



**Crest**  
Commercial Realty

**Office**

**FOR LEASE**

7691 - 7695 Poe Ave., Dayton, OH 45414



## Property Highlights

- Located in North Dayton Submarket.
- First-floor suite is 5,000 SF.
- Corner position with separate entrance offers easy access.
- Light and bright with neutral decor and windows throughout the space.
- Plentiful parking and convenient access.
- Just minutes from I-75/I-70 interchange.
- Prominent signage available.
- Negotiable tenant allowance available.
- Lease Rate: \$11/SF, NNN

**Nick Miller-Jacobson**

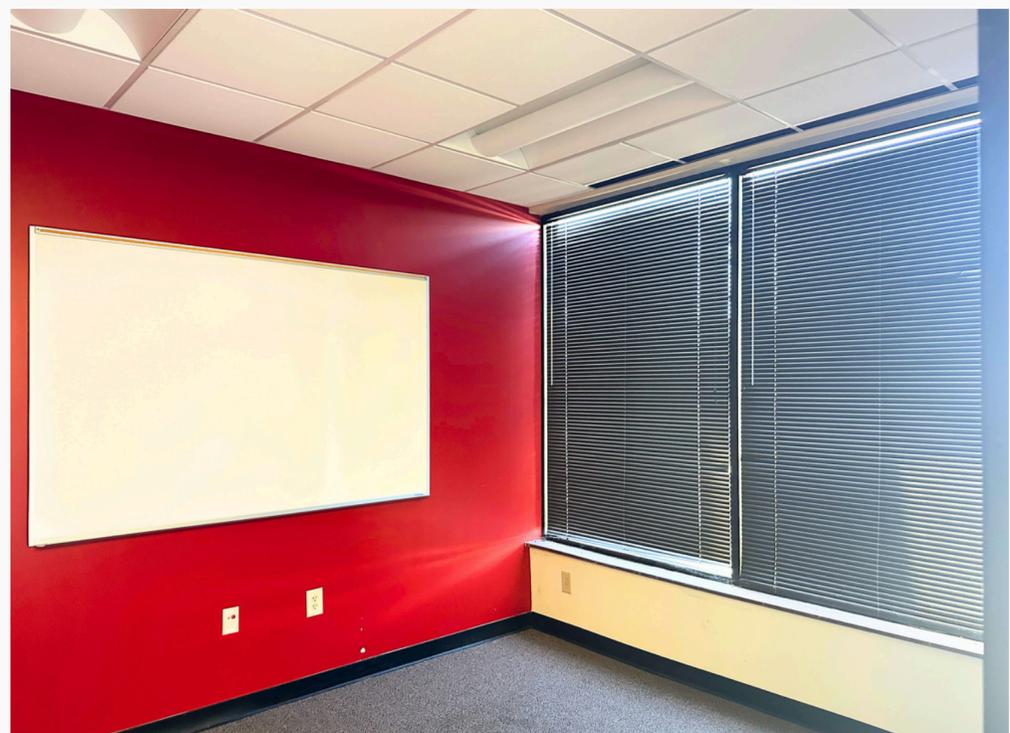
937-222-1600, ext 105  
nick@crestrealtyohio.com





**Crest**  
Commercial Realty

7691-7695 Poe Ave.

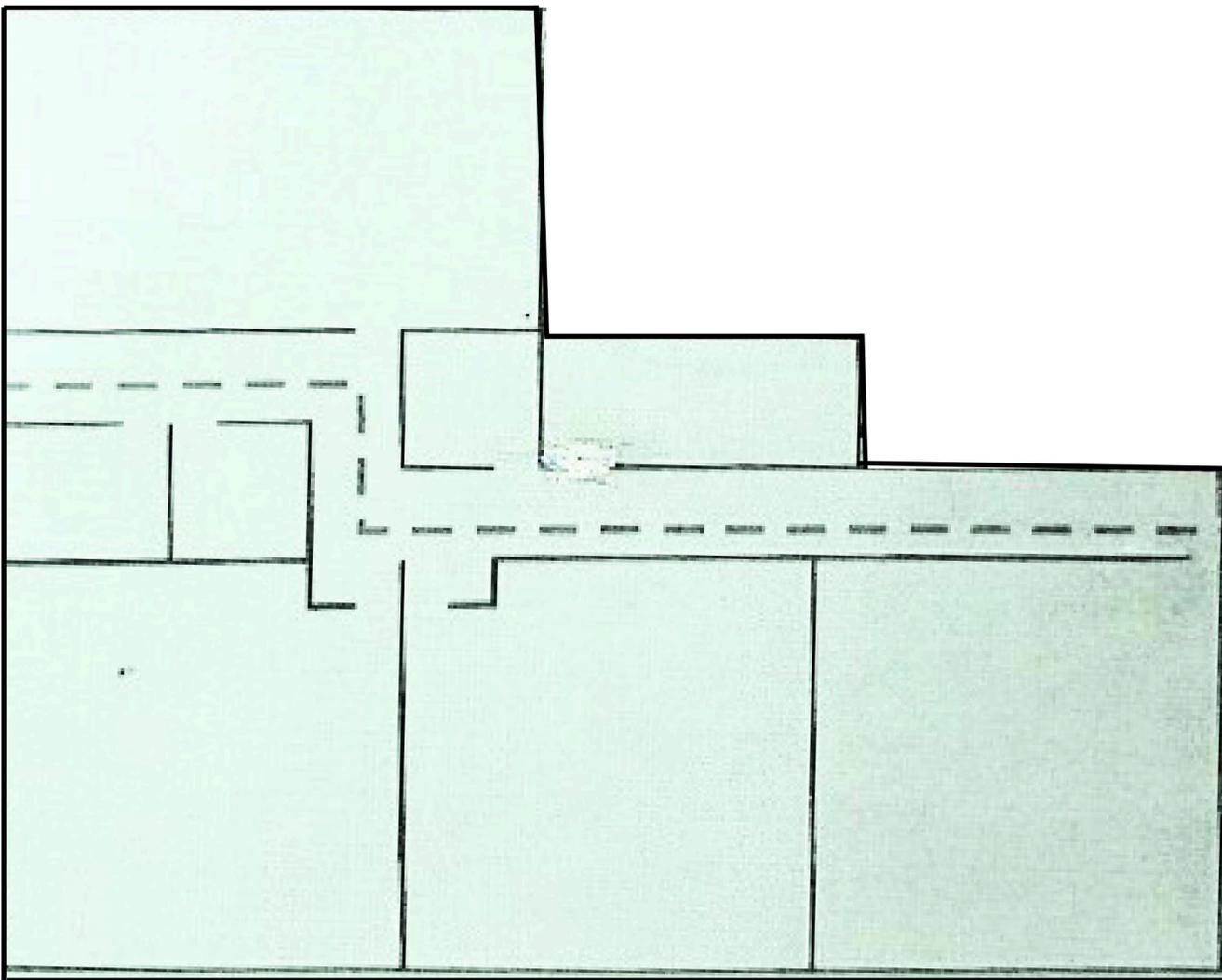




**Crest**  
Commercial Realty

7691-7695 Poe Ave

# Floorplan





**Crest**  
Commercial Realty

7691-7695 Poe Ave

## Location & Demographics

2 mile

5 mile

10 mile

	2024 Population	13,703	107,191	404,042
	Medium Home Value	\$198,639	\$157,431	\$137,634
	2024 Households	5,853	44,954	169,685
	Average Household Income	\$95,148	\$78,000	\$69,838

