



Prime 10,722 SF Freestanding Building

5650 Dixie Dr, Dayton, OH 45414

Property Description

Located at the corner of Needmore Road and N Dixie Drive, this former PLS, freestanding building is located at a busy intersection that sees a combined 40,000 VPD. This site has maximum visibility and access from both Needmore and N. Dixie Drive. There is also a large, freestanding pylon sign that adds to the exposure.

Property Highlights

- Excellent street visibility from both Needmore Road and N Dixie Drive
- Combined traffic counts of 40,000+ VPD
- Located at a signalized intersection
- Large, standalone pylon sign



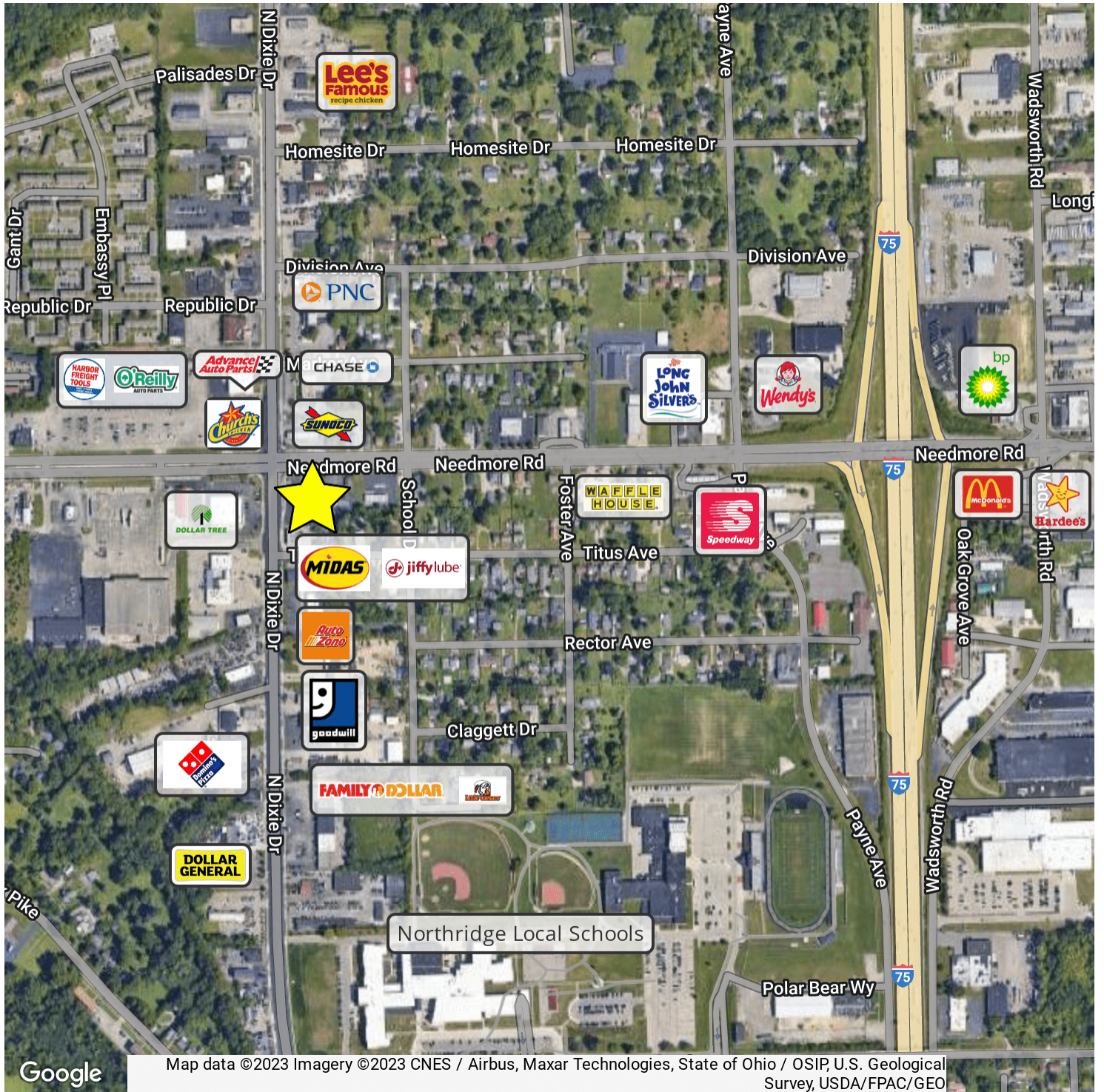
Building Summary

Building Size:	10,722 SF
Available SF:	10,722 SF
Lease Rate:	Negotiable
Operating Expenses:	\$5.00/SF

Retailer Map

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Google

Map data ©2023 Imagery ©2023 CNES / Airbus, Maxar Technologies, State of Ohio / OSIP, U.S. Geological Survey, USDA/FPAC/GEO

Tim Maly
614.358.2089
tmaly@goblackgate.com

 **BlackGate**

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Additional Photos

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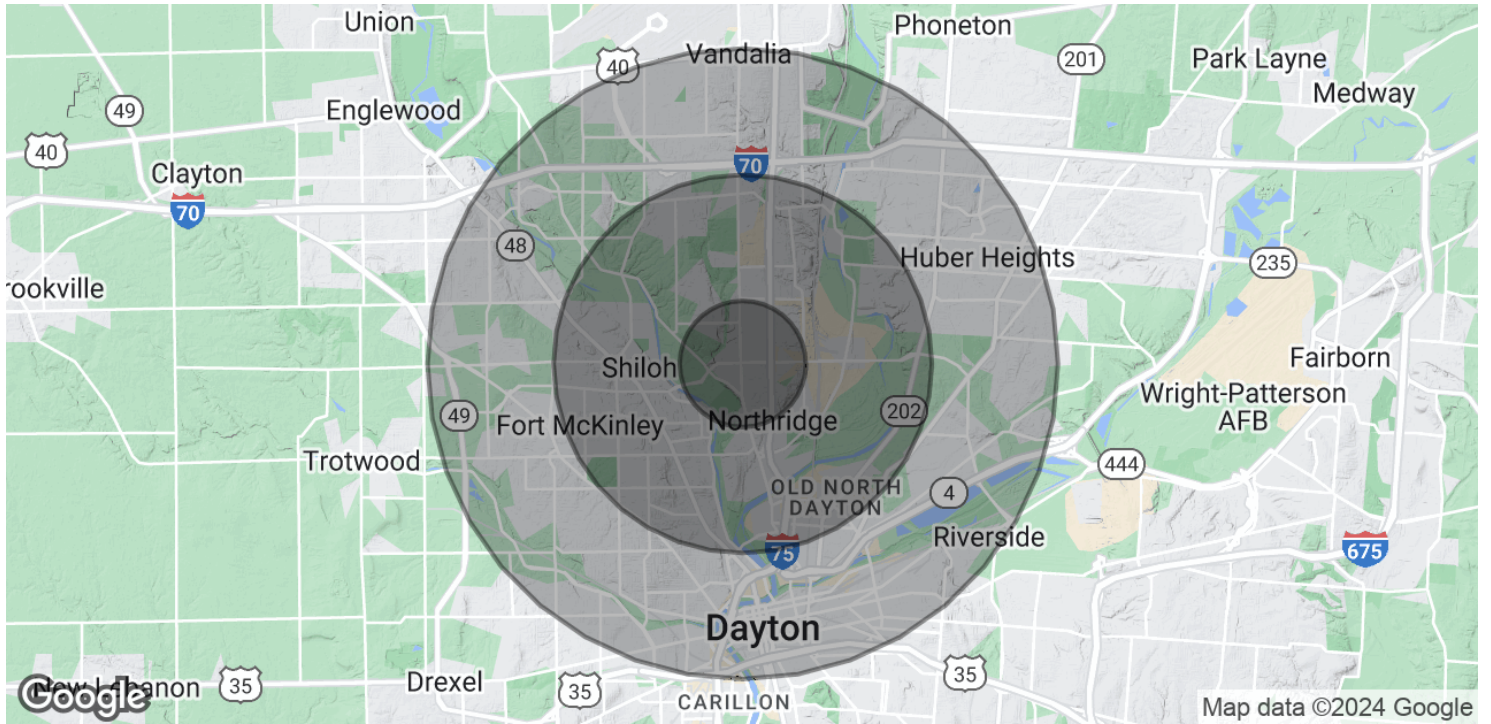


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Demographics Map & Report

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,984	50,157	162,797
Average Age	36.4	40.7	40.0
Average Age (Male)	32.9	38.2	37.6
Average Age (Female)	38.2	42.7	41.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,027	27,193	85,798
# of Persons per HH	2.0	1.8	1.9
Average HH Income	\$38,993	\$44,546	\$48,464
Average House Value	\$78,359	\$85,026	\$92,435

* Demographic data derived from 2020 ACS - US Census

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