

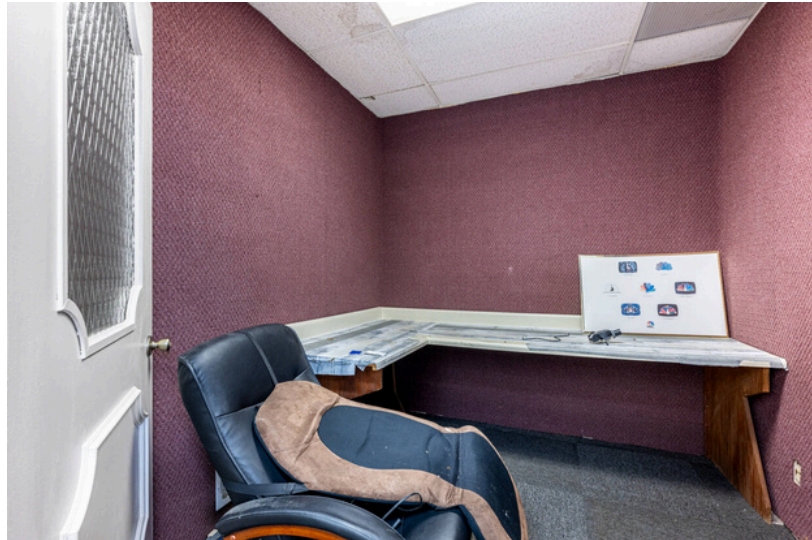


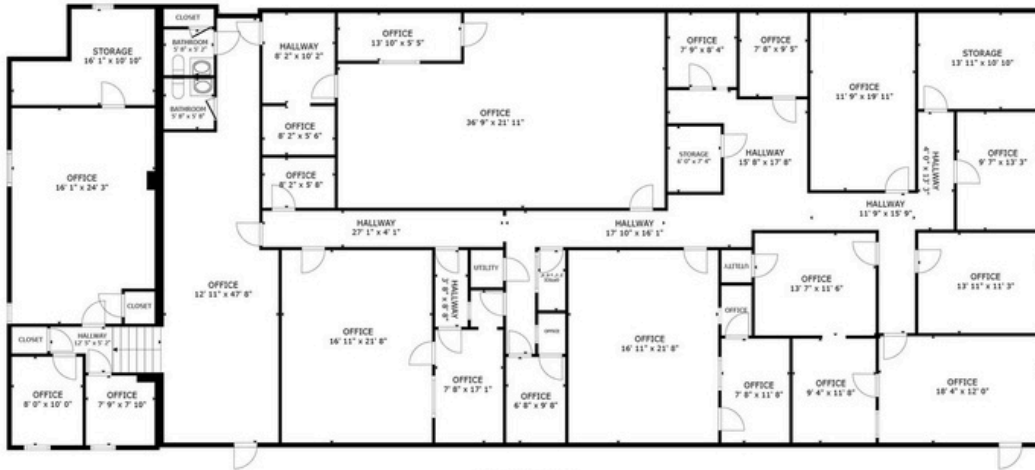
FOR SALE | 6 S SMITHVILLE ROAD
DAYTON, OH 45431

Property Highlights

- WELL-MAINTAINED, 6,528 SF BUILDING WITH AMPLE PRIVATE PARKING
- LOCATED AT A HARD CORNER OF A BUSY THOROUGHFARE, 18,000 CARS PER DAY
- PROPERTY IS ZONED ENC (ECLECTIC NEIGHBORHOOD COMMERCIAL) MANY ALLOWED USES INCLUDING RETAIL, OFFICE AND RESIDENTIAL
- LAST USED AS A BROADCASTING SCHOOL
- IDEAL LOCATION W/ ENTRANCES FROM AIRWAY AND SMITHVILLE ROADS

Offered For Sale at: \$299,000





FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN 5,564 sq.ft.
TOTAL : 5,564 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN 670 sq.ft.
TOTAL : 670 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





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FOR
SALE

2024 DEMOGRAPHICS	2 MILE	5 MILE	10 MILE
POPULATION	50,644	217,218	533,270
HOUSEHOLDS	21,009	91,520	229,934
HH INCOME	\$52,136	\$69,135	\$79,211

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