

# AVAILABLE

1000 Shiloh Springs Rd Dayton, OH 45415



## NAI Bergman

Retail | 20,718 SF

- \$1,600,000 or \$6/SF NNN
- 20,718 SF Total
- Service Area, Showroom and Offices
- Zoned B-PUD
- For Sale or Lease

### DEMOGRAPHICS

STATS	POPULATION	AVG. HH INCOME
1 MILE	5,669	\$47,164
3 MILES	61,196	\$49,784
5 MILES	127,924	\$46,766

\* Figures shown represent estimates

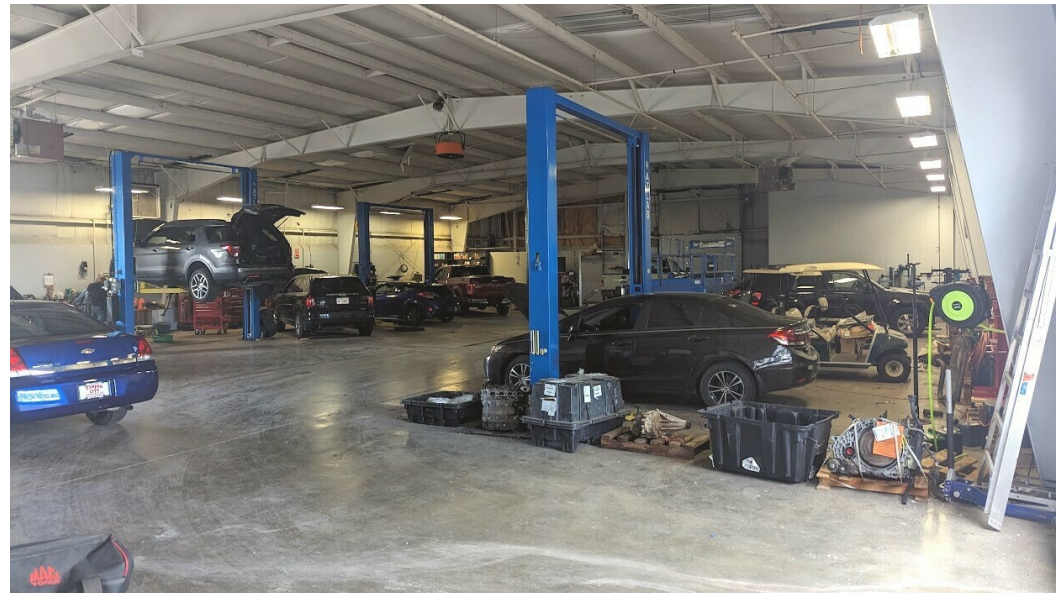
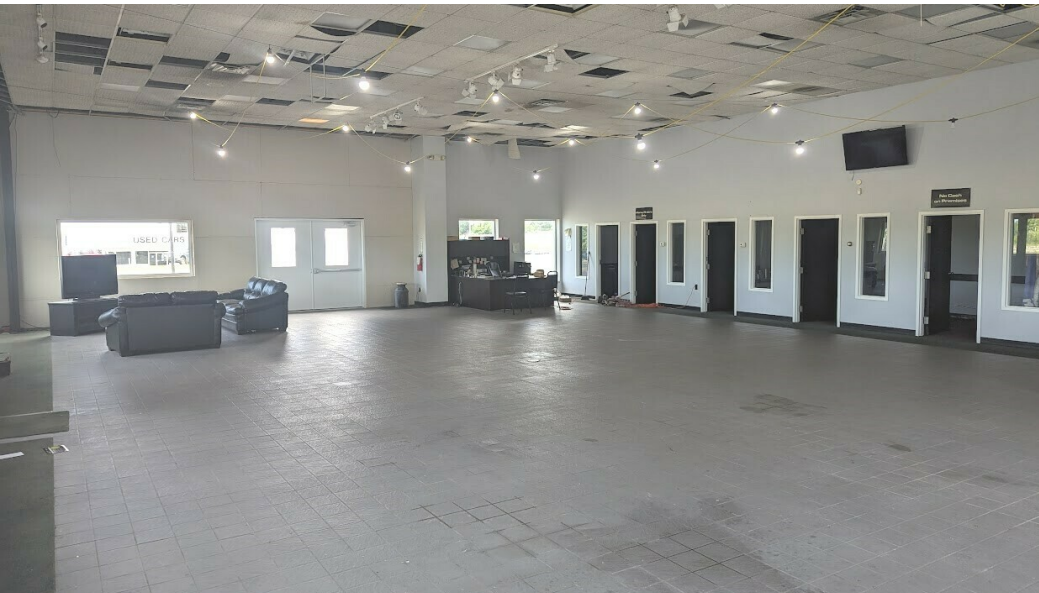


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## DAYTON, OH

The Dayton Region sits at the intersection of I-70 and I-75, giving it access to one of the most highly traveled intersections in the United States. In fact, the Dayton Region is within 600 miles of 53% of the U.S. population and 60% of workers currently employed in the manufacturing industry, providing short commutes to major markets.

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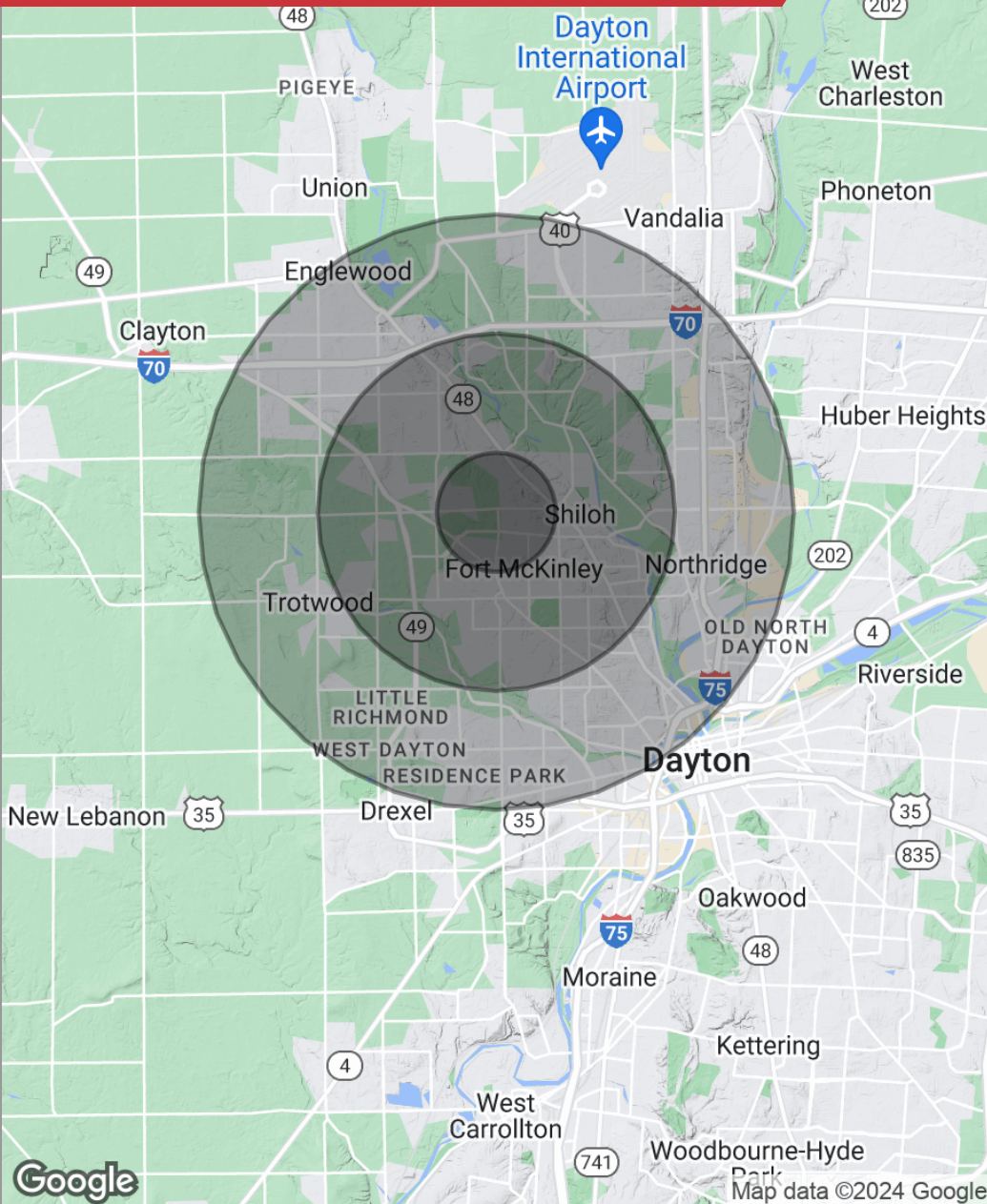
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## POPULATION

	1 MILE	3 MILES	5 MILES
Total population	5,669	61,196	127,924
Median age	48.0	42.4	41.7
Median age (male)	40.5	39.2	39.1
Median age (Female)	53.8	43.4	43.0

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	3,191	32,462	69,675
# of persons per HH	1.8	1.9	1.8
Average HH income	\$47,164	\$49,784	\$46,766
Average house value	\$91,819	\$88,807	\$87,793

\* Demographic data derived from 2020 ACS - US Census

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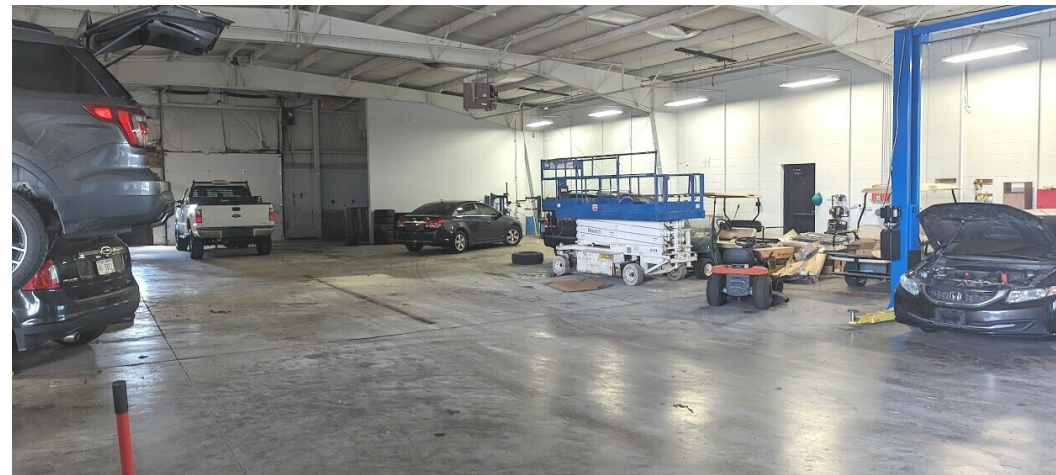
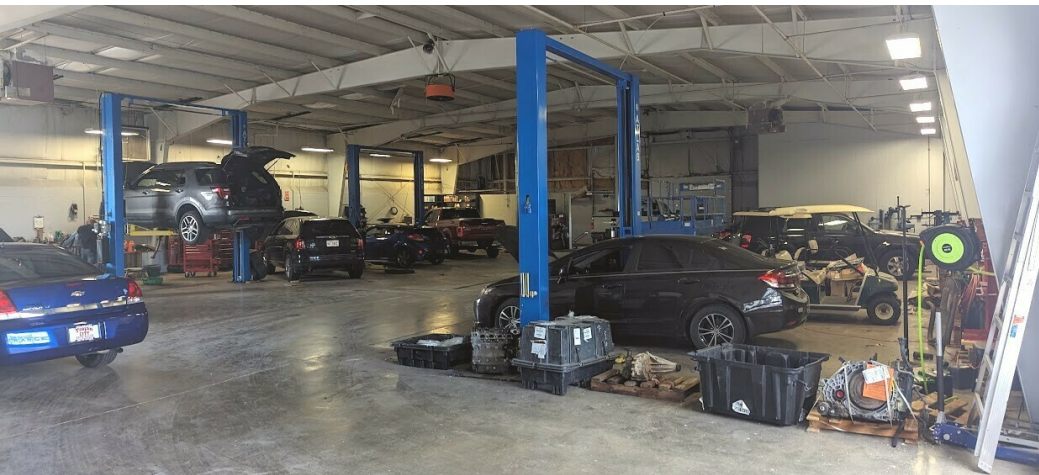
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