

**FOR SALE or LEASE** | **511 STEELE AVENUE  
DAYTON, OH 45410**

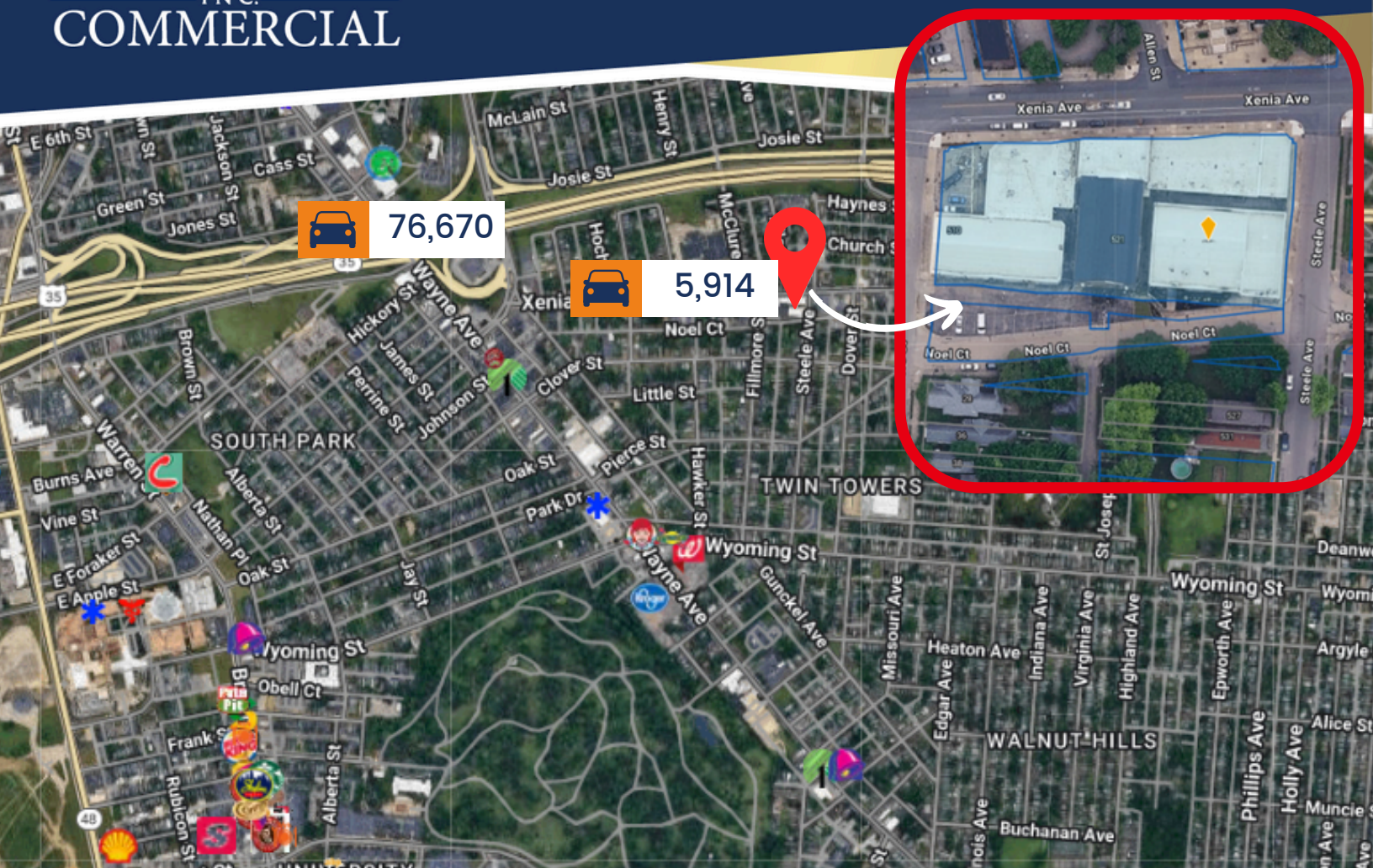
## Property Highlights

- FOR SALE OR LEASE: VERSATILE 8,900 SF COMMERCIAL BUILDING
- FLEXIBLE LEASE OPTIONS FROM 3,561 SF TO 8,292 SF
- THIS WELL-APPOINTED BUILDING OFFERS FLEXIBILITY, FEATURING TWO KITCHENS, THREE BATHROOMS (ONE HANDICAP ACCESSIBLE), AND FOUR JUVENILE BATHROOMS.
- THE LAYOUT INCLUDES A MIX OF LARGE AND SMALL OFFICES, AMPLE STORAGE CLOSETS, AND VERSATILE OPEN AREAS, PERFECT FOR CUSTOMIZATION TO SUIT YOUR BUSINESS NEEDS.
- THE WEST SIDE OF THE BUILDING PREVIOUSLY HOUSED A HEAD START PRESCHOOL, UNDERSCORING ITS SUITABILITY FOR COMMUNITY-FOCUSED OR EDUCATIONAL VENTURES.
- THIS PROPERTY IS ADAPTABLE TO A VARIETY OF USES, INCLUDING A RESTAURANT, CAFÉ, COFFEE SHOP, SALON, BARBER SHOP, MEDICAL CLINIC, DENTAL OFFICE, ACCOUNTING OR TAX PREPARATION FIRM, DAYCARE, HOME HEALTH CARE FACILITY, HEALTH CLUB OR GYM, COMMUNITY CENTER, AFTER-SCHOOL PROGRAM, BOUTIQUE, OR ANY RETAIL, CONSUMER, OR BUSINESS SERVICE OFFICE.
- THIS PROPERTY BENEFITS FROM A LIVELY COMMUNITY ATMOSPHERE WITH INCREASING FOOT TRAFFIC AND A DIVERSE MIX OF LOCAL BUSINESSES.
- WITH CONVENIENT ACCESS TO MAJOR ROADS (US35, I75, I675) AND PUBLIC TRANSIT, THIS LOCATION OFFERS EXCELLENT VISIBILITY AND ACCESSIBILITY FOR YOUR BUSINESS.
- LOCATED IN THE TWIN TOWERS NEIGHBORHOOD OF DAYTON, OHIO, THIS AREA HAS BECOME A FOCAL POINT FOR REVITALIZATION EFFORTS AIMED AT FOSTERING ECONOMIC GROWTH AND STRENGTHENING COMMUNITY TIES. THIS CORRIDOR, STRETCHING FROM KEOWEE STREET TO HULBERT STREET, IS UNDERGOING A TRANSFORMATION DRIVEN BY A COMBINATION OF GRASSROOTS INITIATIVES, NONPROFIT ORGANIZATIONS, AND STRATEGIC PARTNERSHIPS WITH LOCAL AND REGIONAL ENTITIES.









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2024 DEMOGRAPHICS	2 MILE	5 MILE	10 MILE
POPULATION	62,767	227,396	566,352
HOUSEHOLDS	25,049	97,568	240,860
HH INCOME	\$58,785	\$63,832	\$79,568

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The terms and conditions stated in this section will relate to all of the sections of the package as if stated independently therein. If, after reviewing this package, you have no further interest in purchasing or leasing the Property at this time, please return all materials you received relating to the Property to the Broker as notice that you have no further interest in pursuing the property.