



**Crest**  
Commercial Realty

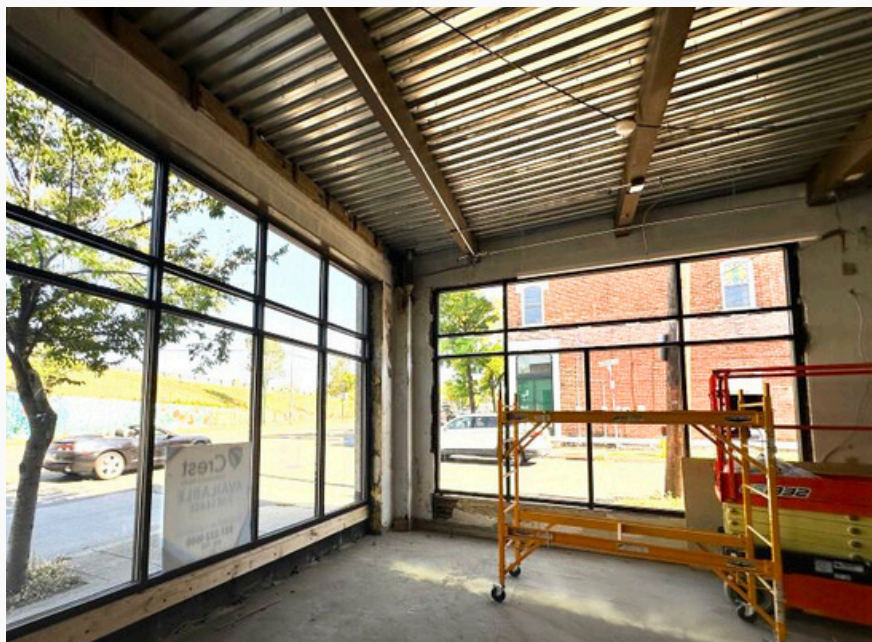
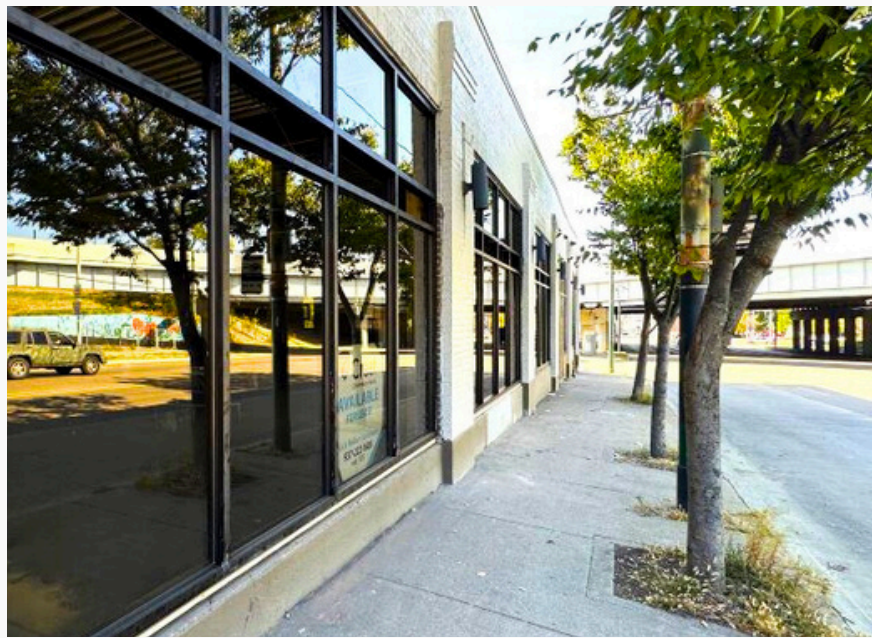
# Flex Space

Downtown Dayton Submarket

**FOR LEASE**

**Will Finish to Suit!**

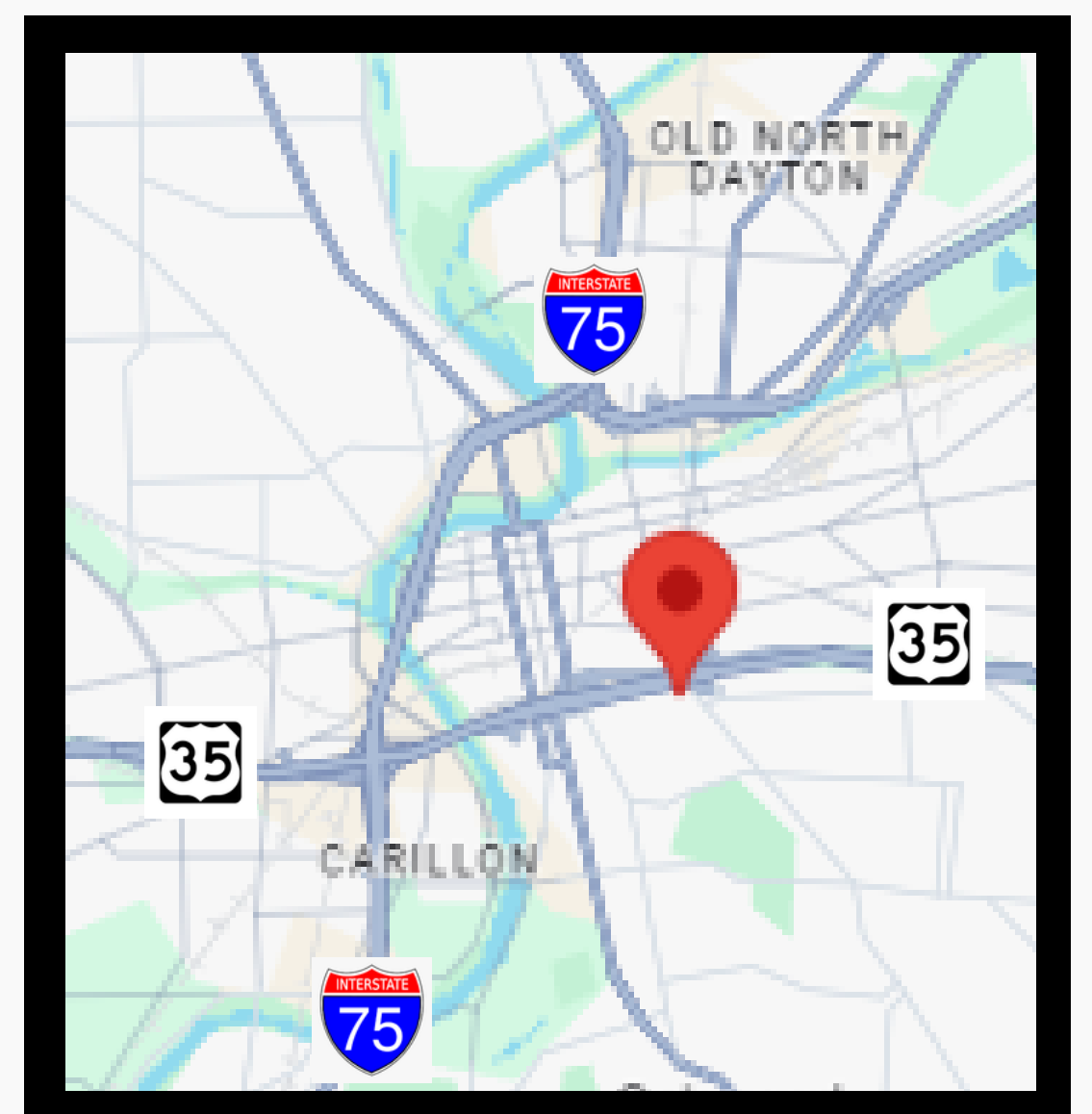
**735 Wayne Ave., Dayton, OH 45410**



**Perfect for Retail, Restaurant, Office, Service Business, or Equipment Sales and Service.**

## Property Highlights

- Single-story building faces a busy corridor.
- Flexible, open floorplan may be customized to suit single or multiple tenants.
- New windows, dock and overhead door.
- Additional improvements include new heating and cooling and a glass front entrance from Wayne Ave.
- High ceilings offer light-filled space.
- Street parking and lot in rear of building.
- Close proximity to US-35, I-75.
- Just minutes from downtown.
- Zoned EGC - Eclectic General Commercial.
- 17,450 SF / divisible.
- Lease Rate: \$10.50/SF/NNN.



**Nick Miller-Jacobson**

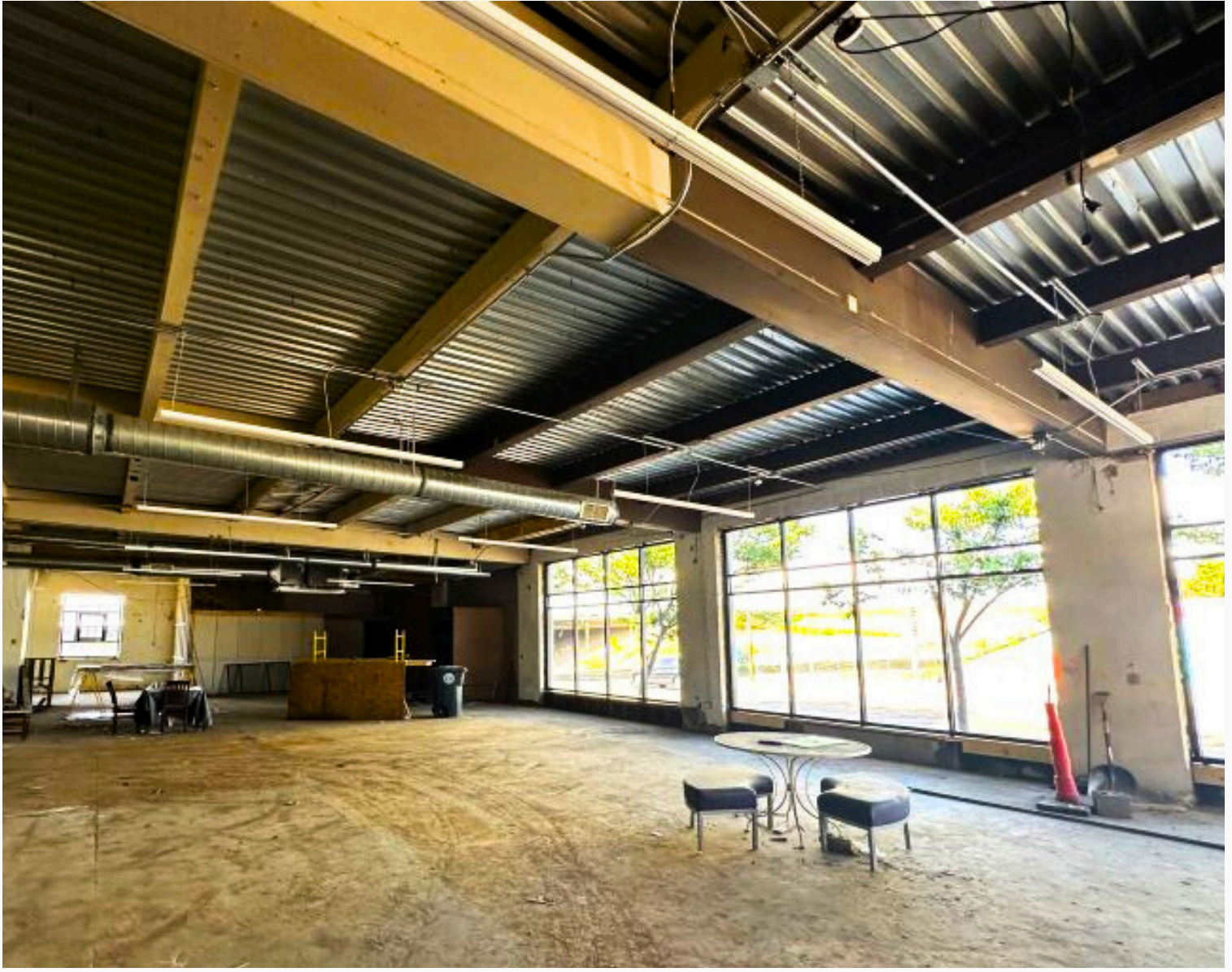
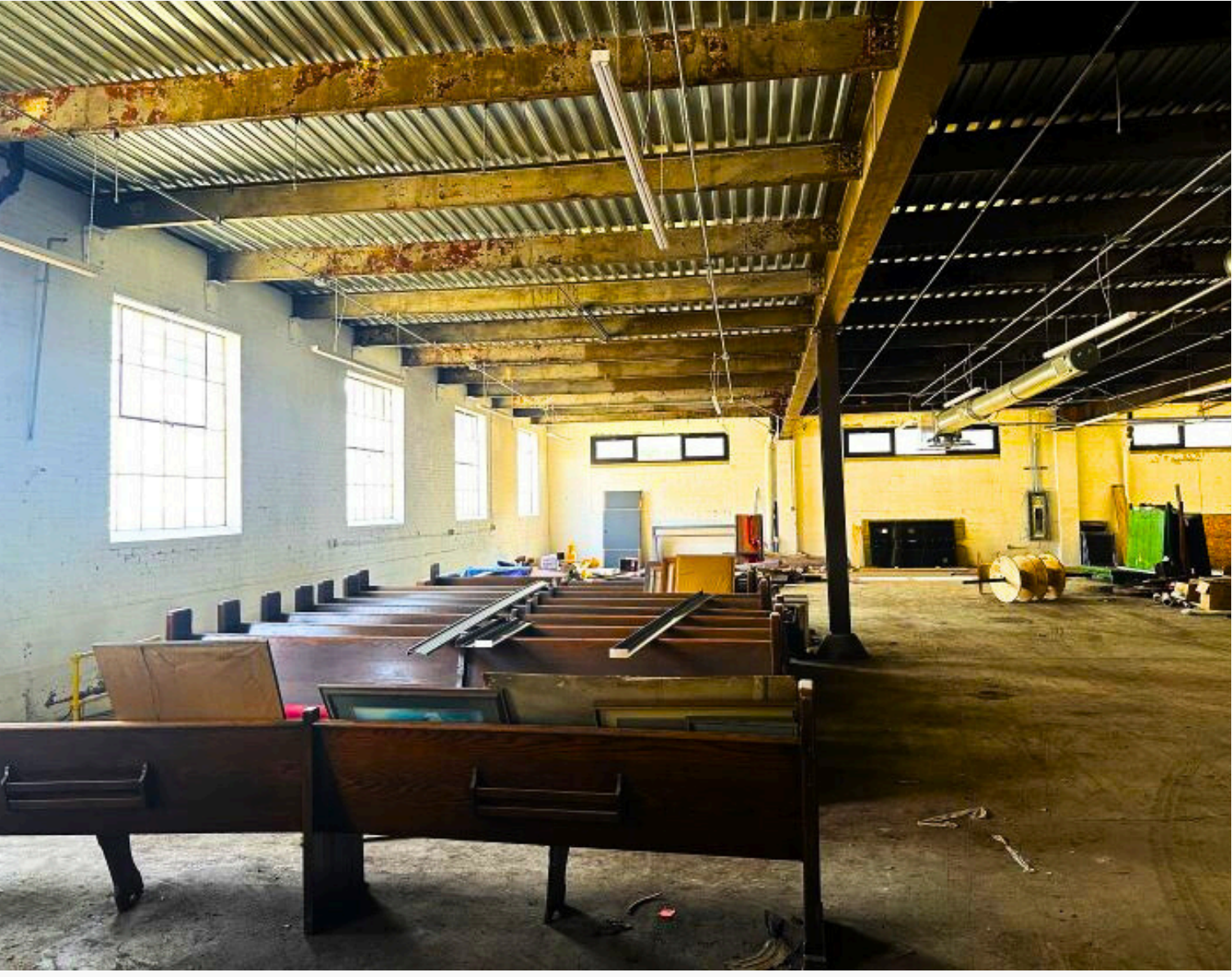
937-222-1600, ext 105  
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6601 Centerville Business Parkway, Suite 150, Centerville. OH 45459



17,450 SF





17,450 SF

Scale: 1/8" = 1'-0"

REPAINT EXISTING PAINTED BRICK AND CONCRETE FACADE.



NEW WINDOWS AND TRANSOMS IN EXISTING OPENINGS TO MATCH ORIGINAL WOOD-FRAMED STOREFRONT.

RESTORE INSET STOREFRONT FRAMING AND DOOR, REPLACING W/ SAFETY AND INSULATED GLAZING TO MATCH AS CLOSELY AS POSSIBLE ORIGINAL WOOD-FRAMED ENTRANCE.

Scale: 1/8" = 1'-0"

REPAINT EXISTING PAINTED CONCRETE FACADE.

NEW WINDOWS IN NEW OPENINGS

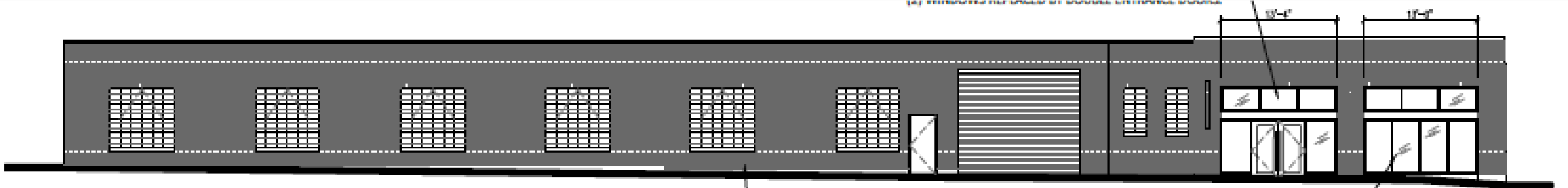
NEW WINDOW IN NEW OPENING

NEW WINDOW AND EGRESS DOOR IN NEW OPENINGS

NEW OVERHEAD DOOR AND EGRESS DOOR IN NEW OPENINGS

1 NORTH ELEVATION Scale: 1/8" = 1'-0"

Scale: 1/8" = 1'-0"



REPAINT EXISTING PAINTED BRICK AND CONCRETE FACADE.

NEW WINDOWS AND TRANSOMS IN EXISTING OPENING TO MATCH ORIGINAL WOOD-FRAMED STOREFRONT.

6  
A300

NEW WINDOWS IN EXISTING OPENINGS

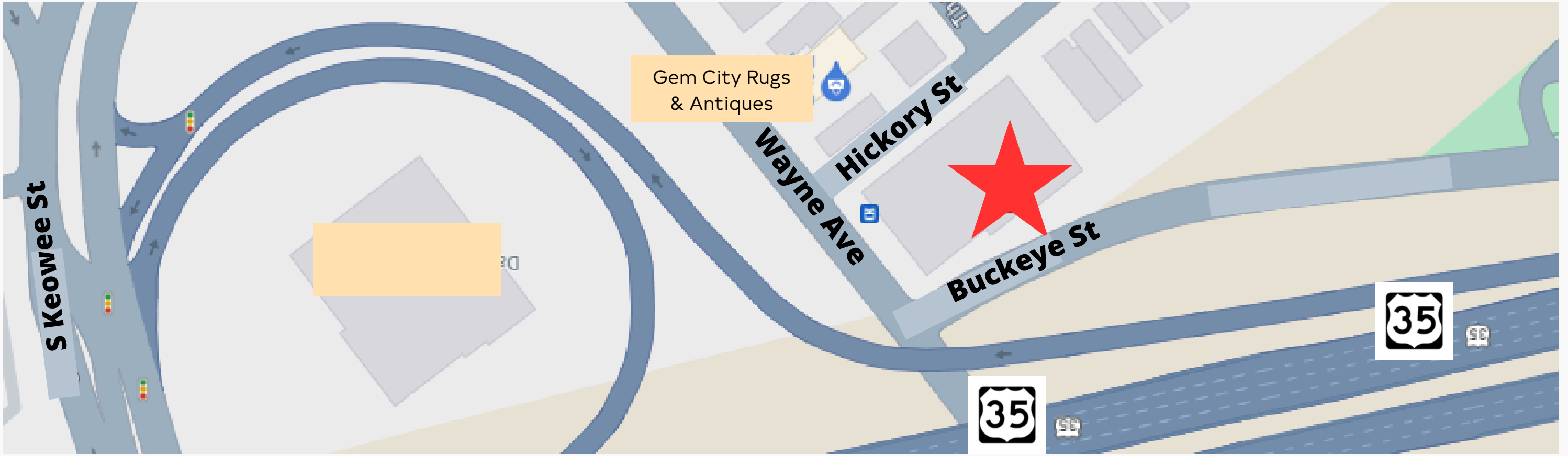
NEW ENTRANCE DOORS W/ SIDELITES & TRANSOMS IN NEW OPENING

REPAINT EXISTING PAINTED CONCRETE FACADE.

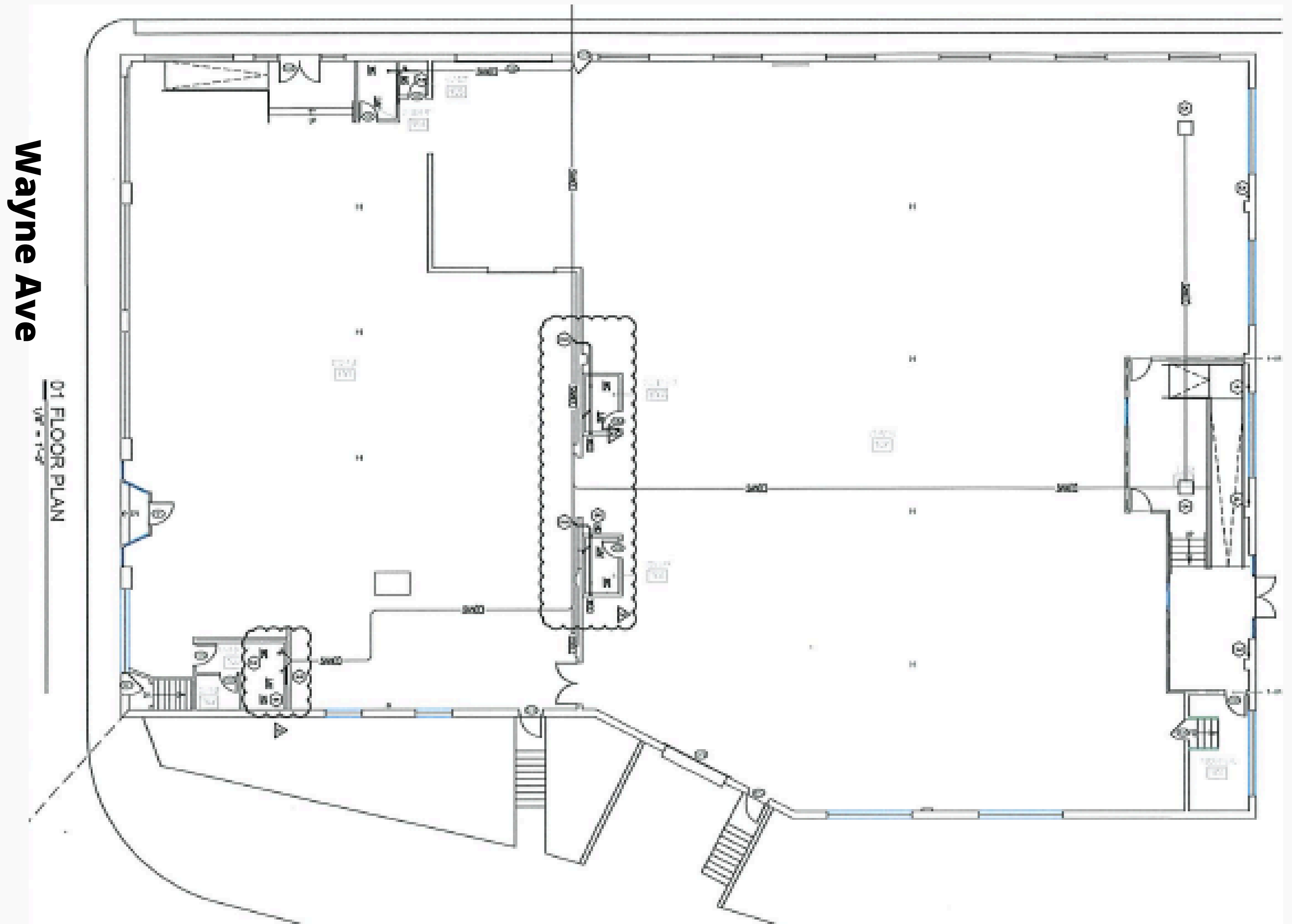
NEW WINDOWS IN EXISTING OPENINGS

Scale: 1/8" = 1'-0"

17,450 SF



**Hickory St**



**Buckeye St**



# Location

735 Wayne Ave



\*\* VPD, 2022.

## Demographics

	<b>2 miles</b>	<b>5 miles</b>	<b>10 miles</b>
2023 Population	50,876	219,338	563,073
2028 Projected Population	51,290	220,602	567,325
2023 Households	19,441	92,077	235,224
2028 Projected Households	19,643	92,622	237,069
Average Home Value	\$53,740	\$60,116	\$75,020

\*\* Information obtained from Costar, 2022

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