

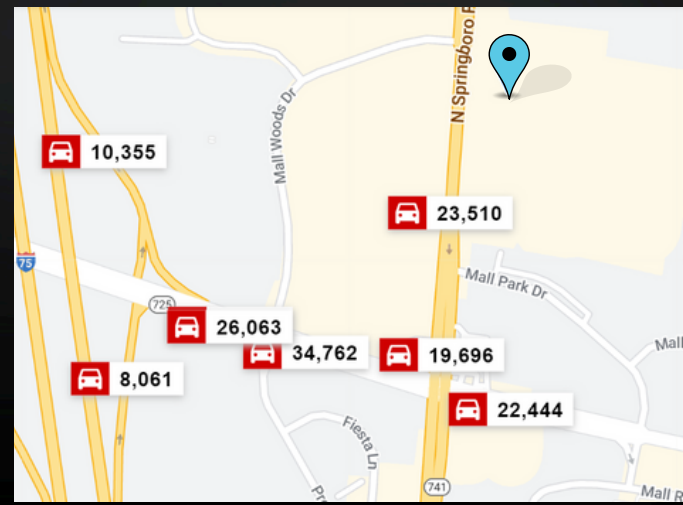


**FOR LEASE** | 204-220 N SPRINGBORO PIKE  
DAYTON, OH 45449

## Property Highlights

- 1,400 SF Storefront Retail Space with excellent foot traffic, visibility, and signage
- Fully Built-Out as Standard Retail Space
- Located in-line with other Retail
- Central Air and Heating
- High Foot Traffic w/ Strong Co-Tenants
- Shadow Anchored by Lowes Home Improvement
- Bustling Location with High Traffic Counts
- Abundant Parking
- Lease rate does not include utilities, property expenses or building services
- Ideal for retail, showroom, restaurant, office, massage, smoke & vape, coffee, hearing aid, bar/nightclub, and more!

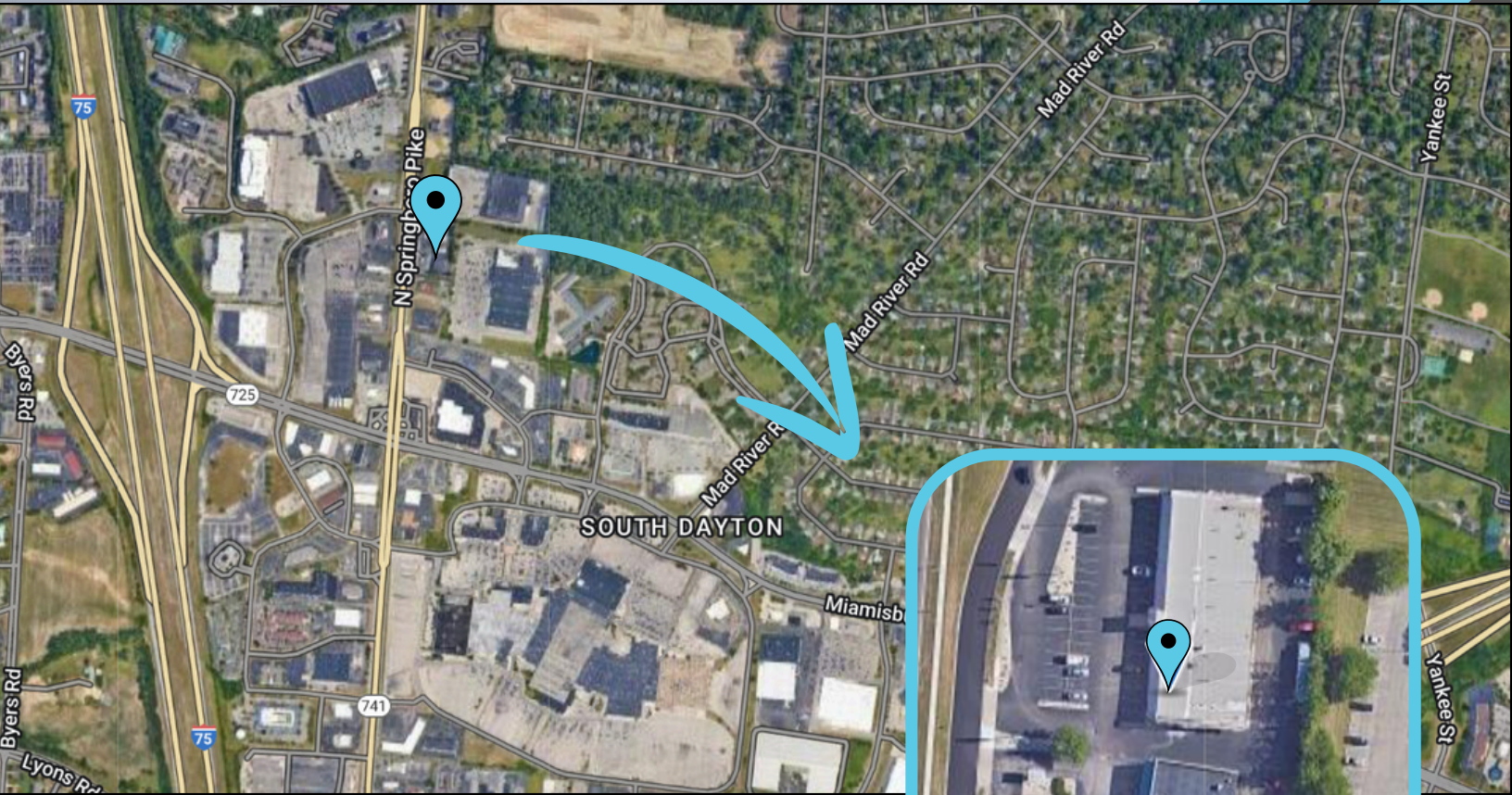
Lease Rate: \$20.00 SF/YR NNN



## Property Highlights Continued...

- 24 Hour Access
- Banking
- Bus Line
- Corner Lot
- Dedicated Turn Lane
- Pylon Sign
- Signage
- Signalized Intersection
- Tenant Controlled HVAC
- Monument Signage
- Air Conditioning
- Fiber Optic Internet

**PRIME RETAIL SPACE AVAILABLE  
CLOCK TOWER PLAZA IN DAYTON, OH**



**FOR | 204 SPRINGBORO PIKE  
LEASE | DAYTON, OH 45449**

<b>2024 DEMOGRAPHICS</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
<b>POPULATION</b>	6,108	65,412	137,191
<b>HOUSEHOLDS</b>	3,114	29,318	59,272
<b>HH INCOME</b>	\$50,313	\$67,786	\$73,909



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