

6900 Poe Avenue
Dayton, OH 45414

FOR LEASE



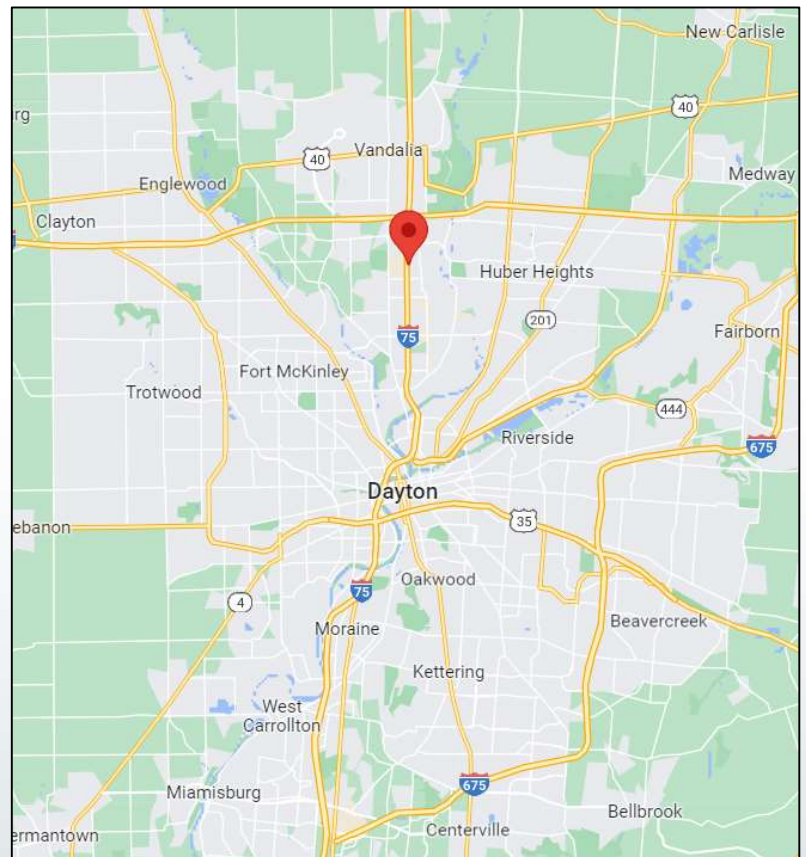
- **20,000 sf Available**
- **Retail/Showroom/Flex Warehouse**
- HUGE Visibility from I-75
- 105,000+ VPD on I-75
- Convenient Location – just off of I-75 & less than 1 Mile to I-70
- Lots of parking
- 15' – 20' Clear Height
- 3 phase 480 Volt
- HUGE Pylon Sign
- Loading Dock
- Overhead Door (14' tall x 10' wide)
- Zoning – Hwy Business which allows for many types of uses
- Area retailers include Walmart, Sams Club, Scene 75, O'Charleys, Olive Garden, Outback, IHOP, Chipotle

Contact for Info:

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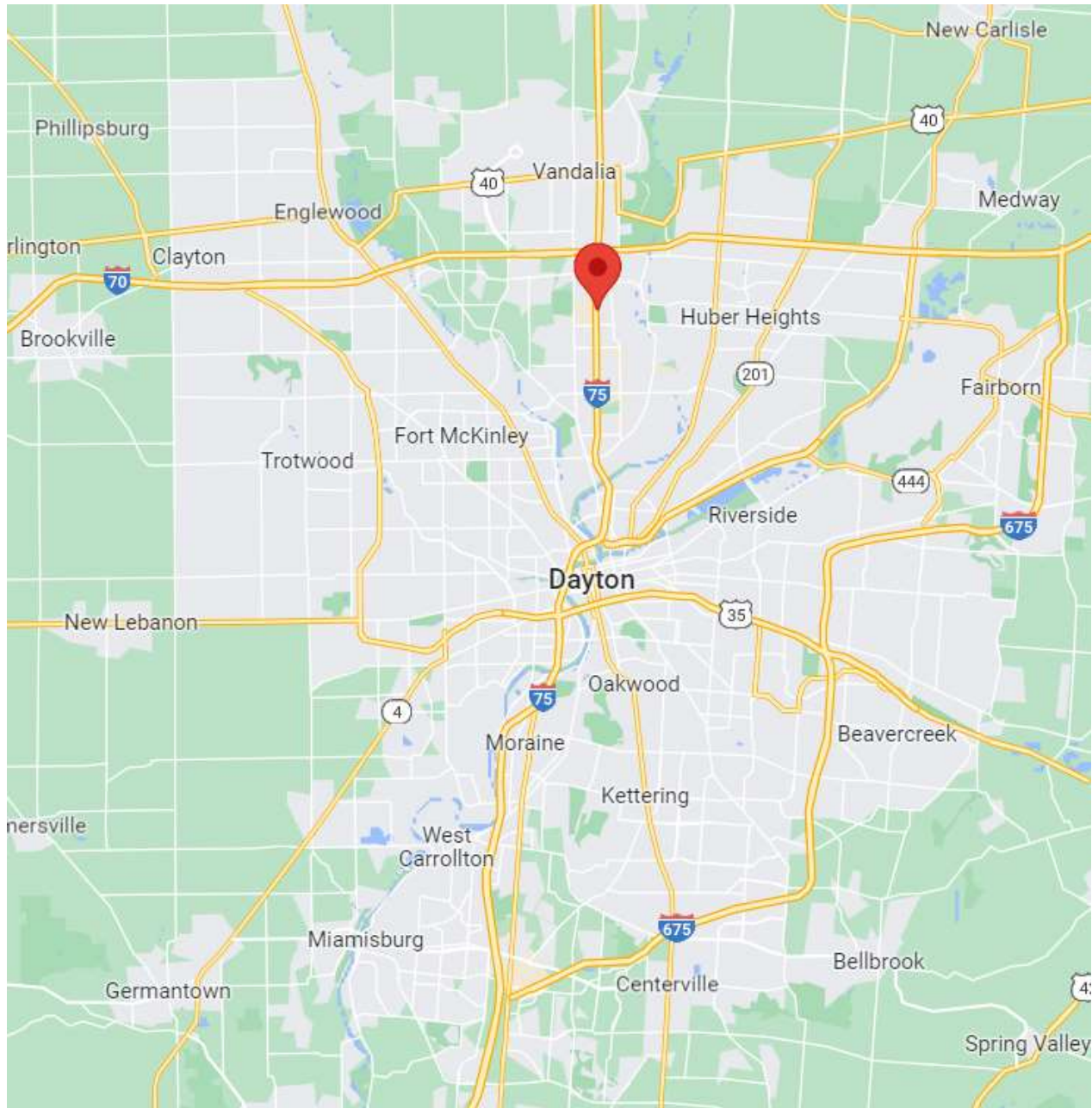
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Demographics	<u>3 mi.</u>	<u>5 mi.</u>	<u>10 mi.</u>
Population (2022 est.)	38,653	131,855	409,060
Avg. HH Income (2016 est.)	\$78,935	\$72,990	\$72,696
Households	16,953	53,364	168,670

Traffic Counts: 105,000 VPD