

2651 BLANCHARD AVE.

Dayton, OH 45439

FOR LEASE

\$ 10.00/SF MG



PROPERTY HIGHLIGHTS

- **1st Floor Bar Restaurant Space 5,065 SF**
- **2nd Floor Event/Party Room 5,065 SF**
- **Event Room Updated and remodeled**
- **Kitchen has Restaurant exhaust Hood**
- **Outside Patio Space Possibility**

Birgit Ferguson

937-242-1734

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2288 Grange Hall Rd. Beavercreek, OH 45431

HRICommercial.com



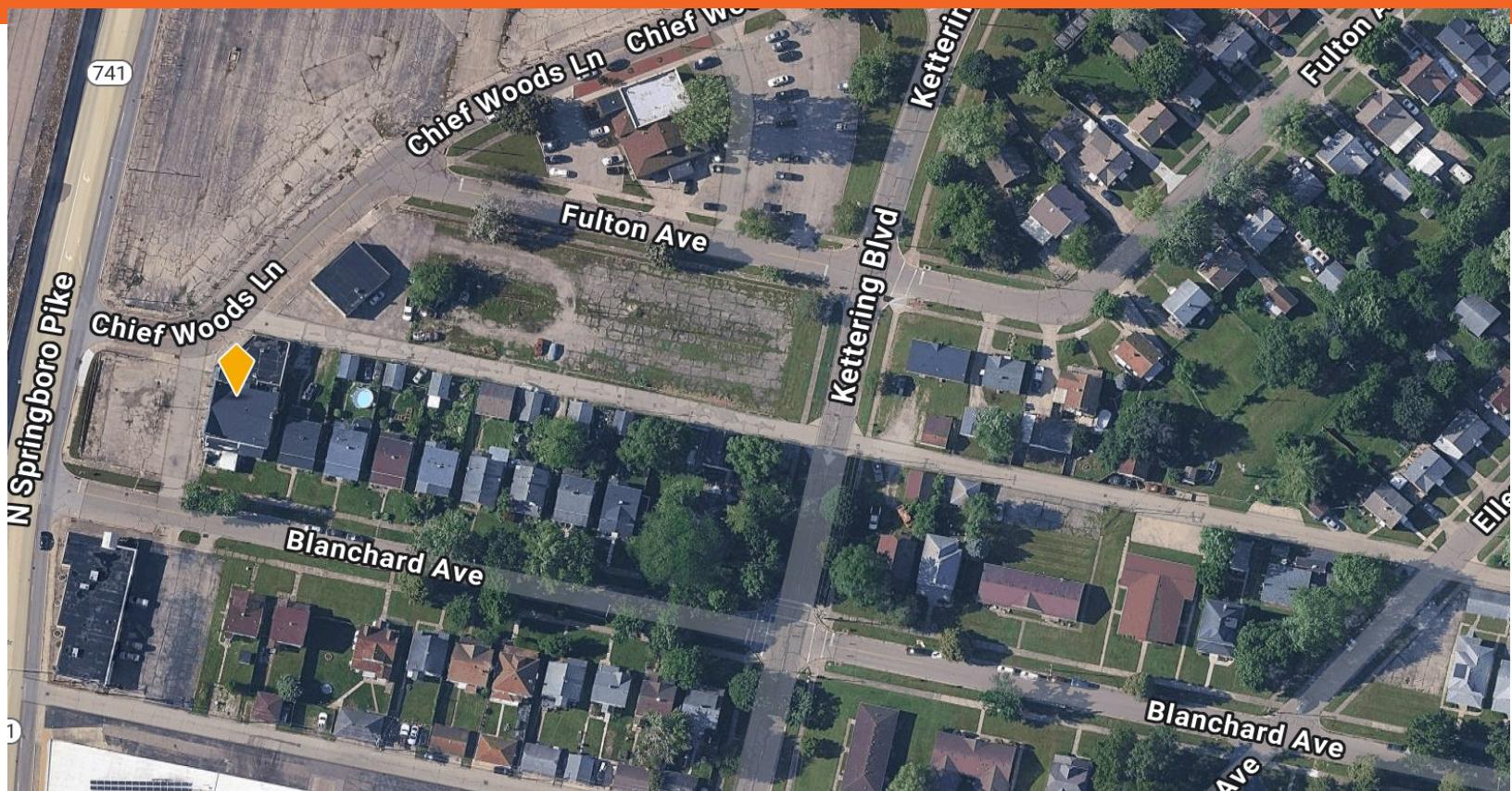
The information contained herein has been obtained from the property owner or other sources that we deem reliable. Although we have no reason to doubt its accuracy, no representation or warranty is made regarding the information, and the property is offered "as-is". The submission may be modified or withdrawn at any time by the property owner.

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DEMOGRAPHICS

	2 MILE	5 MILES	10 MILES
2024 Population	21,650	168,356	504,775
2024 Estimated Household Income	\$75,603	\$78,247	\$82,635
2025 Traffic Volume	Springboro Pike	14,631	



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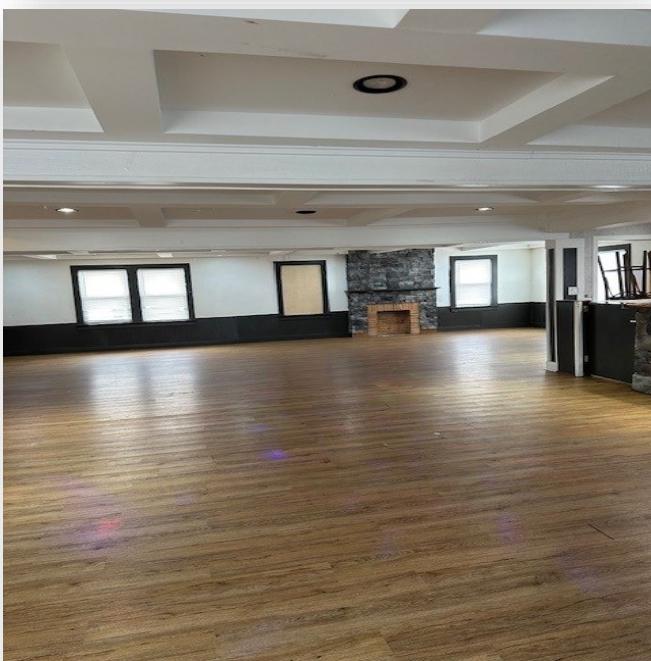
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2nd Floor Event Room



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Commercial Realty

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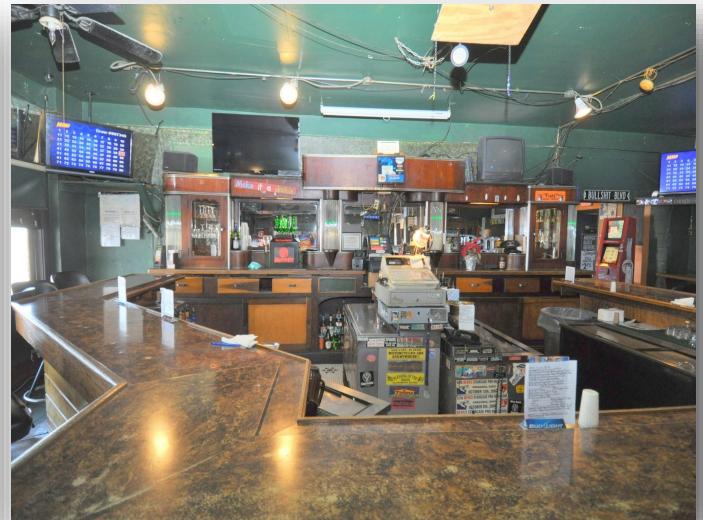
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1st Floor



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