



FOR SALE

**1684 WOODMAN DRIVE
DAYTON, OH 45432**

Property Highlights

- NEIGHBORHOOD STRIP CENTER
- LOCATED ON BUSY COMMERCIAL/RETAIL CORRIDOR
- PYLON SIGNAGE WITH GREAT VISIBILITY
- FULLY LEASED
- EXTERIOR PAINTED AND OTHER UPDATES DONE IN 2024
- STRONG DEMOGRAPHICS AND TRAFFIC COUNTS
- SURROUNDED BY RESIDENTIAL NEIGHBORHOODS
- TWO CURB CUTS

Offered at: \$795,000





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2024 DEMOGRAPHICS	2 MILE	5 MILE	10 MILE
POPULATION	40,649	210,035	544,048
HOUSEHOLDS	18,974	88,835	230,674
HH INCOME	\$64,349	\$80,914	\$80,815

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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.