



2107 Jergens Rd

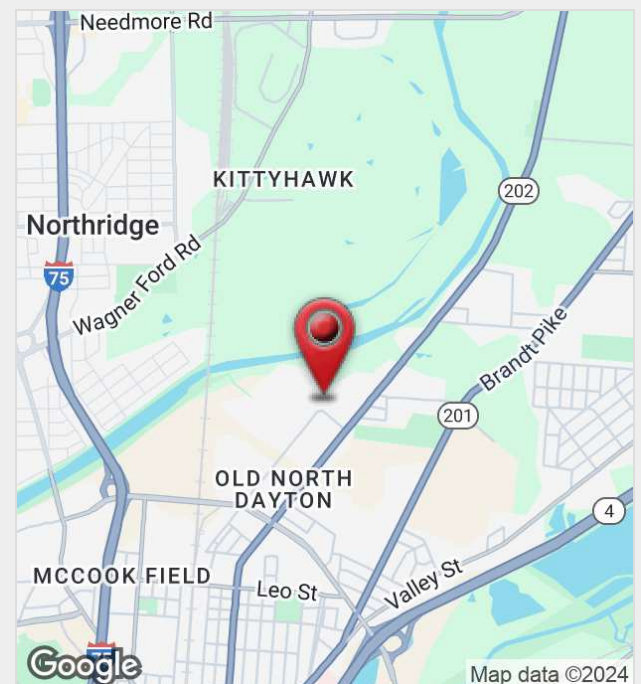
Dayton, Ohio 45404

Property Features

- 6,100 SF Freestanding Warehouse Building
- Renovated Office & Warehouse Space
- Private Entrance for Main Office with Reception Window
- Five (5) Private Offices
- Conference Room, Bathrooms, Kitchen, Security & Storage Rooms
- Two (2) Drive-Thru Roll-Up Doors (12' W x 10' H)
- Central Heating & Cooling
- Access to 60 Onsite Parking Spaces
- Lot Size: .51 Acres
- Close Proximity to I-75 and Downtown Dayton

Lease Rate: \$8.50 SF/Yr (NNN)

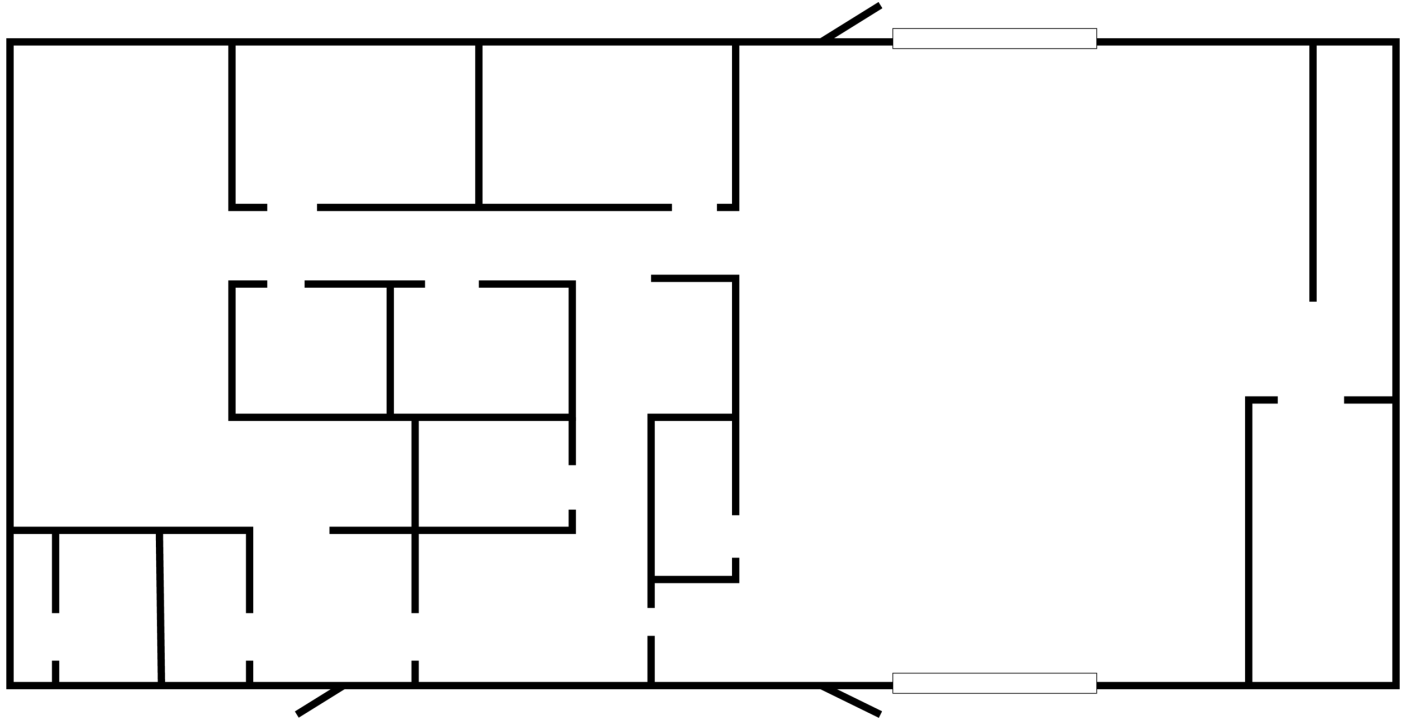
Sale Price: \$550,000



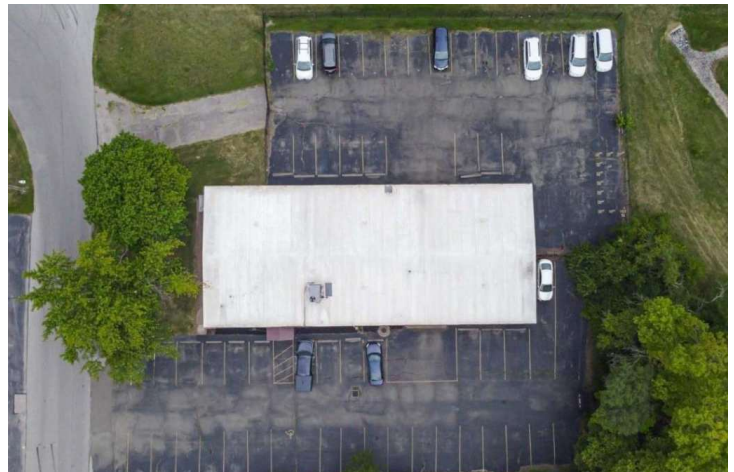
For more information:

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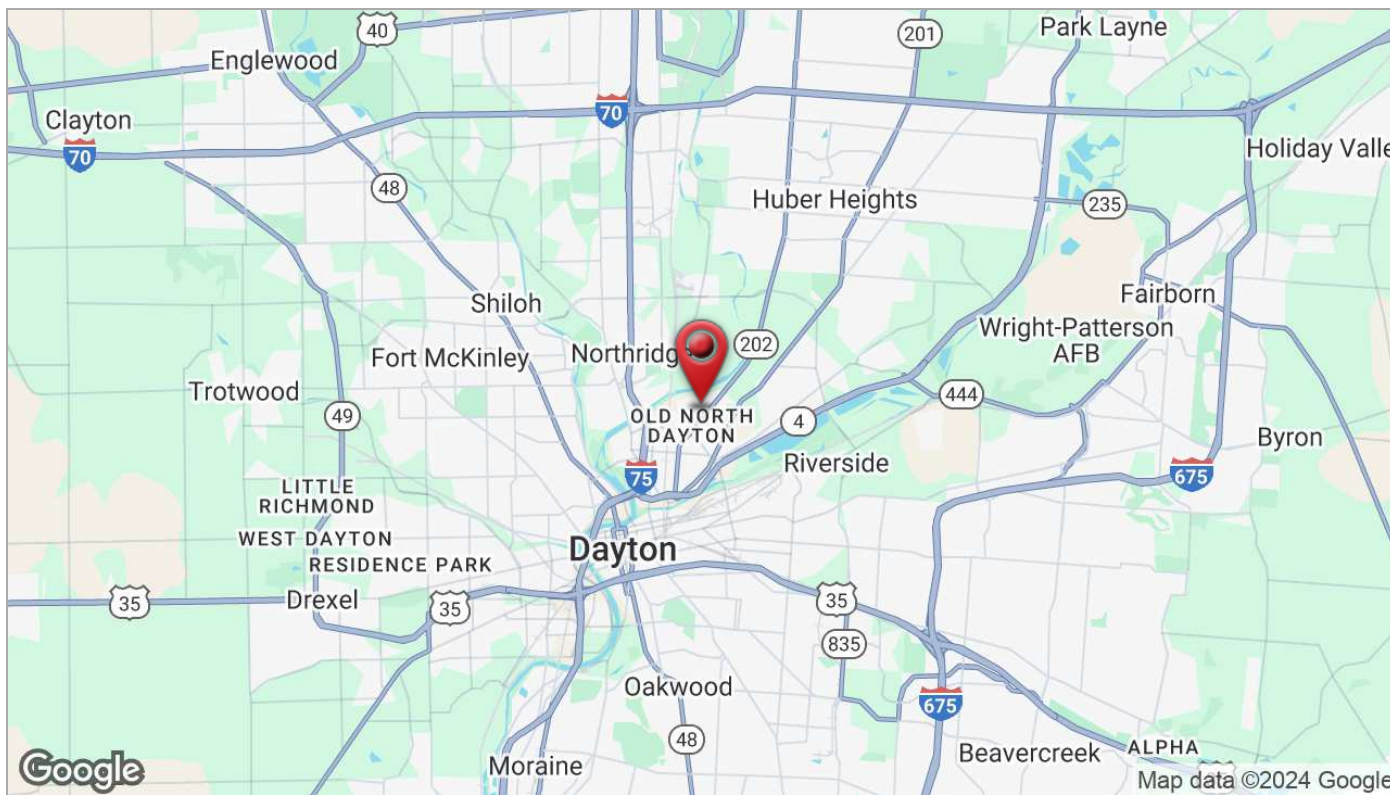
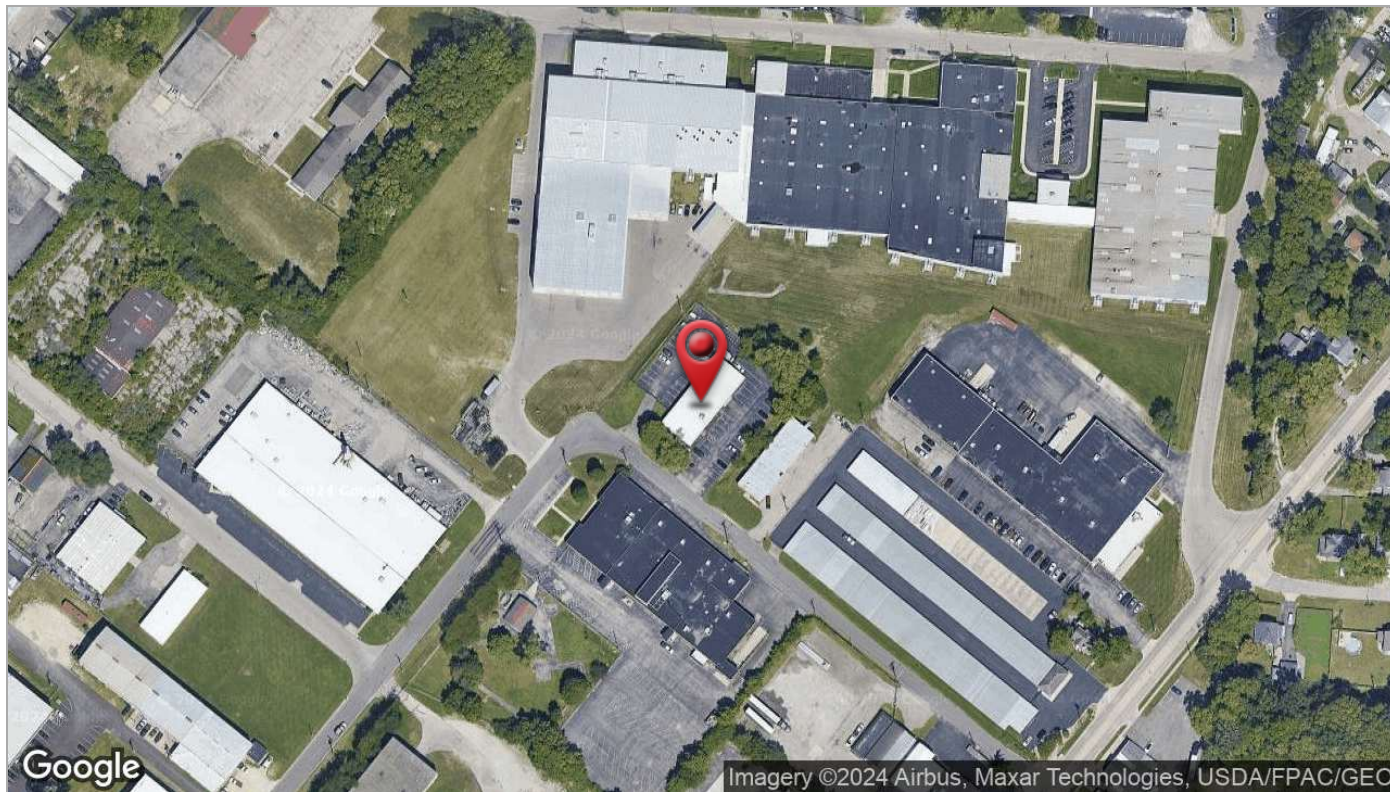
SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	AVAILABILITY
2107 Jergens Rd	Warehouse/Distribution	\$8.50 SF/YR	NNN	6,100 SF	VACANT

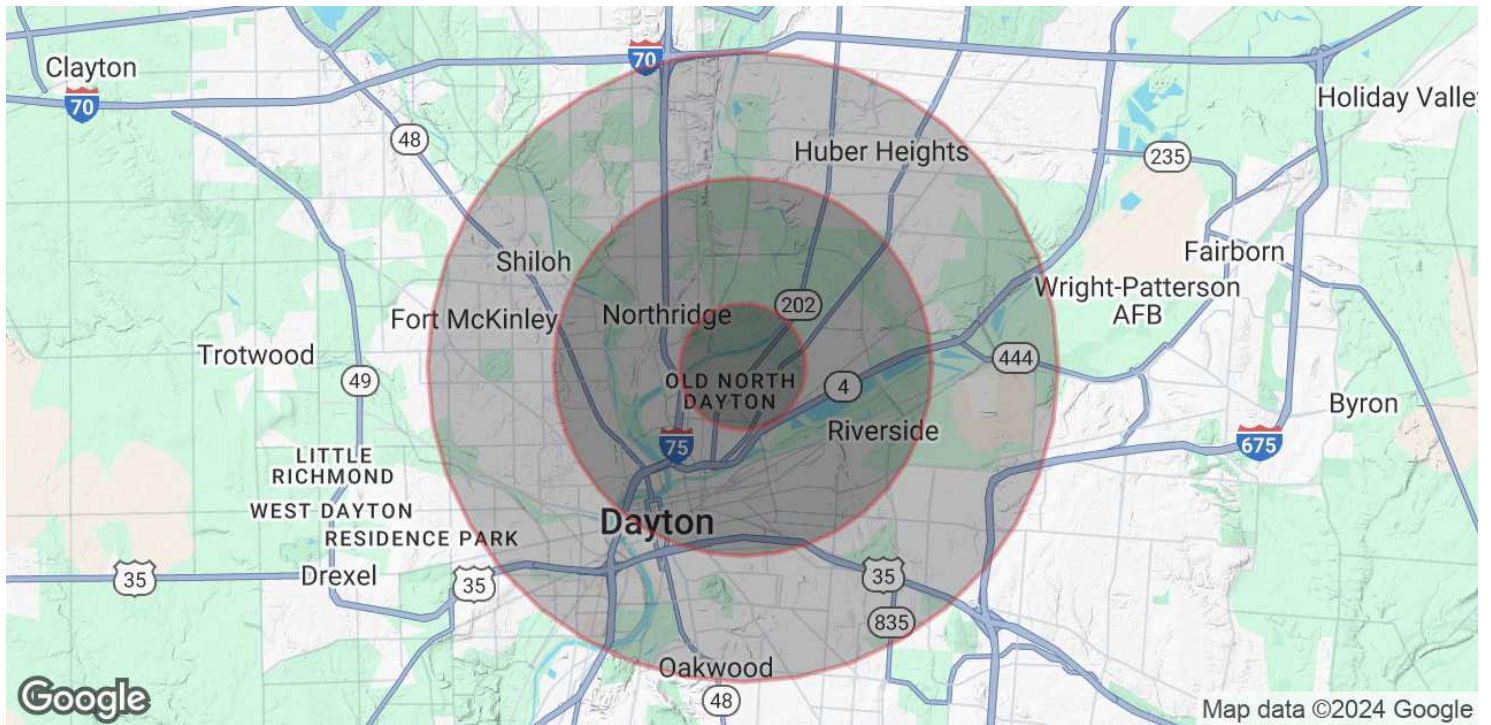






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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	4,086	64,884	191,459
Average Age	36	39	38
Average Age (Male)	35	38	38
Average Age (Female)	37	39	39

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,658	28,786	80,423
# of Persons per HH	2.5	2.3	2.4
Average HH Income	\$47,137	\$56,794	\$68,210
Average House Value	\$97,674	\$131,960	\$155,803

Demographics data derived from AlphaMap