

# AVAILABLE FOR LEASE

## SPACE AVAILABLE | 108 N. Jefferson Street, Dayton OH 45402

### PROPERTY HIGHLIGHTS

- ±24,000 SF - three story building
- ±8,000 SF 1st floor available for immediate occupancy
- Centrally located within Downtown Dayton. Within walking distance of Schuster Center, Dayton Arcade, restaurants, and hotels
- New ownership
- Easy access to Interstate 75, State Route 4 and Route 35
- Combination of large open space and individual offices
- Exterior signage available
- Located on bus line
- Onsite parking available

### 2024 DEMOGRAPHICS

	3 MILE	5 MILES	10 MILES
Population	102,420	217,830	546,640
Total Employees	79,896	132,327	294,073
Total HH Income	\$51,341	\$57,759	\$73,464



### CONTACT:

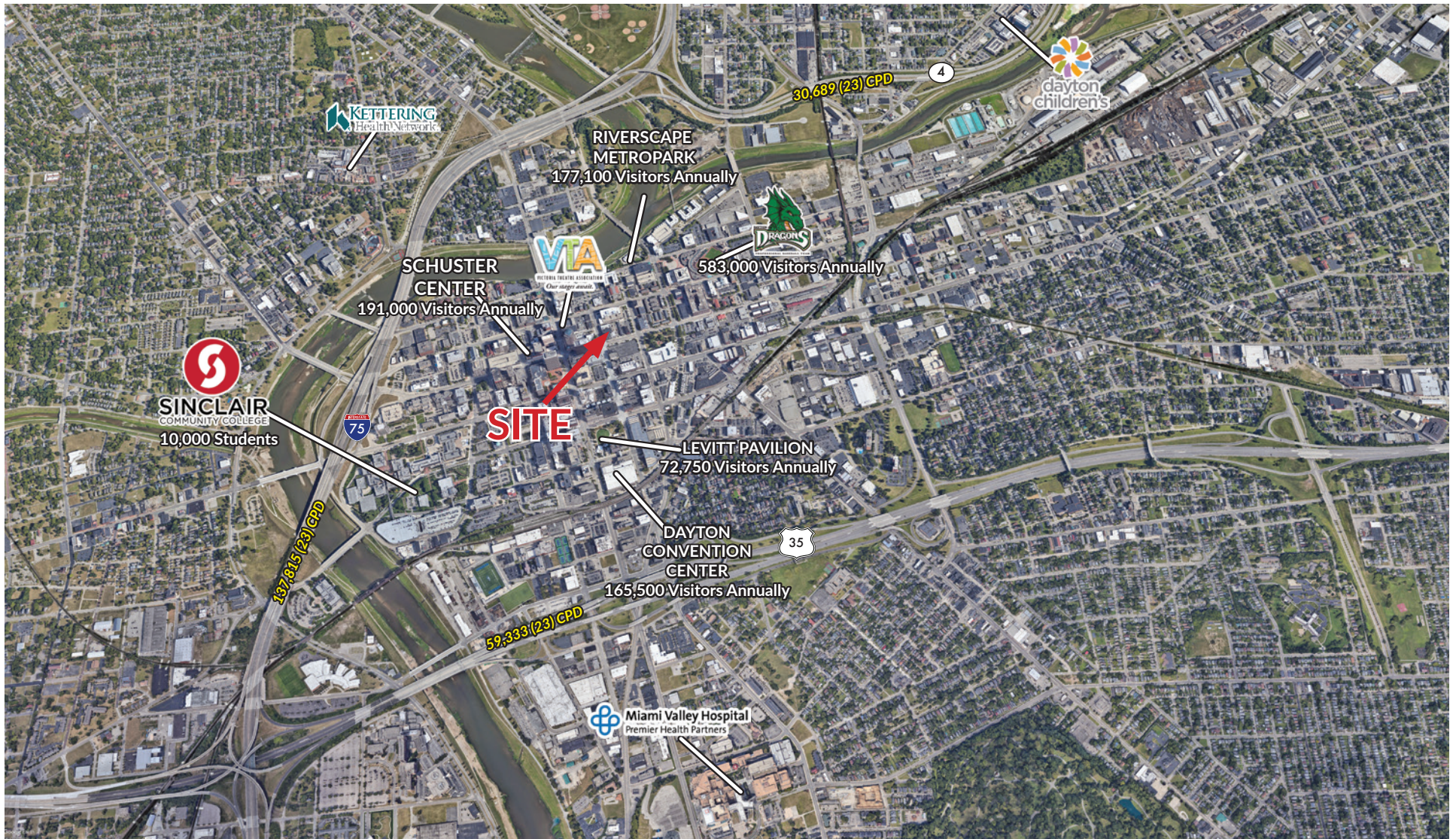
**JOHN ORR**  
937.531.5515  
jorr@oberer.com

### WELCOME TO THE REGION WE KNOW

OBERER REALTY SERVICES, LTD.  
937-910-0851 | 3445 Newmark Drive, Miamisburg, Ohio 45342 | obererrealty.com



# AERIAL



**CONTACT:**  
**JOHN ORR**  
937.531.5515  
jorr@oberer.com

**WELCOME TO THE REGION WE KNOW**

OBERER REALTY SERVICES, LTD.  
937-910-0851 | 3445 Newmark Drive, Miamisburg, Ohio 45342 | obererrealty.com



# DOWNTOWN DAYTON



## Downtown Investment Tracking

Downtown Core- Value of completed projects since 2010: \$731,597,000

Downtown Core - Value of projects in the pipeline: \$635,550,000

Greater Downtown - Value of projects completed since 2010: \$2,267,174,630

Greater Downtown - Value of projects in the pipeline: \$944,200,000

\*Greater Downtown encompasses a bigger area than the Downtown Core. It extends past the river and down to the UD area.

**4,500**

Downtown Residents

**13,262**

Downtown Employees

**483**

Homes Under Construction

**2,052**

Market-rate Housing Units

**436**

Market-rate Housing Units in the Pipeline

**10,700,000**

Downtown visits (1.6 M unique visitors)

## CONTACT:

JOHN ORR

937.531.5515

jorr@oberer.com

WELCOME TO THE REGION WE KNOW

OBERER REALTY SERVICES, LTD.

937-910-0851 | 3445 Newmark Drive, Miamisburg, Ohio 45342 | obererrealty.com



**OBERER**

REALTY SERVICES, LTD.