



Former McDonald's Drive-Thru & Former Cashland W/ Pawn
5140 Salem Ave Trotwood, Ohio 45426

Property Highlights

- **Location:** Directly across from new \$8M Gordon Foods Grocery Store & the new \$10M, U1 Flygt Sports Dome Complex
- **Available:** 4,340 SF street-front, free standing building (+1,400 SF basement), 0.77 acres on 33,628 SF usable land
- **Parking:** 38 spaces
- **Signage:** Pylon and corner wrap with signage on two streets
- **Access:** Drive-thru, curb cuts from Salem Avenue and Covenant House Drive
- **Zoning:** G-B General Business District - QSR/Retail, Restaurant, Fuel Station, Convenience Store, Medical, Office, Pawn, Consumer Lending

Sale Price:	\$395,000
Lease Rate:	\$3,500.00 per month (NNN)
Building Size:	4,340 SF
Lot Size:	0.77 Acres

For More Information

Robert Zavakos

O: 937 603 3300

rlzavakos@bergman-group.com | OH #BRKP.0000352271



Offering

Cost-effective multi-reuse opportunity. Standard consistent size and layout. Allows user to fit into the space without needing a large plot of land. Can be envisioned how McDonald's has it across various locations. Building's bones, footprint and space are what's really great. Brick design, two-drive thru windows, signage, tall ceilings, patio, storage, corner location with greenspace. Pedigree of a McDonald's corporate restaurant. Newer roof. Restaurant contents removed. Walk in cooler and freezer retained. Space converted as office/service use. Revert to restaurant use or other.

Seller Financing Option	
Sale Price	\$395,000
Down Payment	\$100,000
Interest Rate	5%
Amortization Term	14 Years
Monthly Payment	\$2,445.17
Balloon payment end of year 7	

For Sale & Lease

4,340 SF | \$395,000

Retail Space



Available:

- 4,340 SF building + 338 SF concrete patio + 612 SF canopy roofs (+1,400 SF basement storage). 2 drive-thru windows. 38 parking spaces. 173' Salem Ave frontage.
- Central location on Salem Ave near the Ohio 49 connector in the heart of Trotwood, attracting businesses and residents.
- Property boasts prime street-front visibility. Easy access.
- Positioned to capture customers from more than 700 units in new housing construction nearby and within minutes of the growing Trotwood Gated Global Industrial Park's work force.
- Directly across from \$8M Gordon Foods Grocery anchored shopping center. Next to Greyhound bus station's flow of customers. On corner access drive to new \$10M, U1 Flyght Sports Dome Complex.
- Area retailers: Home Depot, Loews, Walmart, Dollar General, Pep Boys, Sherwin Williams, Phantom Fireworks, McDonald's, Taco Bell, KFC, White Castle, Marathon Gas, Shell, Chase, 5/3 Bank, KeyBank
- Traffic: Approx 18,000 VPD on North Salem Ave. 17,000 VPD on Shiloh Springs. 10,500 on SR 49.
- Nearby major employers: Boentag / Technicote North America (\$80M-\$100M), Westrafo America, Epix Tube, Golden Gate Industrial Park (\$52M), Miami Valley Hospital (\$273M - 2027), former Salem Mall/ Sears mixed use redevelopment/Funk Music Hall of Fame & Exhibition Center (\$25M - 2026), all just within minutes of the site.

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Retail Space



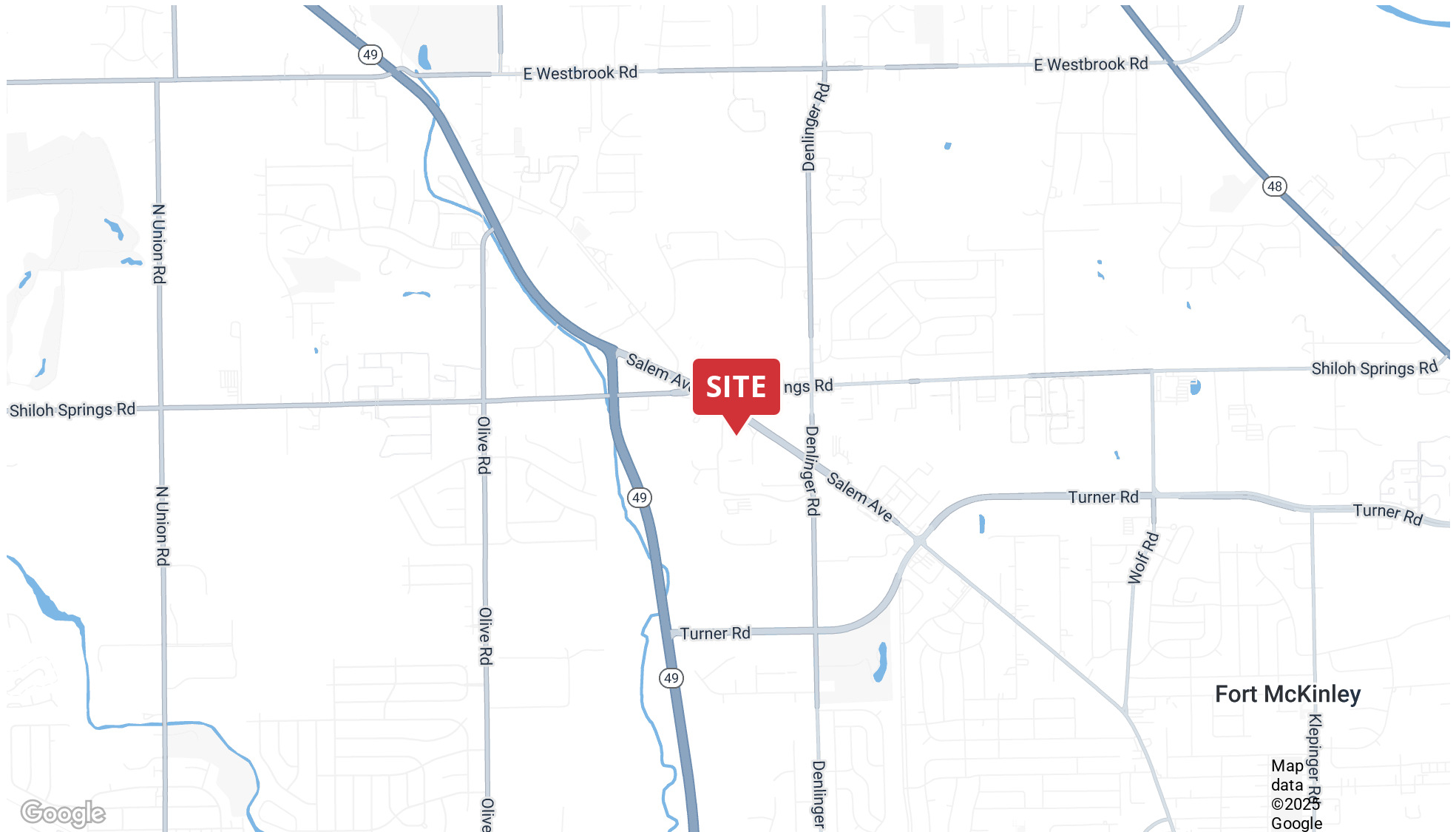
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Retail Space

Population	1 Mile	5 Miles	10 Miles
Total Population	5,085	125,444	335,658
Average Age	47.2	41.0	38.6
Average Age (Male)	42.5	38.8	36.9
Average Age (Female)	52.0	43.0	40.1

Households & Income	1 Mile	5 Miles	10 Miles
Total Households	2,012	52,818	136,875
# of Persons per HH	2.5	2.4	2.5
Average HH Income	\$56,857	\$60,758	\$67,487
Average House Value	\$123,638	\$126,908	\$126,959

2020 American Community Survey (ACS)

Average HH Income Source: ESRI

