

# FOR SALE

7510 N Main St Dayton, OH 45415



## Retail | 13,648 SF

- Aprox 13,648 SF Building on 4 acres
- 32,425 VPD - Located At Signaled Intersection
- Ample Parking (200+ Spots)
- Convenient Access to I-70 (5 Minute Drive)
- Verizon Cell Tower Lease - \$1,088.07 / Month
- Corner Club Bar Lease - \$2,500.00 / Month
- My Brothers Place Bar Lease - \$1,500.00 / Month
- Value-Add Residential Apartments on 2nd Floor
- Asking Price: \$475,000.00



### DEMOGRAPHICS

STATS	POPULATION	AVG. HH INCOME
1 MILE	4,048	\$81,611
3 MILES	50,056	\$76,947
5 MILES	122,191	\$70,827

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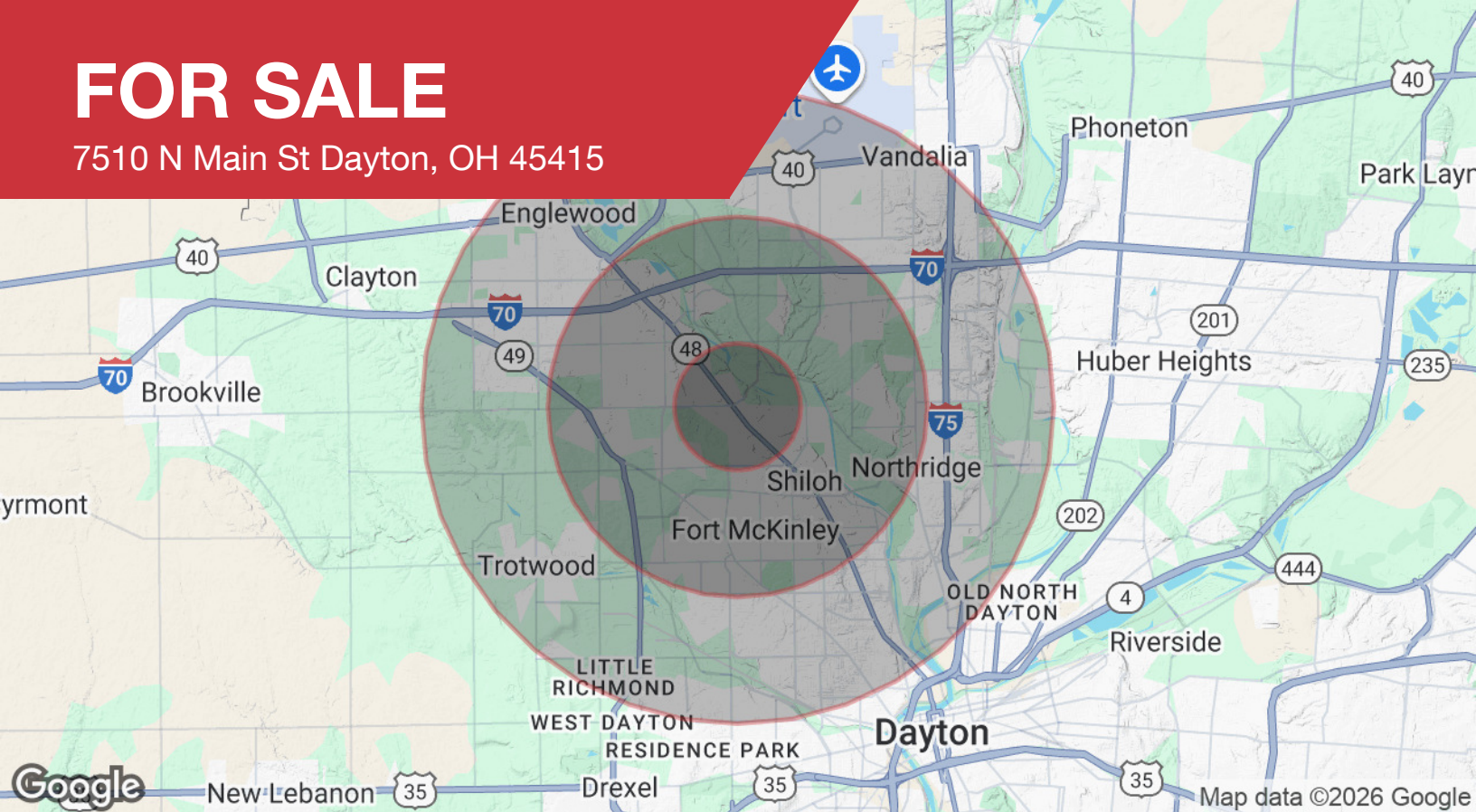
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**NABergman**

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## Population

	1 Mile	3 Miles	5 Miles
Total population	4,048	50,056	122,191
Median age	46	43	42
Median age (male)	44	41	40
Median age (Female)	47	44	43

## Households & Income

	1 Mile	3 Miles	5 Miles
Total households	1,784	22,111	53,380
# of persons per HH	2.3	2.3	2.3
Average HH income	\$81,611	\$76,947	\$70,827
Average house value	\$188,684	\$178,299	\$156,374

\* Demographic data derived from 2020 ACS - US Census

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