



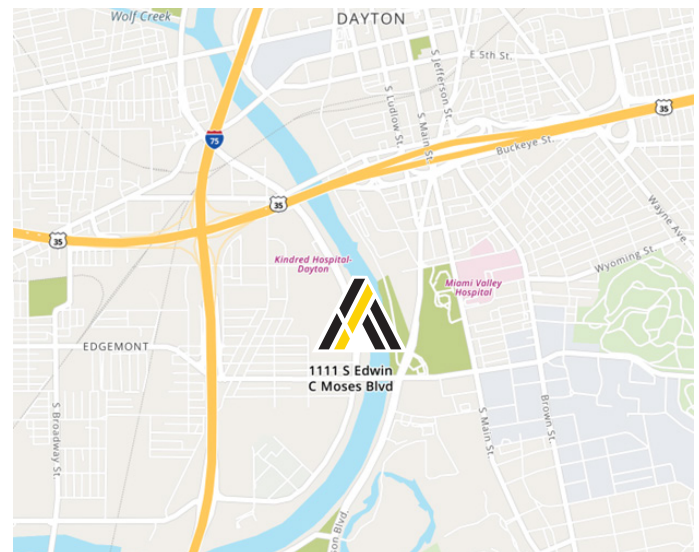
1111 S. Edwin C. Moses Boulevard

Dayton, Ohio 45417

**LEASE RATE:
UPON REQUEST**

Property Highlights

- 13,000± SF Office
 - Functional layout features multiple offices, a kitchenette plus access to a shared conference room
 - High ceilings offer flexibility for a variety of business uses
- 5,000± SF Full Kitchen
 - Rare, fully equipped kitchen - ideal for catering or food production
 - Multiple full size walk-in freezers/coolers, large range & hood
 - Two private docks for easy distribution
- 7,300± SF Retail/Office space
- Common area conference room
- Two shared docks (10' x 8')
- High-bay warehouse storage available (see photos)
- Less than 1.5 miles from I-75 and approximately 1 mile to US-35
- In close proximity to Downtown Dayton, The University of Dayton and surrounded by multiple amenities



Demographics	1 Mile	3 Mile	5 Mile
Total Population	3,399	98,180	225,079
Total Households	1,170	41,110	97,854



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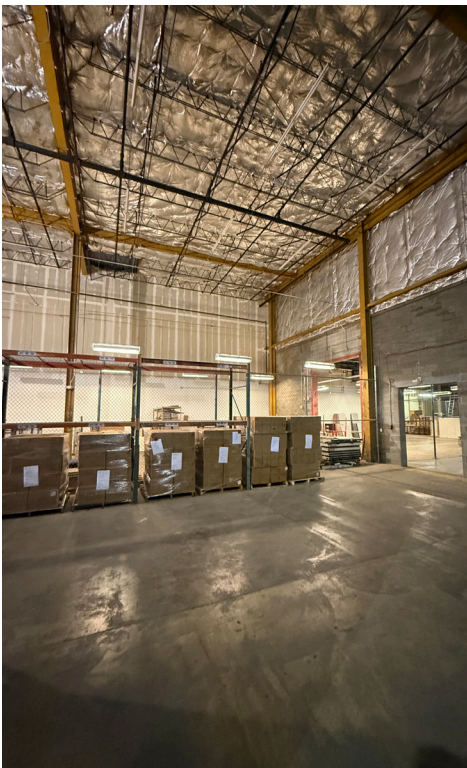
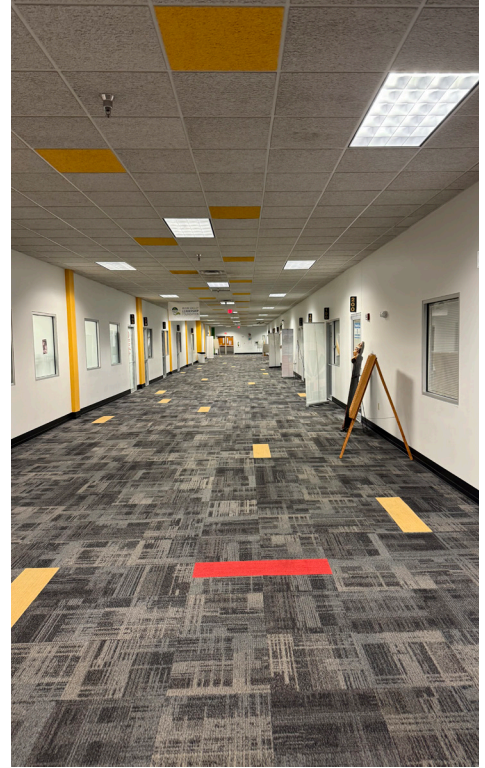
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Photos

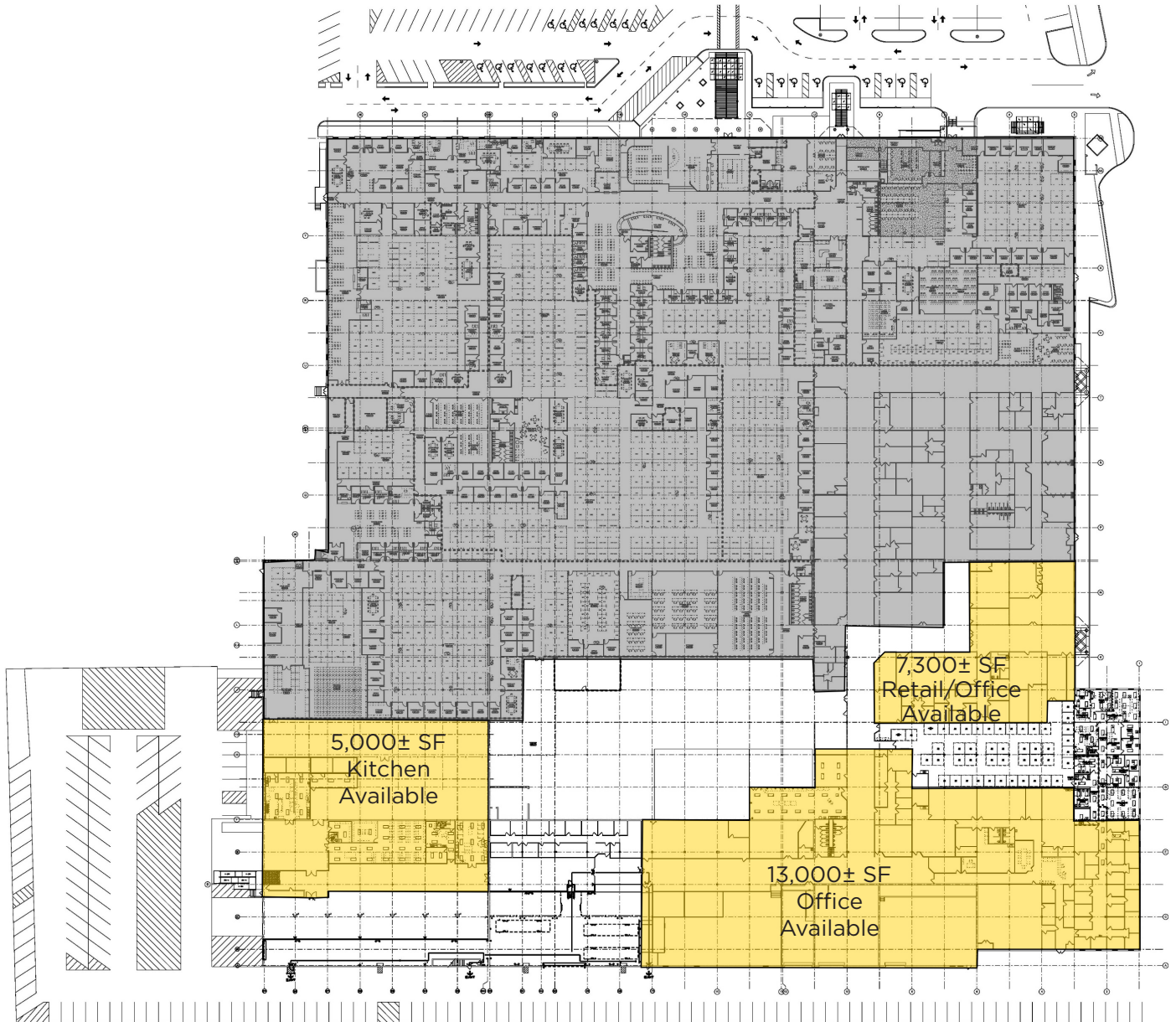


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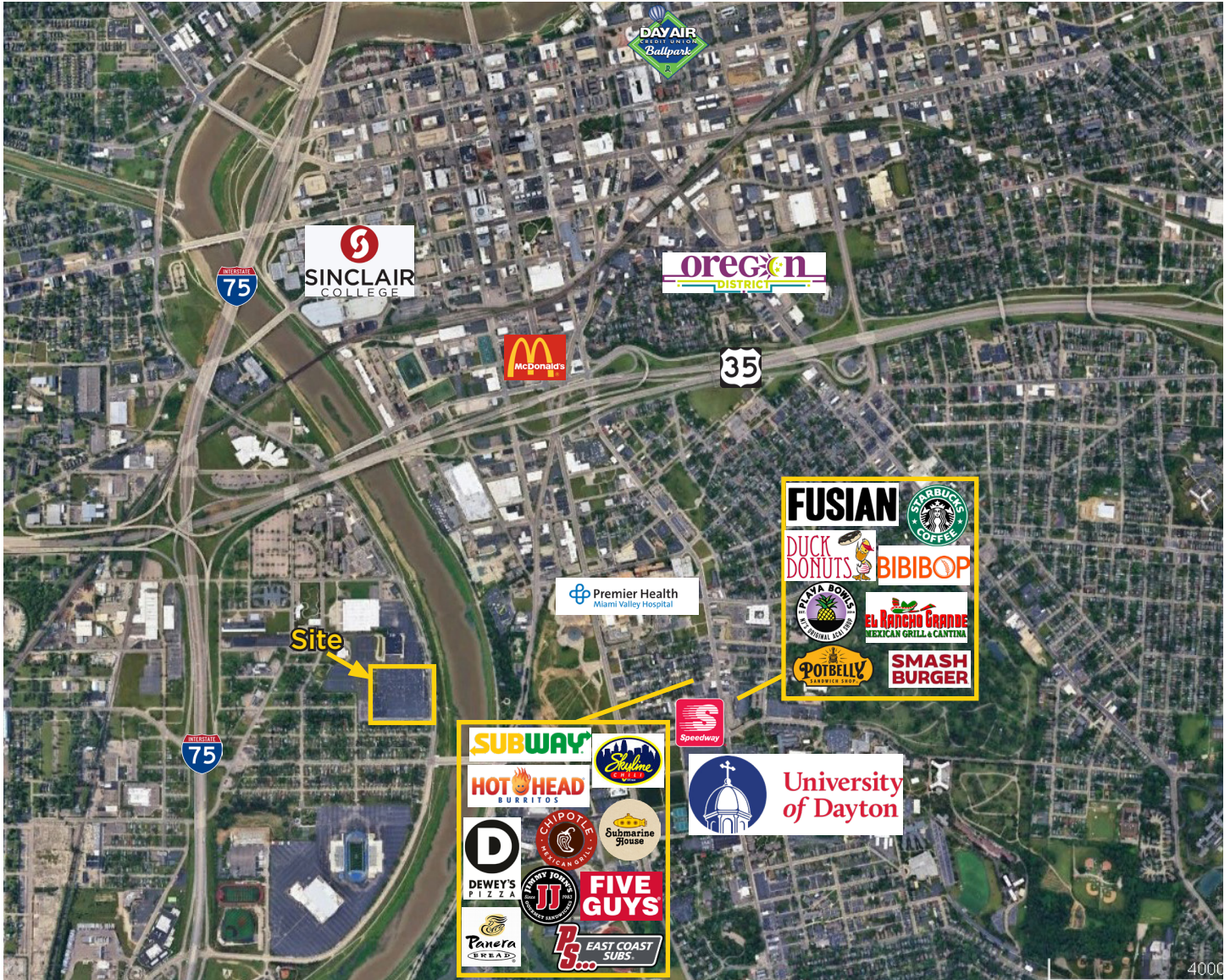
Floor Plan



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Aerial



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