

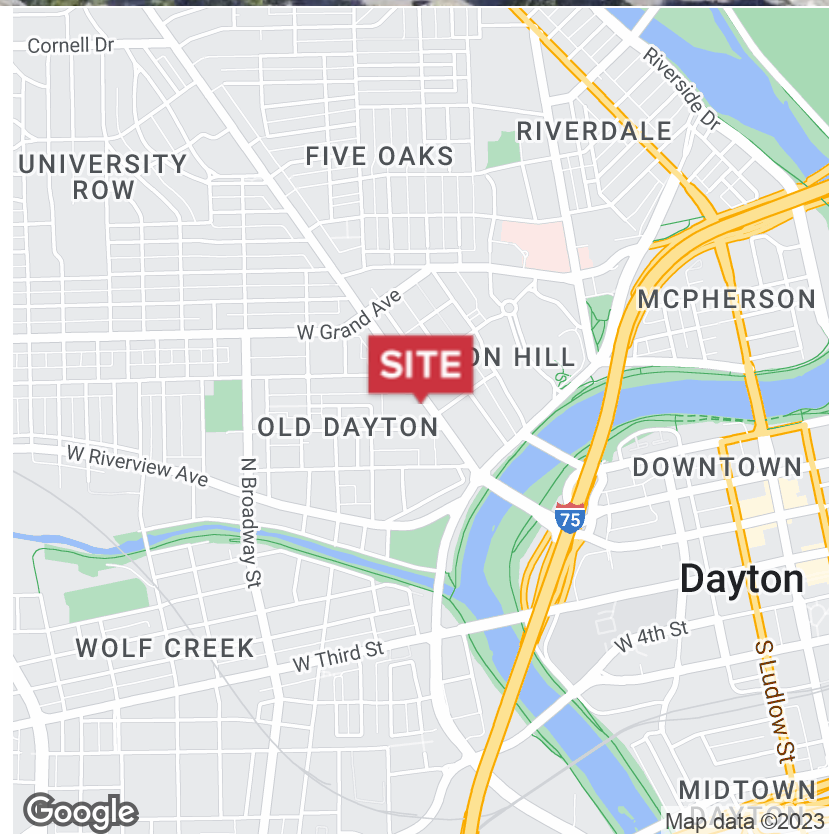
# FOR LEASE

184 Salem Avenue Dayton, OH 45406



## Office | 64,888 SF

- Three levels, 2.7 acres and 230 space parking lot
- Full kitchen and cafeteria
- Single or multi-user potential
- Former school and one-time office building
- 0.1 Miles - walking distance to the Gem City Market
- Zoned MNC - Mature Neighborhood Commercial District
- Mixed residential and retail area within a few minutes of Dayton's Central Business District
- Pylon signage available



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184 Salem Avenue Dayton, OH 45406



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# FOR LEASE

184 Salem Avenue Dayton, OH 45406

## Summary Profile

2010-2020 Census, 2022 Estimates with 2027 Projections  
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 39.7641/-84.2076

184 Salem Ave Dayton, OH 45406	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2022 Estimated Population	10,645	87,920	200,424
2027 Projected Population	10,780	88,944	202,381
2020 Census Population	10,490	87,492	201,113
2010 Census Population	12,177	93,670	206,941
Projected Annual Growth 2022 to 2027	0.3%	0.2%	0.2%
Historical Annual Growth 2010 to 2022	-1.0%	-0.5%	-0.3%
2022 Median Age	38.2	34.9	36.6
<b>Households</b>			
2022 Estimated Households	4,953	35,863	85,612
2027 Projected Households	4,893	35,341	84,082
2020 Census Households	4,886	35,623	85,664
2010 Census Households	5,406	37,380	86,588
Projected Annual Growth 2022 to 2027	-0.2%	-0.3%	-0.4%
Historical Annual Growth 2010 to 2022	-0.7%	-0.3%	-
<b>Income</b>			
2022 Estimated Average Household Income	\$41,925	\$51,980	\$61,643
2022 Estimated Median Household Income	\$27,220	\$35,733	\$45,538
2022 Estimated Per Capita Income	\$20,590	\$21,761	\$26,733
<b>Education (Age 25+)</b>			
2022 Estimated Elementary (Grade Level 0 to 8)	2.3%	3.0%	2.9%
2022 Estimated Some High School (Grade Level 9 to 11)	9.8%	9.9%	9.2%
2022 Estimated High School Graduate	31.0%	30.8%	29.5%
2022 Estimated Some College	23.6%	25.5%	25.3%
2022 Estimated Associates Degree Only	8.1%	8.2%	8.9%
2022 Estimated Bachelors Degree Only	13.8%	13.7%	14.4%
2022 Estimated Graduate Degree	11.4%	9.0%	9.6%
<b>Business</b>			
2022 Estimated Total Businesses	987	3,719	7,282
2022 Estimated Total Employees	20,167	60,052	101,826
2022 Estimated Employee Population per Business	20.4	16.1	14.0
2022 Estimated Residential Population per Business	10.8	23.6	27.5

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