

# 122 Sears & 529 E Second

12,130 - 41,120 SF FLEX/ WAREHOUSE, OPPORTUNITY ZONE, WALKABLE CBD LOCATION,  
<50% REPLACEMENT COST, <4% MARKET VACANCY

TWO (2) BLOCKS TO DAY AIR BALLPARK

## PRICE REDUCTION

SALE PRICE: ~~\$2,500,000~~ \$2,200,000



122 SEARS ST & 529 E SECOND ST  
DAYTON, OH 45402

**For Sale**

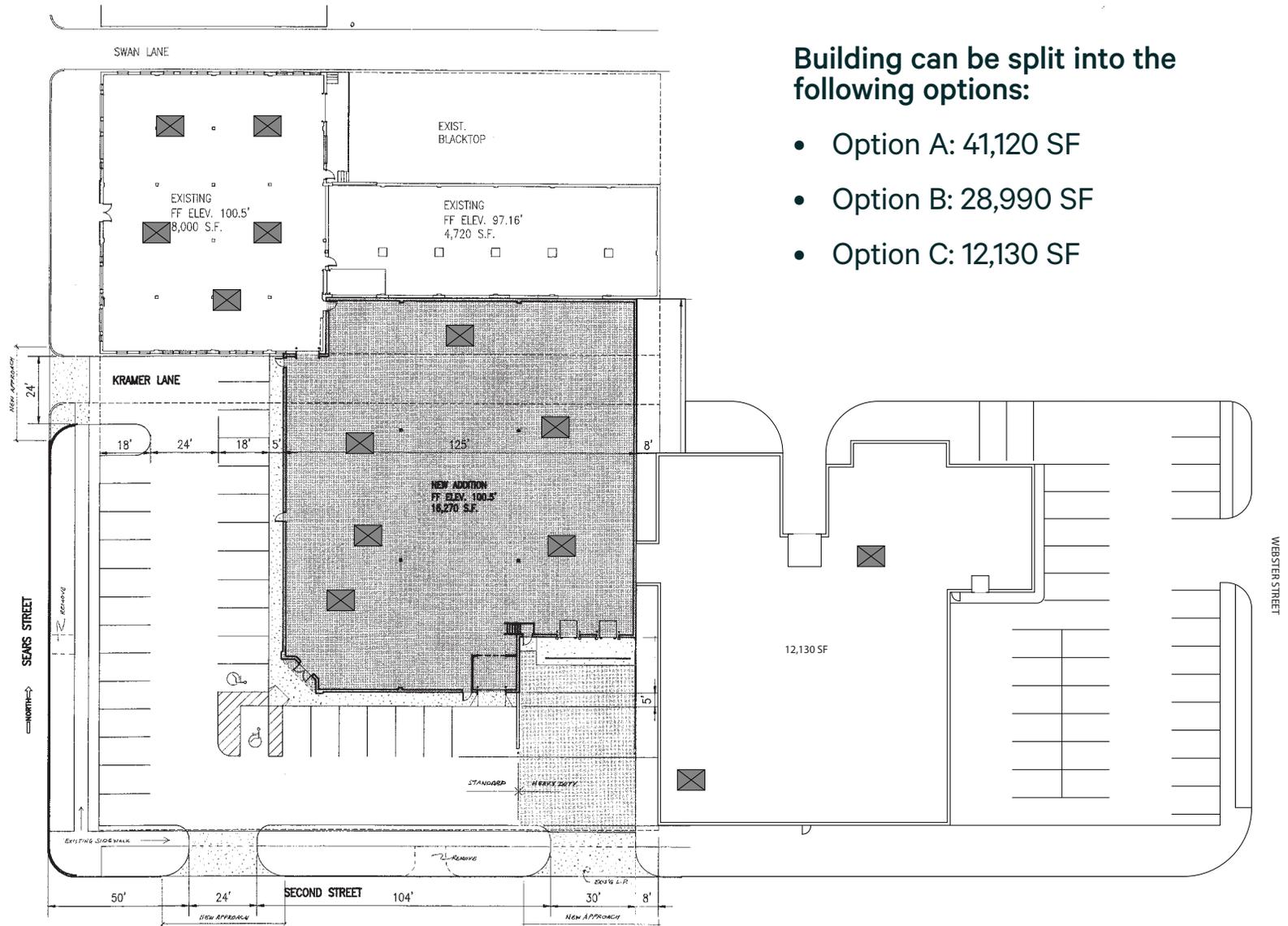
**CBRE**

## Property Highlights

- **Sale Price:** \$2,500,000 \$2,200,000
- Well maintained property with recently completed clean Phase I
- Industrial/Flex/Retail Space for Sale
- 41,120 SF divisible to 12,130 SF or 28,990 SF
- 1.70 Acres
- 5 Drive-ins  
(2) 10'x12', (1) 10'x10', (1) 14'x14', (1) 8'x8'
- Docks: 2 docks and a dock platform
- 208/120v 3 Phase 800 amps, 240/120V 400 amps
- Clear height varies per section: 12'-18'
- Ample parking: 64 surface spaces
- Ability to rent out parking lot for \$20.00/ space for sixty six (66) Dayton Dragon home games + other events
- Majority is HVAC
- Built in 1946/1958
- Zoning: Urban Business District (UBD)
  - Allows for: warehouse, light manufacturing, showroom and more
- ~\$500K year 1 tax benefit
- Delivered vacant or with in place rent at \$23,986.67/Month through April 2026
- Opportunity Zone Census Tract



# Floor Plan



Building can be split into the following options:

- Option A: 41,120 SF
- Option B: 28,990 SF
- Option C: 12,130 SF

# Financial Advantages

**~\$500K**

## **YEAR 1 TAX BENEFIT**

Accelerated depreciation opportunity  
under OBBA provisions

**61%**

## **BELOW MARKET BASIS**

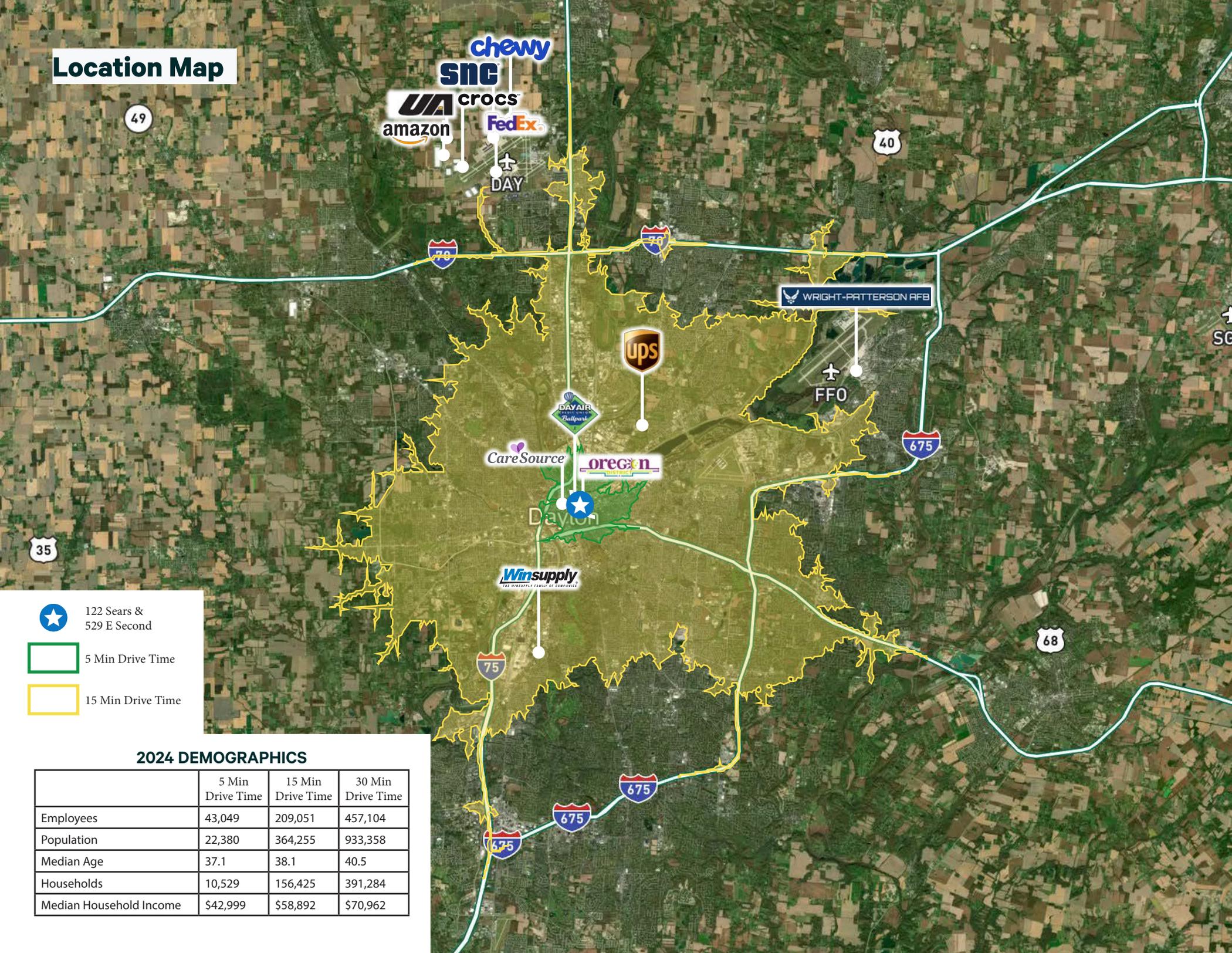
\$51.07/SF vs. 130.00/SF replacement  
cost in Dayton CBD market

**10%**

## **MINIMUM DOWN PAYMENT**

SBA 504/7A financing eligibility  
for qualified buyers

# Location Map



-  122 Sears & 529 E Second
-  5 Min Drive Time
-  15 Min Drive Time

## 2024 DEMOGRAPHICS

	5 Min Drive Time	15 Min Drive Time	30 Min Drive Time
Employees	43,049	209,051	457,104
Population	22,380	364,255	933,358
Median Age	37.1	38.1	40.5
Households	10,529	156,425	391,284
Median Household Income	\$42,999	\$58,892	\$70,962

# Aerial Overview



# Exterior



# Interior

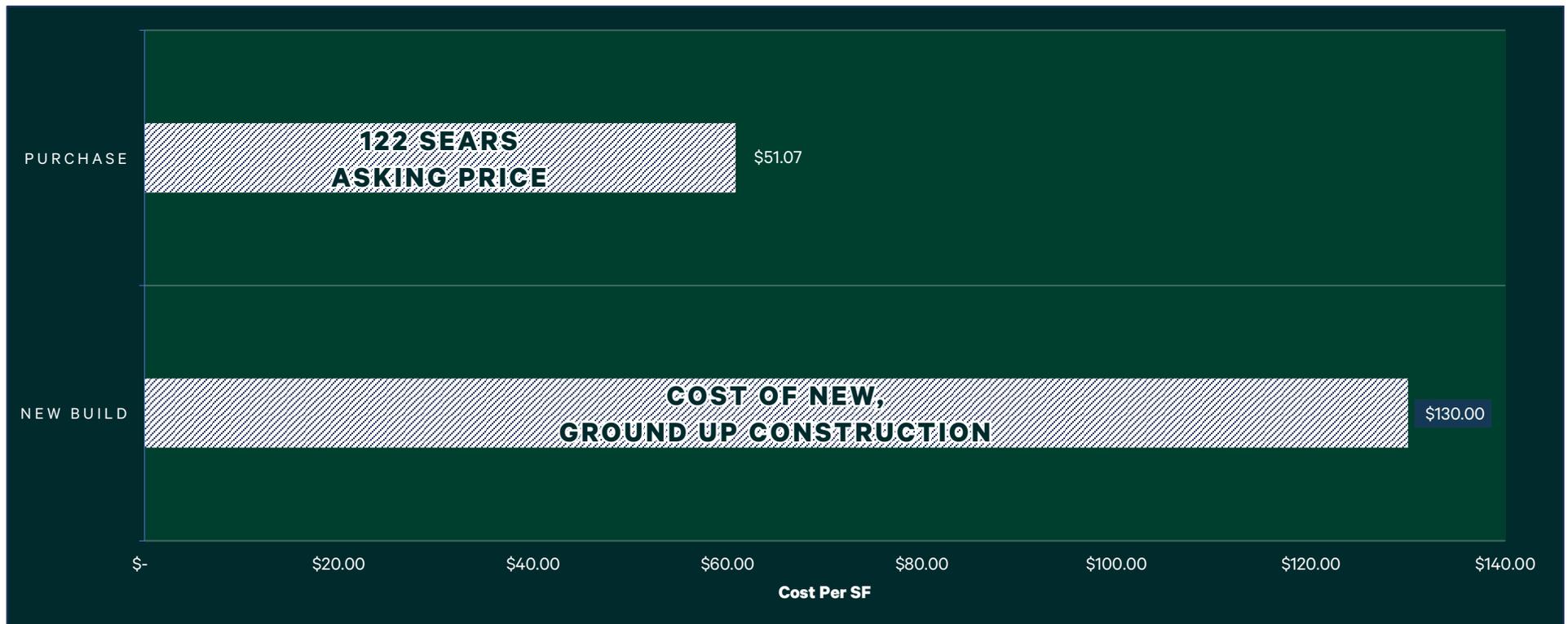


# Executive Summary

Acquire 122 Sears Street, a vacant-at-close 41,120 SF infill warehouse by Dayton's Webster Station – two (2) blocks from Day Air Ballpark and minutes to I-75, US 35 & I-675 at \$51.07/ SF – roughly half replacement cost – and inside an Opportunity Zone that can erase capital gains on a 10-year hold. With +/-95% HVAC, 800-amp power, five (5) drive-ins and two (2) docks, the box is ready for an owner-operator today and underwrites to a 12%+ cap at \$7.00 - \$7.50 NNN in a sub 4% vacancy market.

### Highlights Include:

- » 39% of New-Build cost - \$51.07/ SF purchase vs. \$130.00/ SF New Build
- » SBA 504 Eligible – up to 90% LTV, 25-year fixed for owner-users
- » Walkable amenity edge – 73 walkscore; brewery row & ballpark four (4) minute walk
- » Well maintained property with recently completed clean Phase I
- » Heavy Power & Climate – 800 A/3-phase, 80% HVAC for light manufacturing, tech or food user
- » Opportunity Zone Shield – Potential tax-free exit after 10-years (\$1400Z-2)
- » Five (5) Drive In + Two (2) Overhead Doors – 14'x14' drive-ins, knock out panel for extra dock



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DAYTON, OH 45402

REQUEST NDA FOR DATA ROOM ACCESS AND LEASE COMPS  
CALL FOR TOUR



**Patrick  
Hewitt**

Vice President  
patrick.hewitt@cbre.com  
937 641 0419



**Beau  
Nimer, SIOR**

First Vice President  
beau.nimer@cbre.com  
513 369 1335

**CBRE**