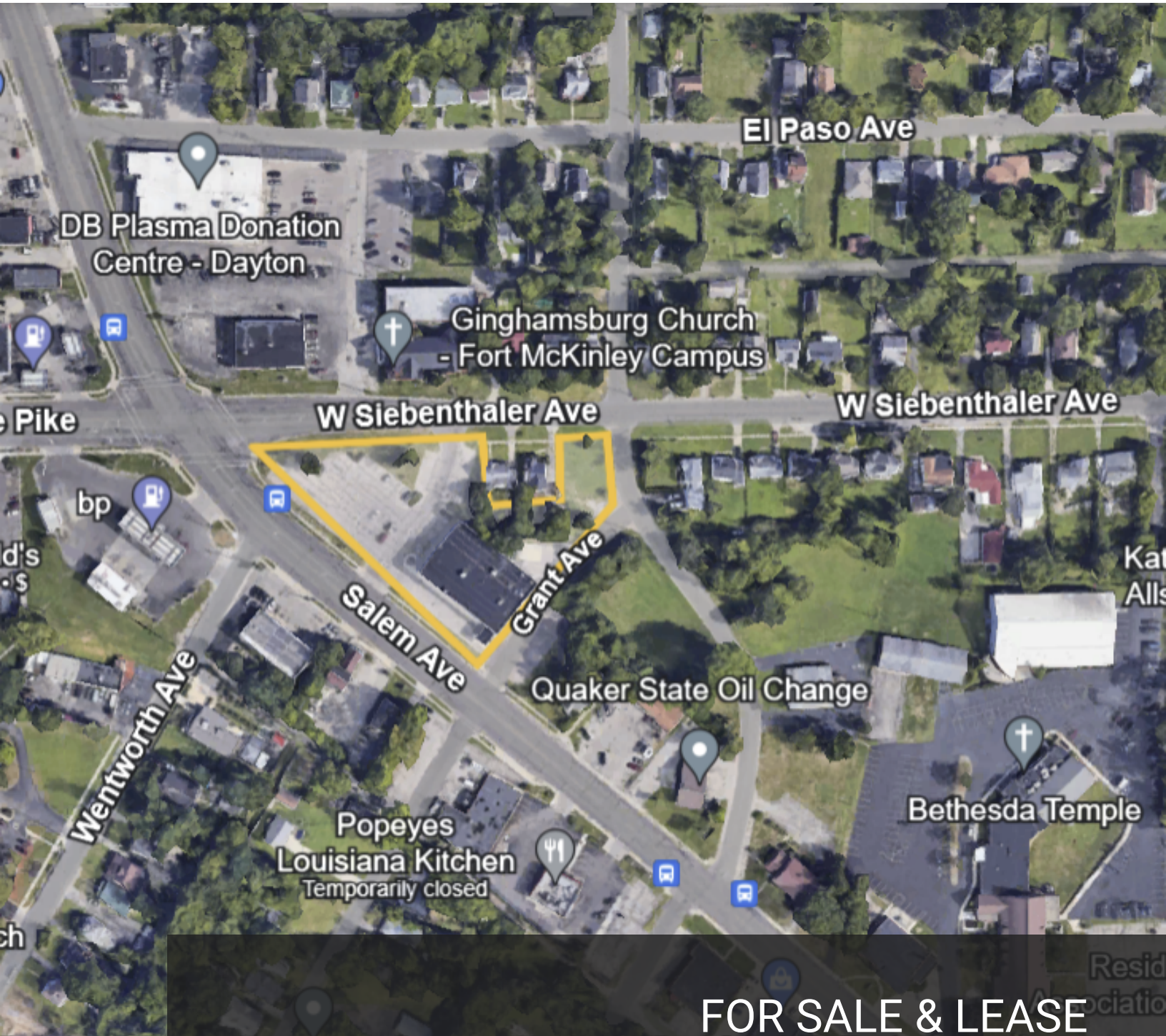


RETAIL FOR SALE & LEASE



FORMER RITE AID SALEM & SIEBENTHALER

3881 SALEM AVENUE, DAYTON, OH 45406



FOR SALE & LEASE

KELLER WILLIAMS ADVISORS

5250 Far Hills Avenue Suite 100
Kettering, OH 45429



Each Office Independently Owned and Operated

PRESENTED BY:

BILL LEE

Agent
O: (937) 474-9395
C: (937) 474-9395
bill.lee@kw.com
2013001147, Ohio

GREGORY BLATT

Broker-Director
C: (937) 657-2876
greg.blatt@kw.com
BRKA:0000286367, Ohio

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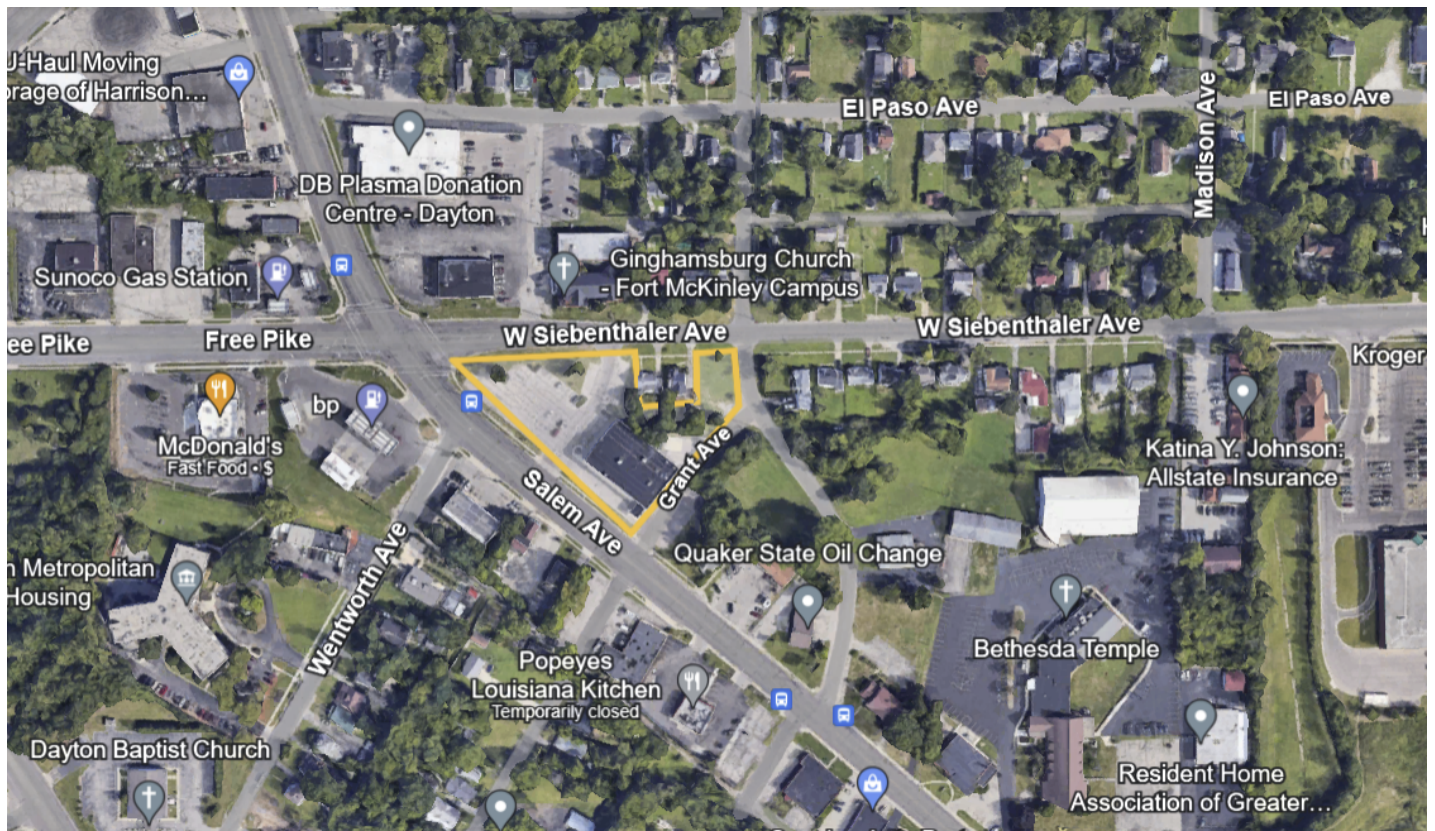
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BRKA:0000286367, Ohio

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PROPERTY DESCRIPTION

3881 SALEM AVENUE



Property Description

Located at the prominent corner of Salem Ave and Siebenthaler Ave, this former Rite Aid property at 3881 Salem Ave in Dayton, Ohio, offers an excellent opportunity for a wide range of businesses. With approximately 11,206 square feet of versatile space on a spacious 1.945-acre lot, this site boasts prime visibility and easy access, thanks to curb cuts on both streets and a traffic signal at the intersection. The property features 63 paved parking spaces, providing ample convenience for customers. Positioned on two high-traffic roads, this location ensures strong exposure and accessibility, making it an attractive option for retailers, service providers, or any business seeking a well-positioned, highly visible space in Dayton.

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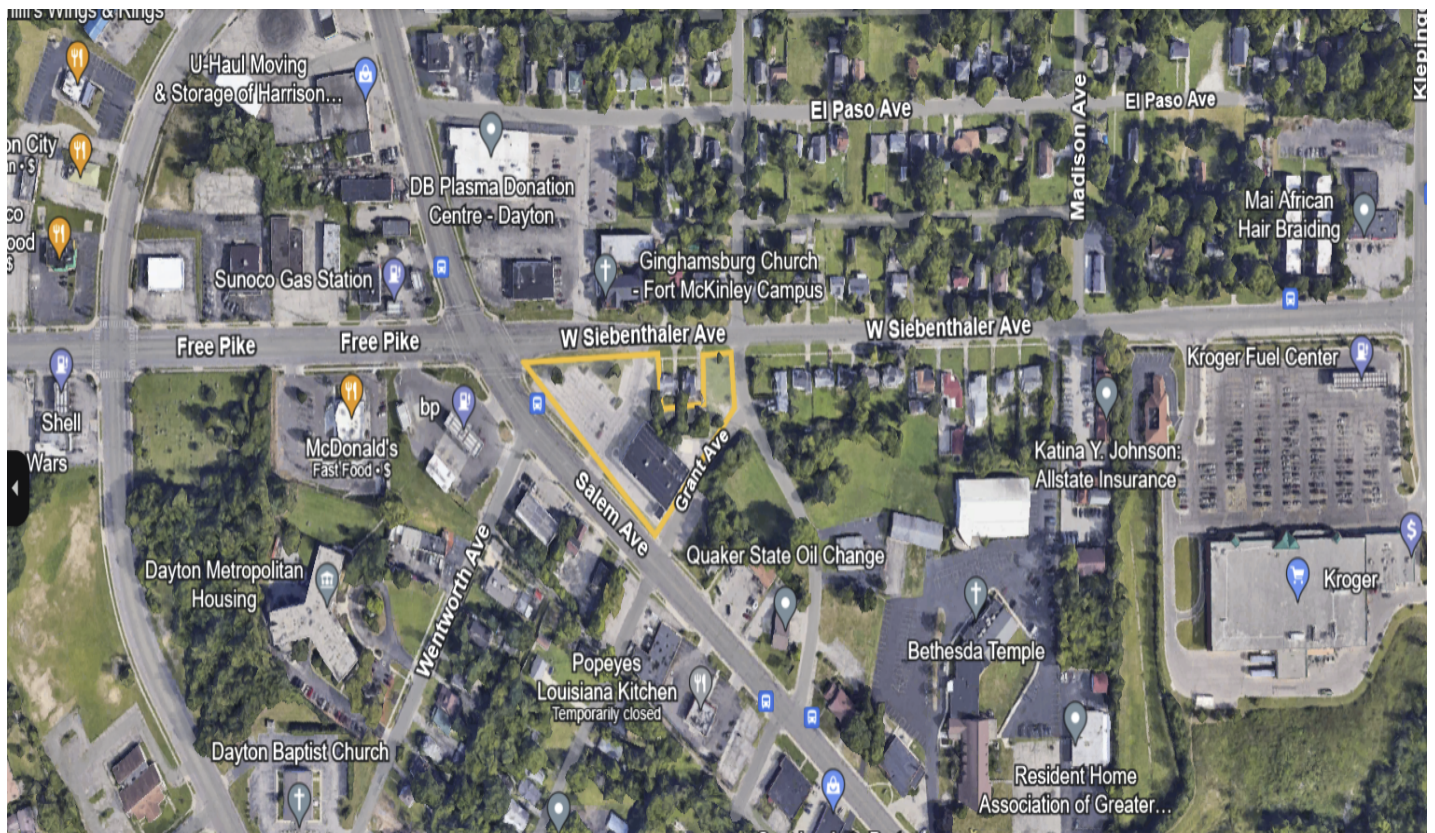
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PROPERTY SUMMARY

3881 SALEM AVENUE



Property Summary

Building SF:	11,206
Lease Rate:	\$17.50
Lot Size:	1.95 Acres
Parking Ratio:	5.53
Parking:	Black Top 63 spaces
Price:	\$1,250,000
Year Built:	1997
Zoning:	

Property Overview

Corner of Salem and Siebenthaler
 16,000+ cars daily
 Occupancy at closing

Location Overview

The corner of Salem Avenue and Siebenthaler Avenue in Dayton, Ohio, is a vibrant hub of activity, offering a blend of residential, retail, and community amenities. This well-connected area features a diverse mix of small businesses, national retailers, churches, and schools, all within a short drive of downtown Dayton. With easy access to public transportation and nearby parks, it's a convenient and welcoming spot that reflects the resilience and growth of the surrounding neighborhoods, making it a central part of the local community.

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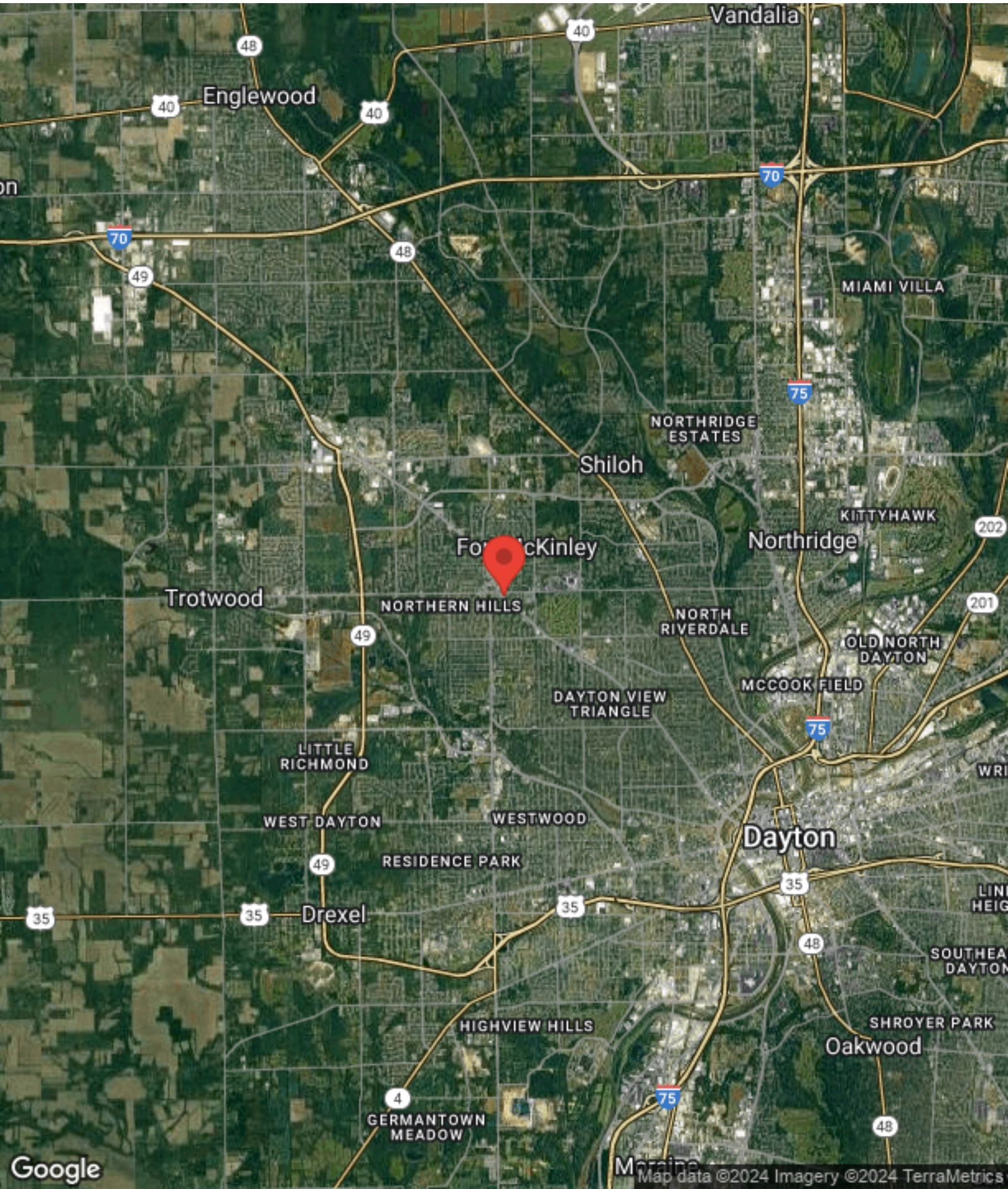
PROPERTY PHOTOS

3881 SALEM AVENUE



REGIONAL MAP

3881 SALEM AVENUE



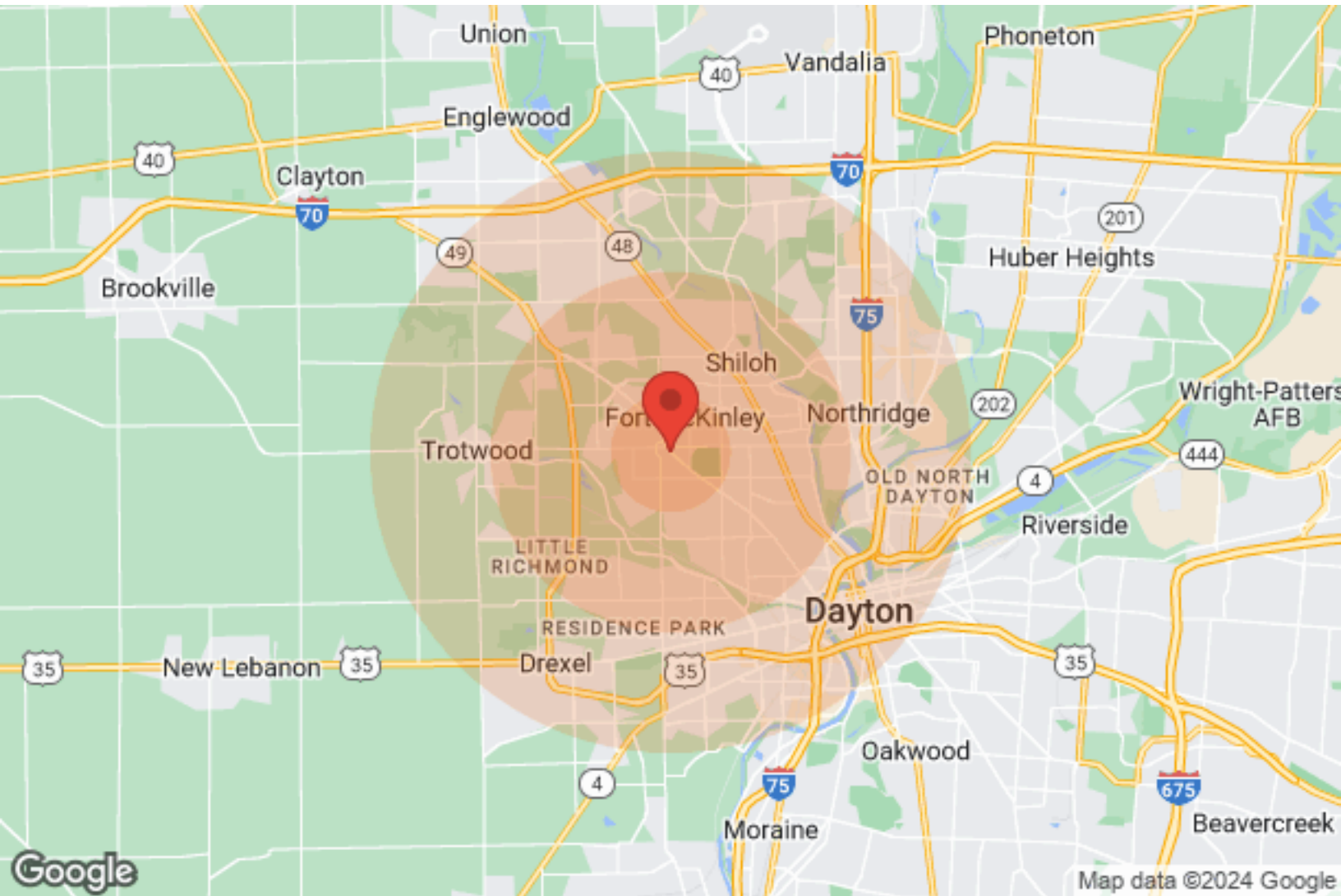
LOCATION MAPS

3881 SALEM AVENUE



DEMOGRAPHICS

3881 SALEM AVENUE



Population	1 Mile	3 Miles	5 Miles
Male	5,069	32,354	64,433
Female	5,984	37,974	71,863
Total Population	11,053	70,328	136,296

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	2,365	15,431	27,955
Ages 15-24	1,538	9,873	18,463
Ages 25-54	4,251	26,683	51,416
Ages 55-64	1,383	8,349	17,132
Ages 65+	1,516	9,992	21,330

Race	1 Mile	3 Miles	5 Miles
White	1,394	14,036	50,242
Black	9,517	54,720	83,049
Am In/AK Nat	N/A	9	11
Hawaiian	N/A	1	4
Hispanic	94	1,073	2,086
Multi-Racial	284	3,064	5,694

Income	1 Mile	3 Miles	5 Miles
Median	\$29,433	\$29,350	\$29,329
< \$15,000	1,022	7,602	14,414
\$15,000-\$24,999	687	4,435	8,235
\$25,000-\$34,999	908	4,560	8,261
\$35,000-\$49,999	1,008	5,027	8,972
\$50,000-\$74,999	546	4,346	8,888
\$75,000-\$99,999	363	2,198	4,685
\$100,000-\$149,999	242	1,405	3,175
\$150,000-\$199,999	27	455	961
> \$200,000	40	122	600

Housing	1 Mile	3 Miles	5 Miles
Total Units	6,122	40,310	75,806
Occupied	5,116	31,497	60,912
Owner Occupied	2,857	16,706	32,822
Renter Occupied	2,259	14,791	28,090
Vacant	1,006	8,813	14,894

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DISCLAIMER

3881 SALEM AVENUE

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