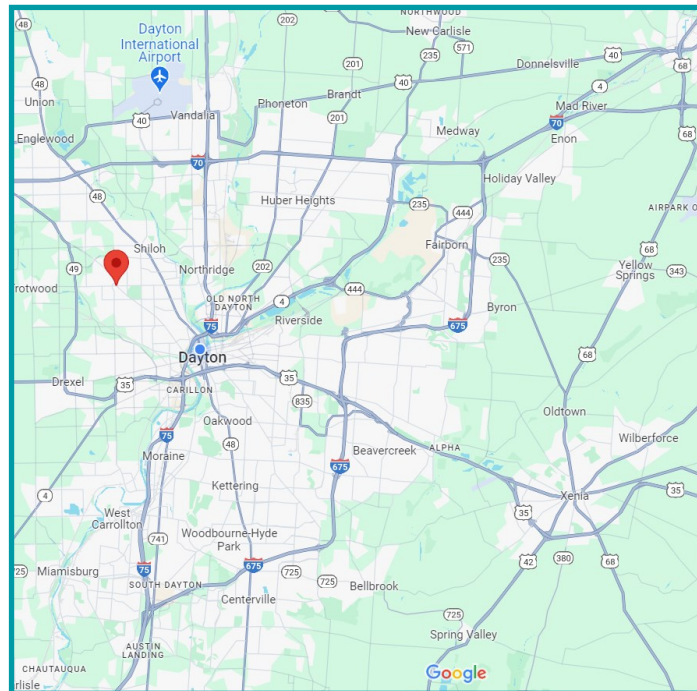




PROPERTY HIGHLIGHTS

- Former Main Auto Parts Building
- 5,580 square feet
- Built in 1991
- Freestanding building with 22 parking spots on .49 acres
- 14' Ceiling height to accommodate a variety of retail/commercial uses
- Building and pylon signage
- Convenient location along busy Salem Avenue northwest of Dayton
- Over 12,585 cpd on Salem Avenue and 16,600 cpd on W Siebenthaler Avenue
- For Lease - \$12.00 PSF + \$2.00 NNN

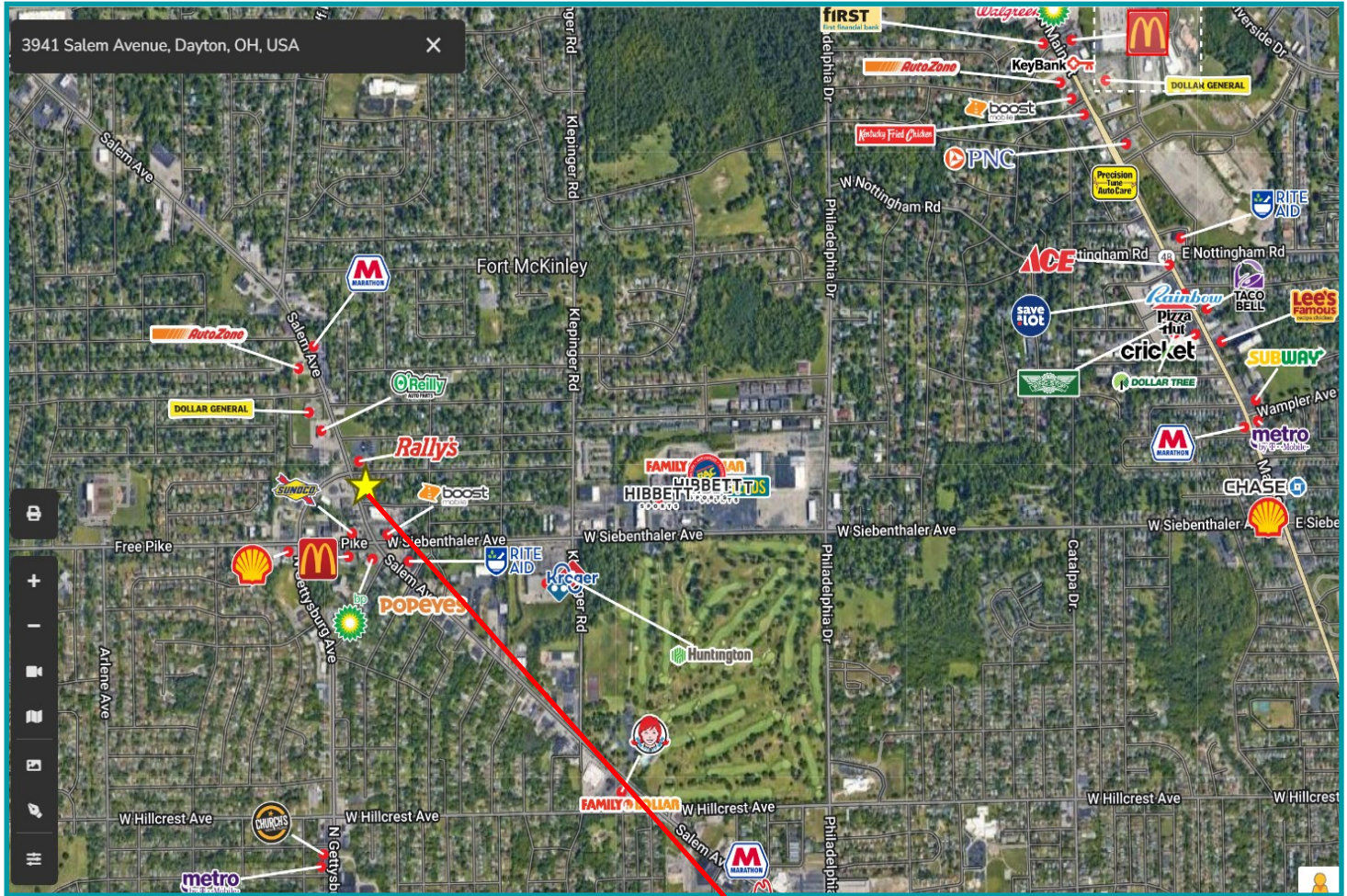


For More Information, Please Contact:

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TRADE AREA MAP / AERIAL MAP



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	9,904	69,852	136,925
Average HH Income	\$70,181	\$65,103	\$70,543
Daytime Employee Population	2,254	16,640	97,805

