



**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: \$200,000**





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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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The Marketing Package is a solicitation of interest only and is not an offer to sell the Property. The Seller/Landlord and Broker expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and expressly reserve the right, at their sole and exclusive discretion, to terminate discussions with any entity at any time with or without reason notice, and with reason or for no reason. The Seller/Landlord shall have no legal commitment or obligations to any entity reviewing the Marketing Package or making an offer to purchase the Property unless and until a written agreement satisfactory to the Seller/Landlord has been fully executed, delivered, and approved by the Seller/Landlord and any conditions to the Seller/Landlord thereunder have been satisfied or waived.

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The terms and conditions stated in this section will relate to all of the sections of the package as if stated independently therein. If, after reviewing this package, you have no further interest in purchasing or leasing the Property at this time, please return all materials you received relating to the Property to the Broker as notice that you have no further interest in pursuing the property.