



343 E. Fifth St
Dayton, OH
FOR LEASE
Office/Restaurant/Retail
6,600 SF +/- Total
3,300 SF +/- Each Floor

Steven Speranza
937.903.2132
Steven@woodarddevelopment.com



WOODARD
DEVELOPMENT



HIGHLIGHTS & PROPERTY

3,300 SF +/- on each of two floors available for lease.
Prime site located in the heart of the Oregon District.

Patio/Courtyard area with gated fence.

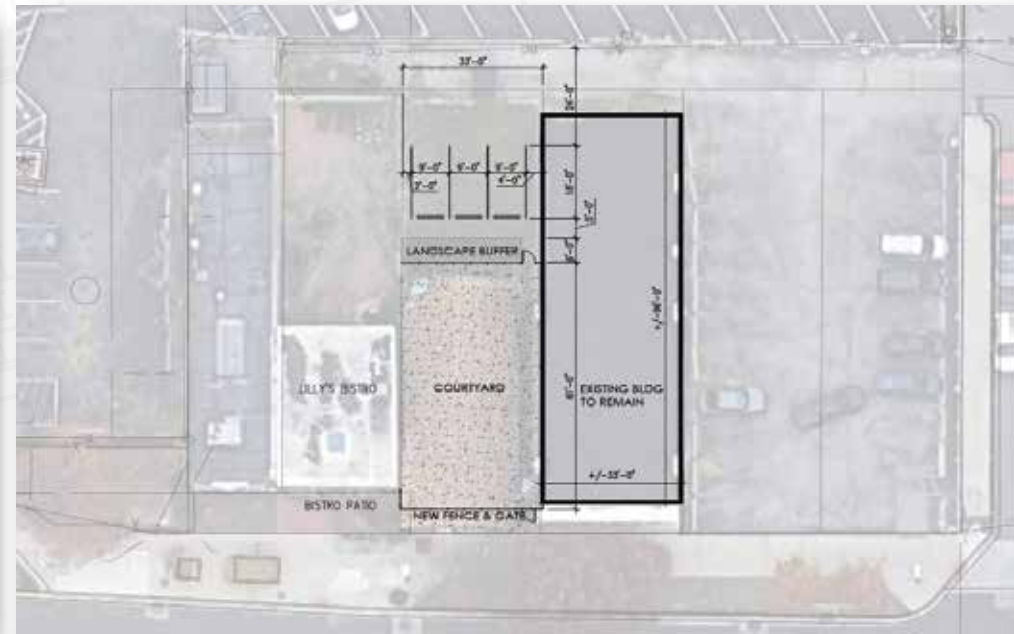
Pine Street paid parking lot right next to building.

Incredible office/retail/restaurant opportunities.

Just blocks from two hotels and two more are under construction.

One of the earliest surviving combinations of commercial and residential architecture in Dayton.

Brick and wood structure, ripe for renovation.



US 35 is .6 mile from site and I-75 is one mile from site.
Offers the very best of urban living with many historic homes and 3,500+ apartments, condo's and townhomes within walking distance of the site.

The Oregon District has a full calendar of events that draw visitors downtown on a year round basis.

Located 1.3 Miles from the University of Dayton that has over 11,000+ students and Sinclair Community college that has over 18,544 full time and part time students.

RTA Bus Route 12 stop is directly across 5th St.



WOODARD
DEVELOPMENT

PROXIMITY TO MAJOR EMPLOYERS & INSTITUTIONS

SINCLAIR COMMUNITY COLLEGE - 0.8 MILES,
34,277 STUDENTS FACULTY & STAFF.
PREMIER HEALTH MAIN CAMPUS - 0.8 MILES,
16,300 EMPLOYEES
MIAMI VALLEY HOSPITAL - 0.8 MILES,
7,370 EMPLOYEES & 400,000 OUTPATIENTS
UNIVERSITY OF DAYTON - 1.0 MILES,
14,000+ STUDENTS, FACULTY & STAFF
CITY OF DAYTON OFFICES - 1.1 MILES,
2,000+ EMPLOYEES
MONTGOMERY COUNTY OFFICES - 1.2 MILES,
4,239 EMPLOYEES
CARESOURCE - 0.9 MILES,
4,467 EMPLOYEES
DAYTON DRAGONS BASEBALL STADIUM - 1.0 MILES,
545,000+ FANS EACH SEASON
SCHUSTER PERFORMING ARTS CENTER - 0.8 MILES,
65,000+ ATTENDEES EACH YEAR
LEVITT PAVILLON CONCERT PARK - 0.5 MILES,
65,000+ ATTENDEES EACH YEAR
PONITZ HS CAREER TECHNOLOGY CENTER - 0.8 MILES,
858 STUDENTS & FACULTY
STIVERS HIGH SCHOOL - 1.2 MILES,
935 STUDENTS & FACULTY
DAYTON CONVENTION CENTER - 0.4 MILES,
UNDERGOING \$35 MILLION IN IMPROVEMENTS
DAYTON CHILDREN'S HOSPITAL - 2.0 MILES,
3,342 EMPLOYEES



Downtown Dayton has had:



DEMOGRAPHICS

DEMOGRAPHICS

	1M	3M	5M	8M
POPULATION DEMOGRAPHICS				
ESTIMATED POPULATION	9,527	99,184	214,450	407,295
TRADE AREA SIZE	3.1 SQM	28.3 SQM	78.5 SQM	201.0 SQM
HOUSEHOLD DEMOGRAPHICS				
ESTIMATED HOUSEHOLDS	5,117	41,698	92,674	175,285
EST. AVG. HH INCOME	\$65,419	\$65,651	\$71,176	\$85,738
DAYTIME DEMOGRAPHICS				
DAYTIME TOTAL BUSINESSES	1,415	4,018	7,761	13,665
DAYTIME TOTAL EMPLOYEES	22,106	51,467	97,616	169,821
TOTAL ANNUAL CONSUMER EXPENDITURE				
TOTAL RETAIL EXPENDITURE	\$123.88M	\$1.01B	\$2.39B	\$5.15B
APPAREL	\$9.36M	\$75.99M	\$178.02M	\$384.26M
ENTERTAINMENT	\$14.77M	\$120.14M	\$283.12M	\$616.71M
FOOD & BEVERAGE	\$39.26M	\$320.92M	\$754.06M	\$1.61B

OREGON DISTRICT INCLUSIONS



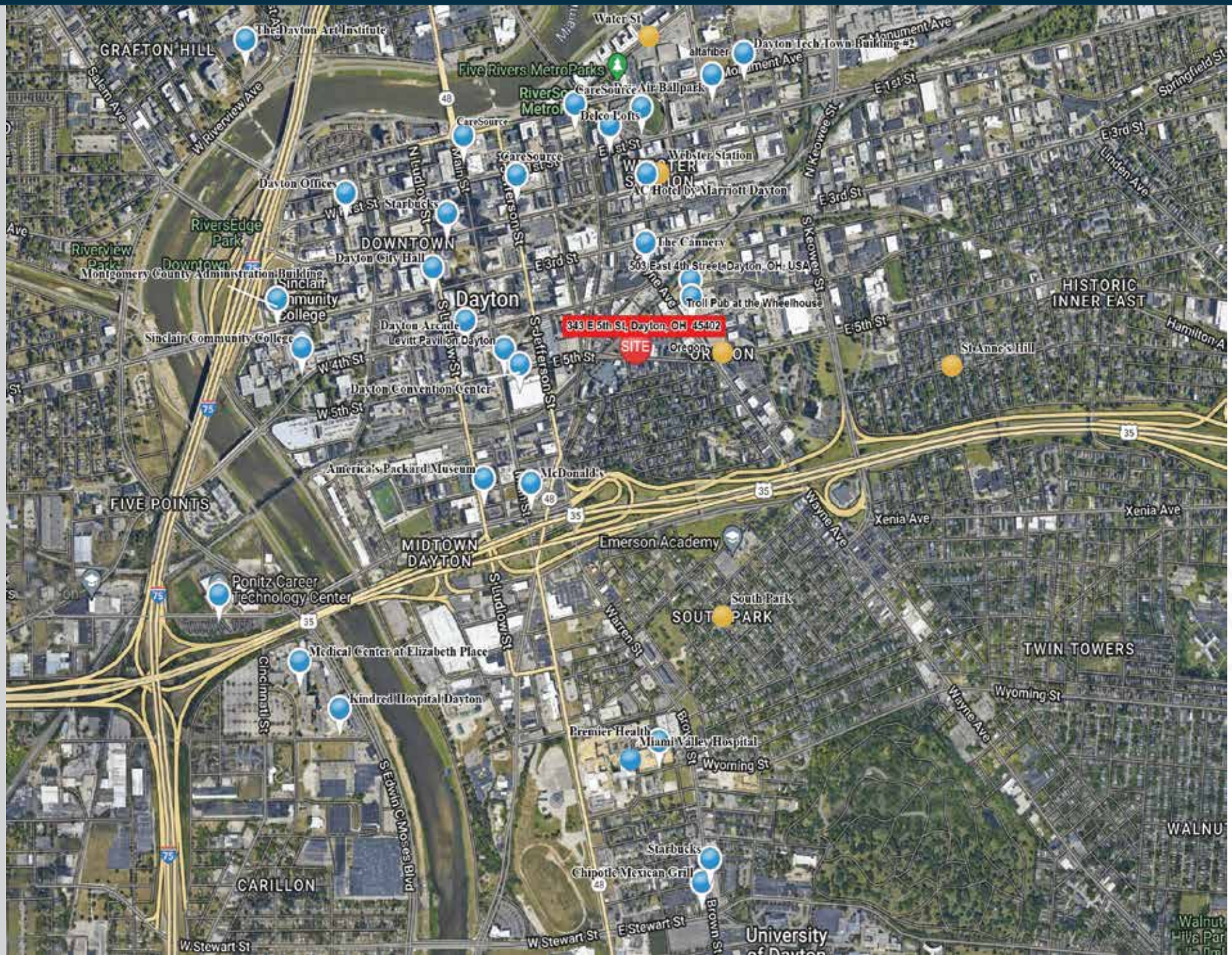
NEW D.O.R.A. DISTRICT & OUT ON 5TH
(DESIGNATED OUTDOOR REFRESHMENT AREA)
(ENCOMPASSES 40 ACRES)



A tried & tested gem of the city of Dayton. The Oregon District is lined with unique store fronts, and some of Dayton's most respected restaurants.

A favorite spot for those that come downtown. Find the streets of the Oregon District a unique and urban experience.

NEIGHBORHOODS, RETAIL & HIGHLIGHTS



REDISCOVER WHY DOWNTOWN IS A HOT SPOT FOR INVESTMENT AND DEVELOPMENT