



515 Warren Street

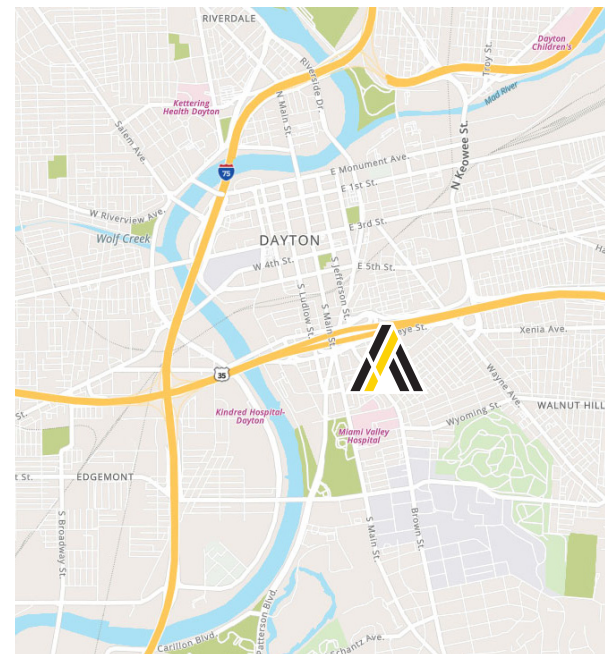
Dayton, Ohio 45409

SALE PRICE:

\$650,000

Property Highlights

- 2,000± SF Building with 4 bays - Former tire store
- **Directly across from The Flats at South Park:** Benefit from increased foot traffic and visibility due to the completed Phase I & II of the 94-unit residential project, providing a built-in customer base.
- **Proximity to Miami Valley Hospital and University of Dayton:** Ideal for businesses catering to university students, hospital staff, and patients.
- **Excellent Daily Exposure:** This property offers significant visibility for retail, service-based businesses, or redevelopment opportunities.
- **Great Site for Redevelopment:** With the ability to accommodate a 4,000± SF building and provide adequate parking, this property offers strong potential for future development or expansion, whether retail, office, or mixed-use.



Aaron Savino, SIOR

Principal

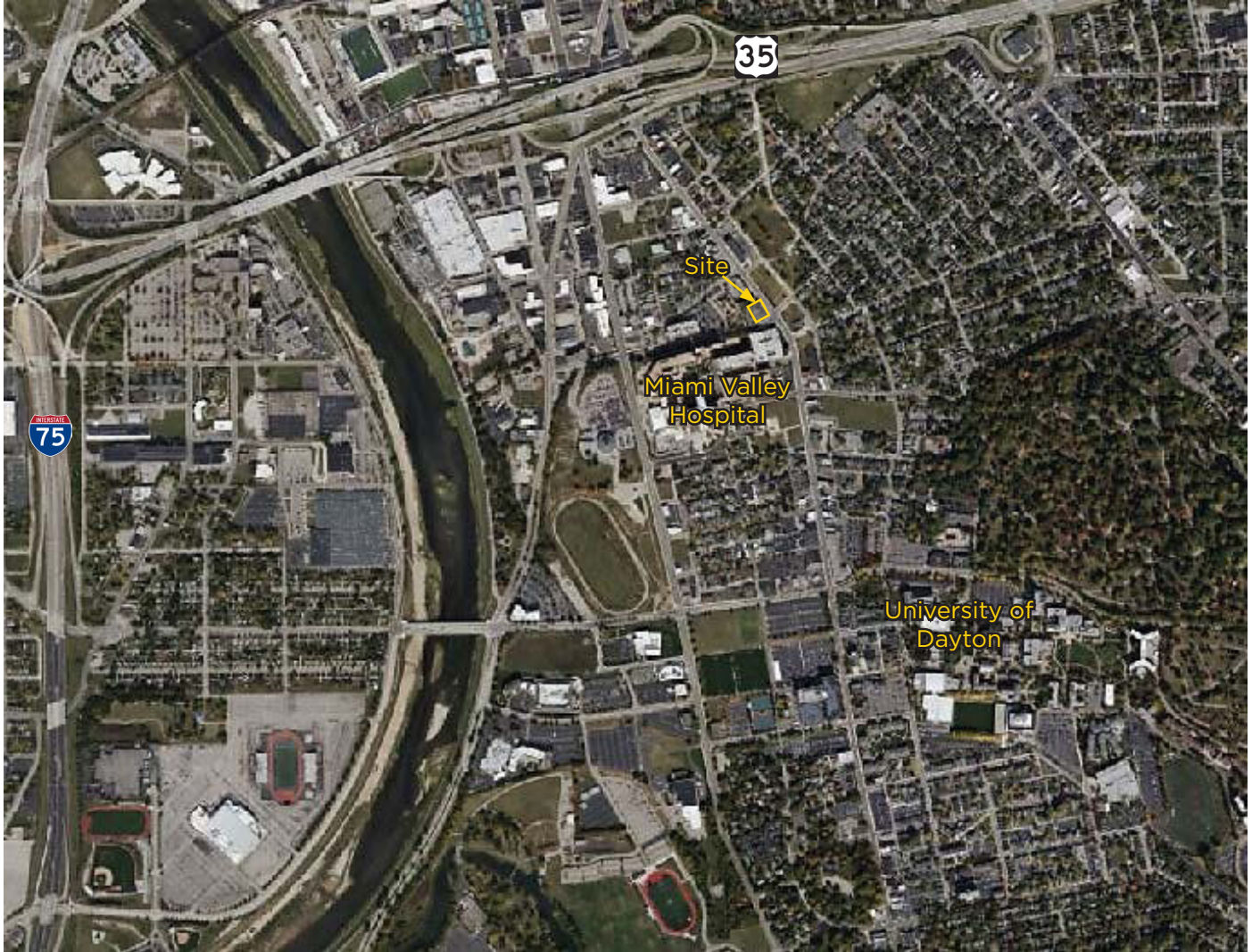
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Aerial



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