



FOR SALE

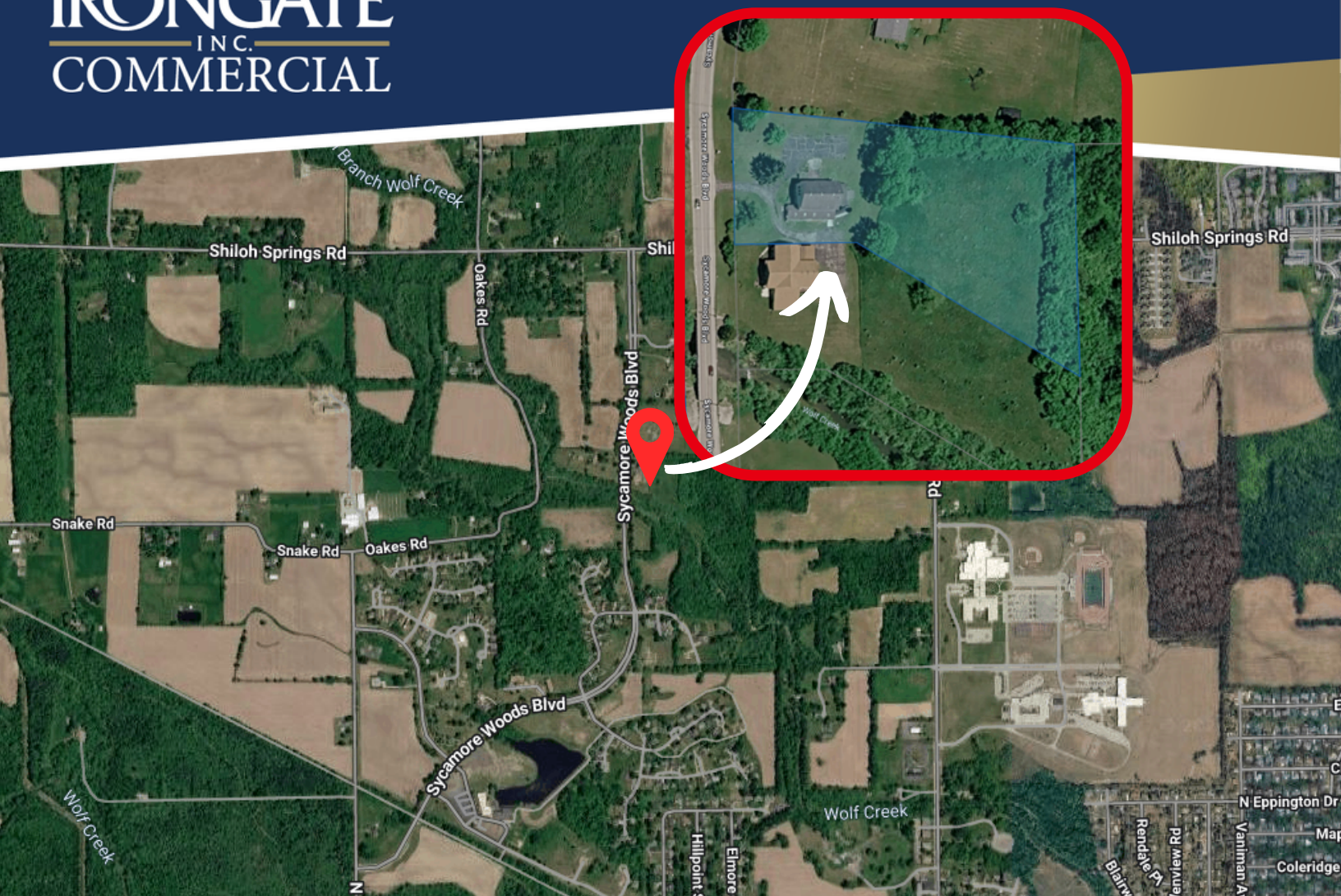
**6000 SYCAMORE WOODS BLVD
DAYTON, OH 45426**

Property Highlights

- Beautiful and unique commercial building, set in a serene, country-like environment that offers a peaceful retreat from the typical urban hustle yet remains exceptionally accessible.
- 5,803 square feet of versatile space. Building is ideal for office, retail, service, or specialized commercial uses. Most uses will require specific approval of the planning commission.
- Approximately 2.8 acres, providing generous room for expansion, outdoor amenities, landscaping, or additional development potential.
- Just 4 minutes from I-70, ensuring quick and convenient access for employees, clients, and deliveries while maintaining a tranquil, rural-feeling setting.
- Ample parking is available to accommodate staff, visitors, and customers with ease.
- Zoned Sycamore Woods PUD (Planned Unit Development), this property offers flexible opportunities tailored to the specific development plan—call the listing agent for detailed zoning information, permitted uses, and to discuss how this site can meet your business needs.
- Rare opportunity to own a standout commercial property that combines natural beauty, substantial space, and outstanding highway proximity!

Offered at: \$150,000





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2024 DEMOGRAPHICS

2 MILE

5 MILE

10 MILE

POPULATION

8,612

72,379

266,235

HOUSEHOLDS

3,765

31,128

111,111

HH INCOME

\$62,569

\$67,043

\$64,293

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