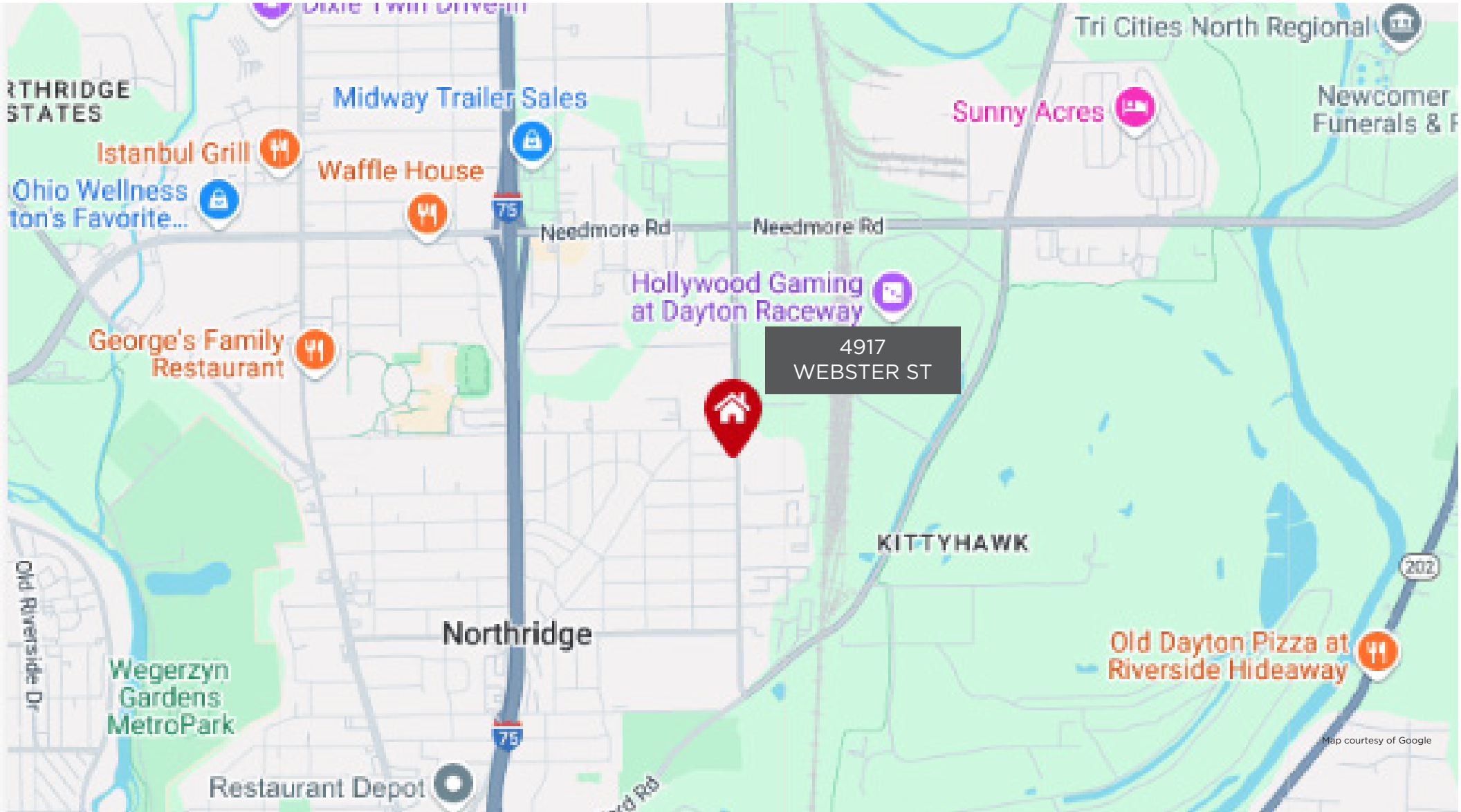




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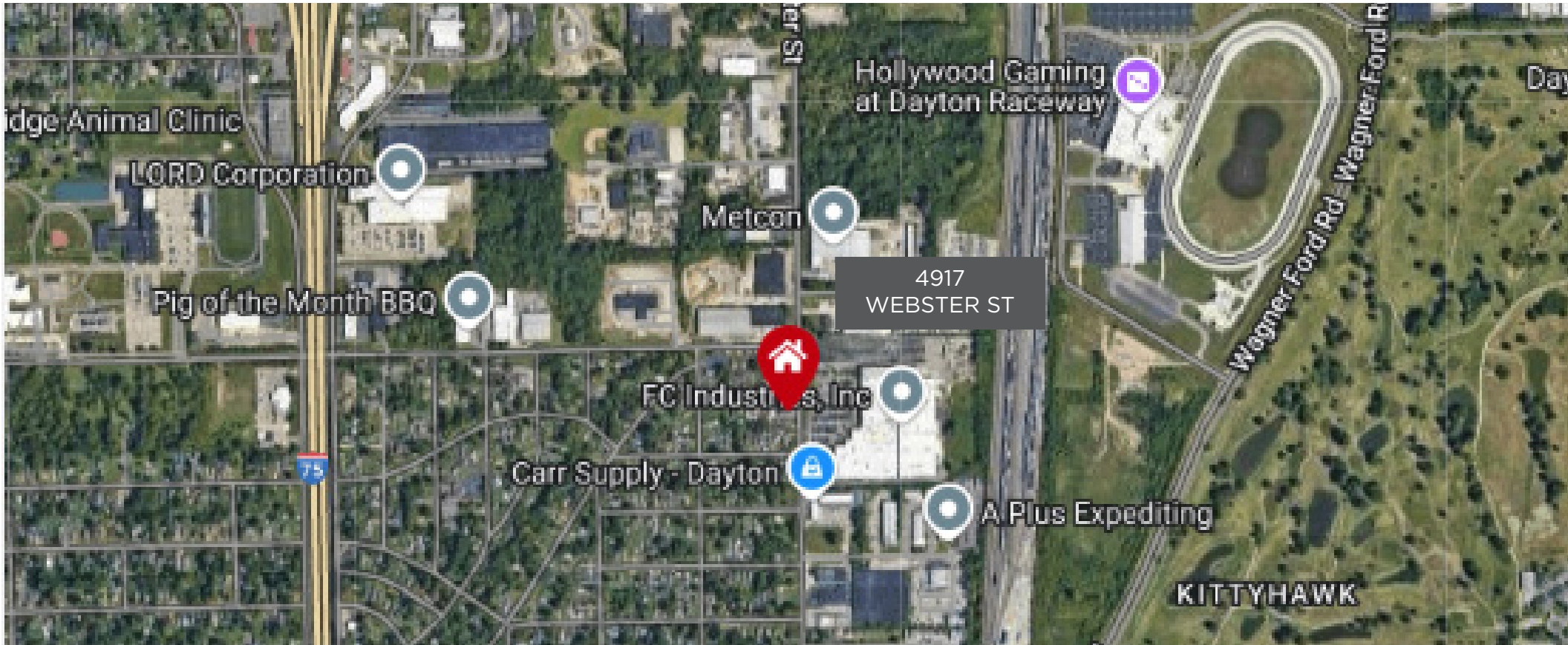




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