

RELIGIOUS PROPERTY FOR SALE

# 1306 SALEM AVENUE

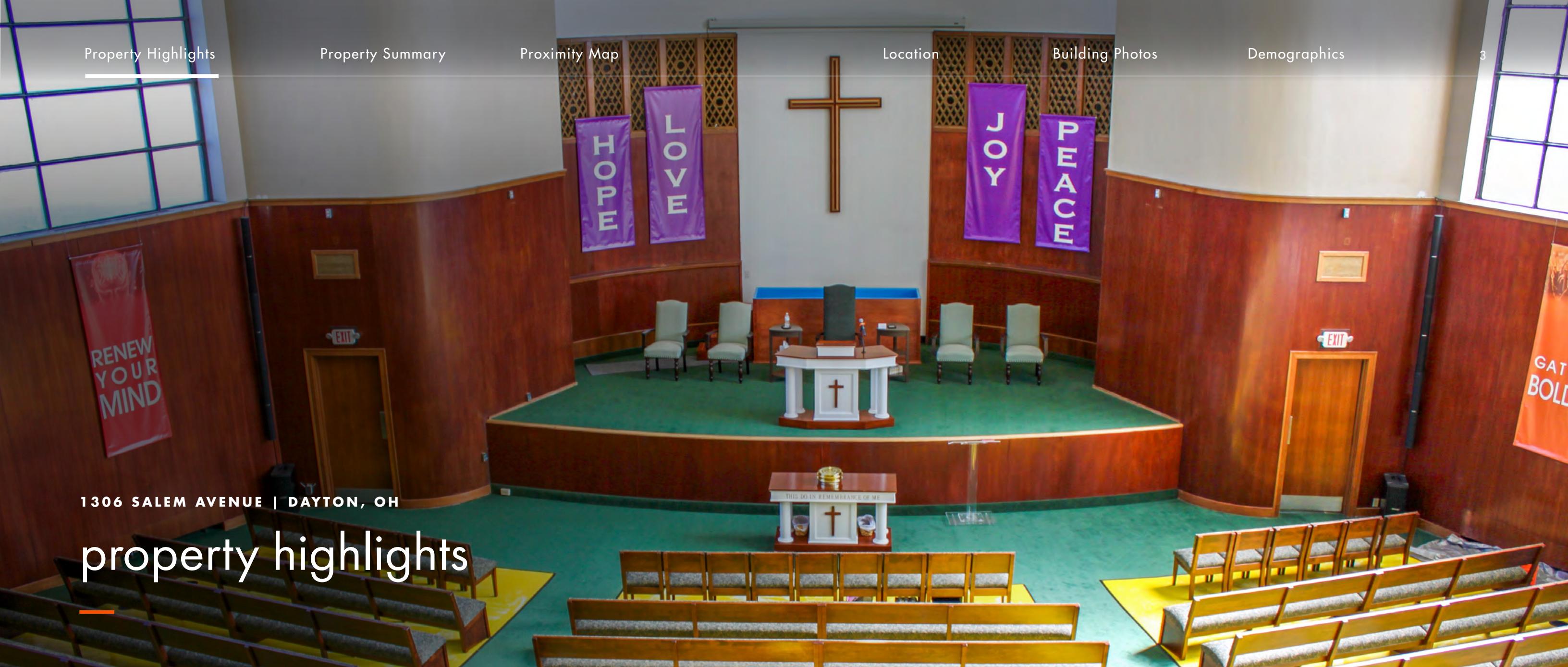
DAYTON, OH

30,513 ± SF | 4.60 ± AC

**NAI**Bergman  
Commercial Real Estate Services, Worldwide.

FOUNDRY  
COMMERCIAL

MISSION  
PROPERTY  
GROUP



1306 SALEM AVENUE | DAYTON, OH

## property highlights

### EXECUTIVE SUMMARY

Foundry Commercial is pleased to offer 1306 Salem Avenue in Dayton, OH. The 4.6± AC property contains 30,513± SF of building space, including a sanctuary that seats 600±, multiple offices/meeting rooms, storage areas, a large fellowship hall with a kitchen, a separate commercial kitchen, a nursery, classroom spaces, and elevators.

4.6<sub>±</sub> ACRES

ON A HARD CORNER

The property is comprised of two parcels on the corner of Salem Avenue and Cornell Drive.

600<sub>±</sub> SEATS

IN SANCTUARY

A large auditorium with a balcony anchors the building.

CURRENTLY REQUESTING OFFERS

## PROPERTY SUMMARY

**ADDRESS**

1306 Salem Avenue  
Dayton, OH 45406

**COUNTY**

Montgomery County

**PARCELS**

R72 07202 0001  
R72 07202 0005

**YEAR BUILT**

1950 (estimate)

**SQUARE FOOTAGE**

30,513± SF

**SITE SIZE**

4.6± AC

**ZONING**

ER-4 | Eclectic Single-Family District

**CURRENT USE**

Religious

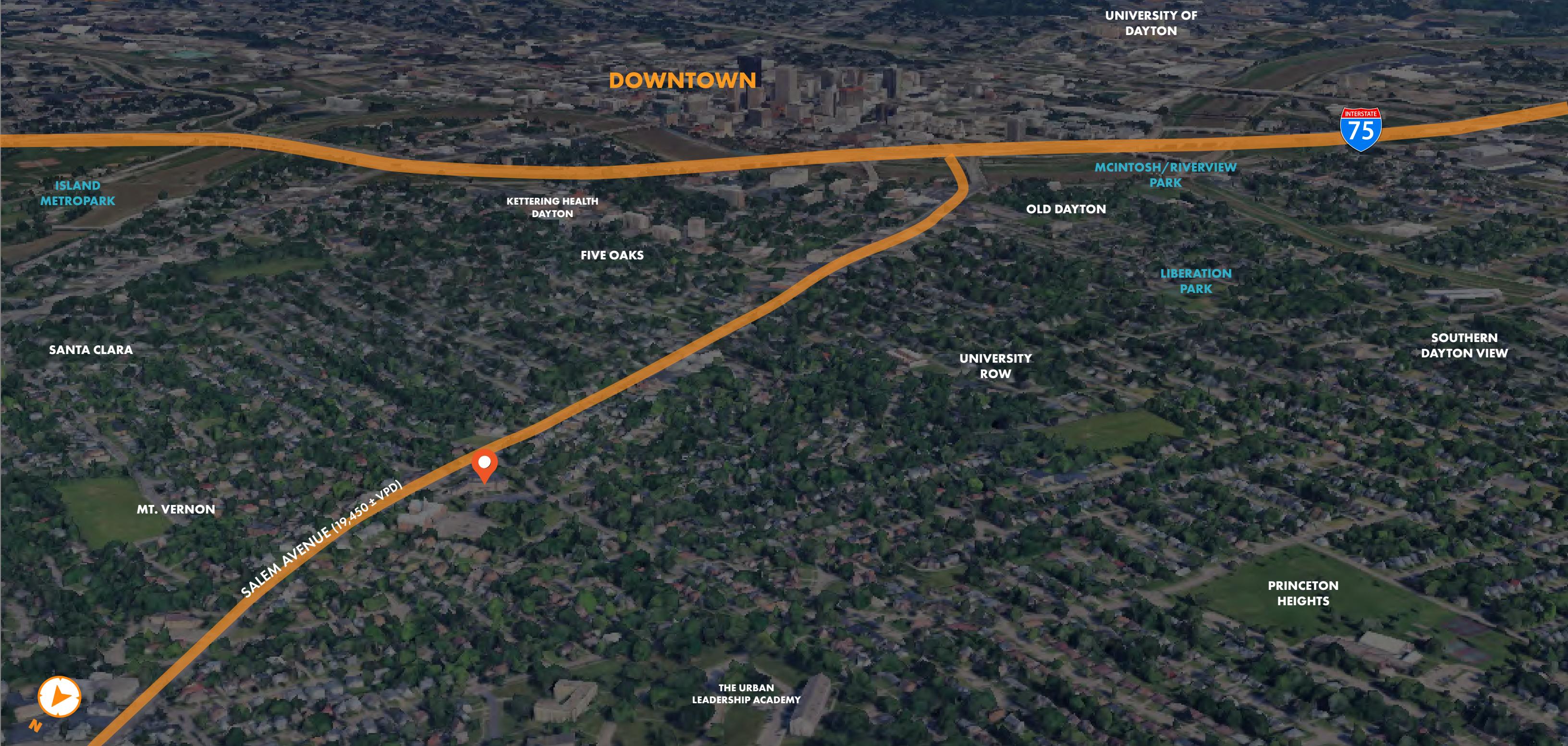
**PRICE**

Currently Requesting Offers



1306 SALEM AVENUE | DAYTON, OH

# proximity



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# location

YMCA OF  
GREATER DAYTONFAIRVIEW  
PARKTHE URBAN  
LEADERSHIP ACADEMYDAYTON CHILDREN'S  
PEDIATRIC HOPE CENTEROMEGA  
SENIOR LOFTSCARE CORE AT  
MARY SCOTT

## dayton view triangle

The Dayton View Triangle - defined by Salem Avenue, Philadelphia Drive, and Cornell Drive is an established neighborhood in Dayton, OH with an official neighborhood association.

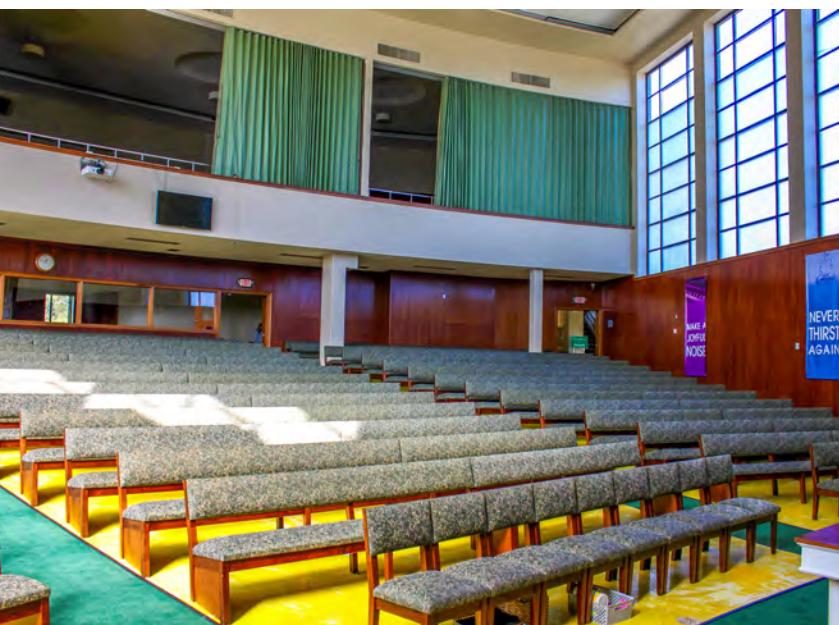
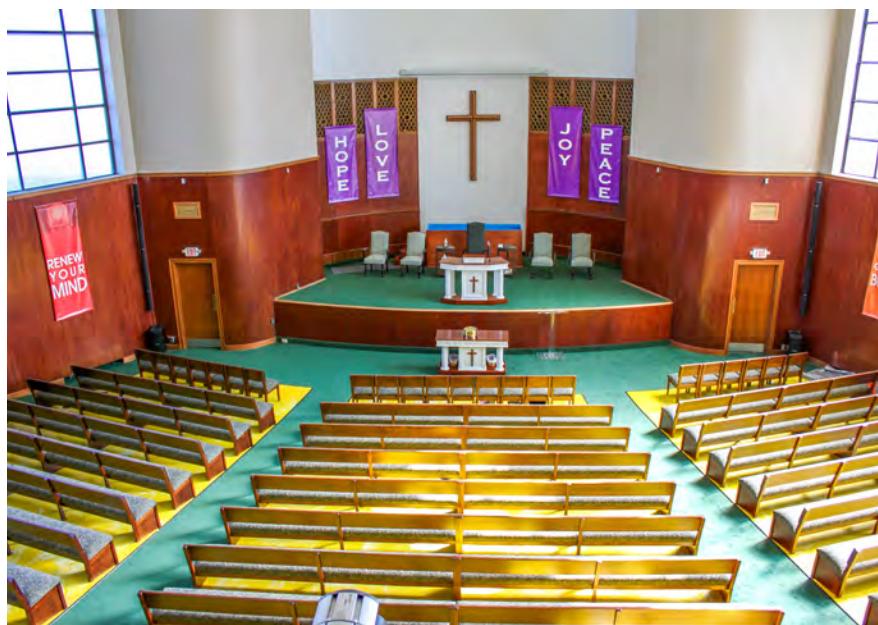
The neighborhood features some of Dayton's most distinguishable architecture including Tudor, Colonial Revival, Georgian, Craftsman, Mediterranean, and bungalow styles.

Residents have a sense of community and a desire to maintain and improve their neighborhood.

### APPROXIMATE DISTANCE FROM PROPERTY

KETTERING HEALTH DAYTON	1.25 MILES
DOWNTOWN DAYTON	1.5 MILES
ISLAND METROPARK	1.5 MILES
UNIVERSITY OF DAYTON	3 MILES
WRIGHT STATE UNIVERSITY	9 MILES
WRIGHT PATTERSON AIR FORCE BASE	10 MILES

1306 SALEM AVENUE



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## building photos

- Sanctuary seats 600<sub>±</sub>
- Multiple offices/meeting rooms
- Storage areas
- Large fellowship hall with a kitchen
- Separate commercial kitchen
- Nursery
- Classroom spaces
- Elevators



1306 SALEM AVENUE | DAYTON, OH

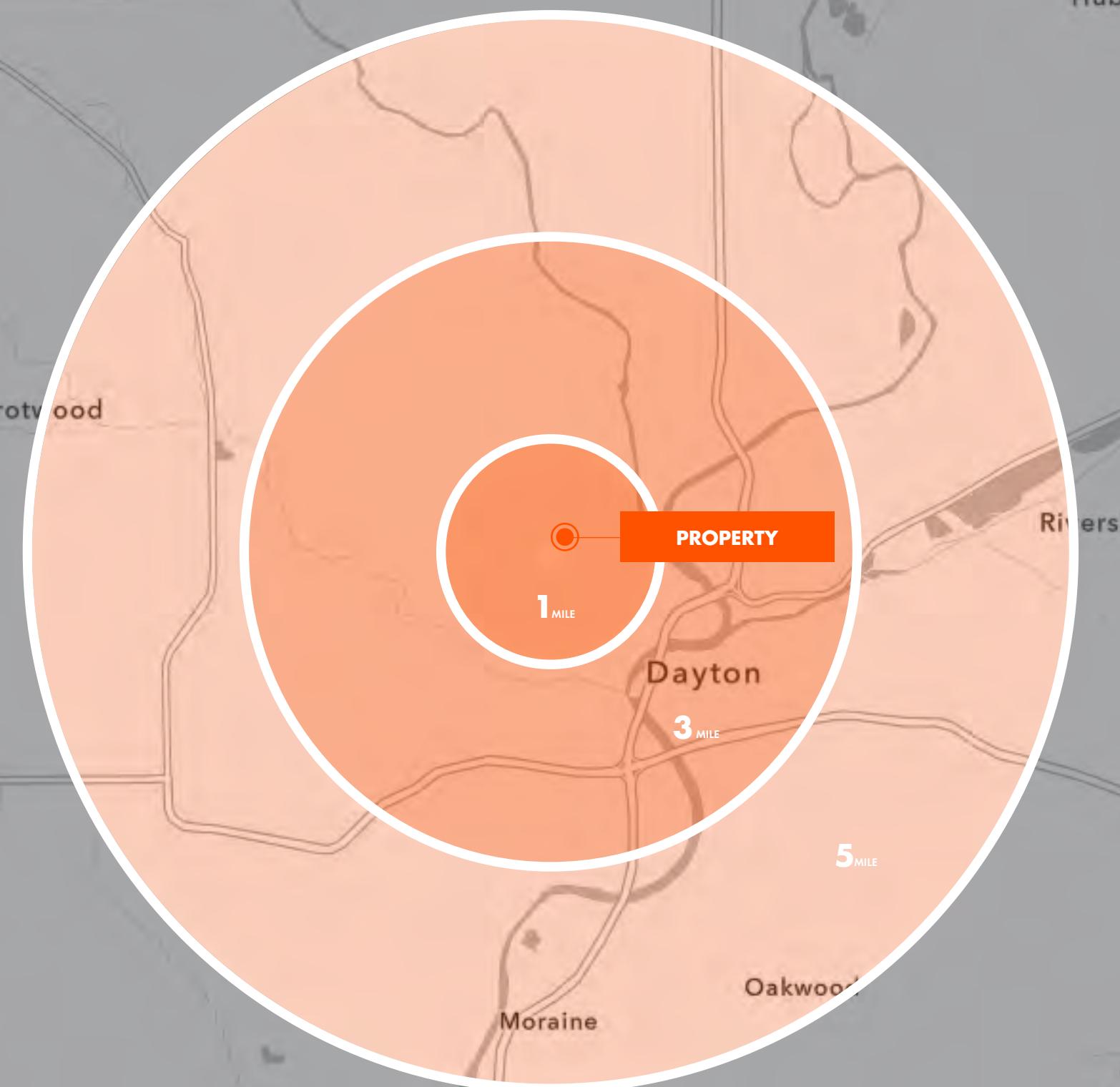
# property

- 4.6± acres on a hard corner



1306 SALEM AVENUE

dayton, oh



## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
EST. POPULATION '25	19,005	87,862	187,340
PROJ. POPULATION '30	18,877 (-0.1%)	88,026 (-)	186,292 (-0.1%)
AVG. HOUSEHOLD INCOME	\$63,368	\$60,639	\$67,296
MEDIAN HOME VALUE	\$102,350	\$104,586	\$133,814
MEDIAN AGE	35.0	36.1	36.0
TOTAL EMPLOYEES	1,558	48,063	85,579
EST. HOUSEHOLDS	7,836	39,528	79,424
TOTAL BUSINESSES	289	3,733	6,882

Source: ESRI

# contact

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