



The Cannery

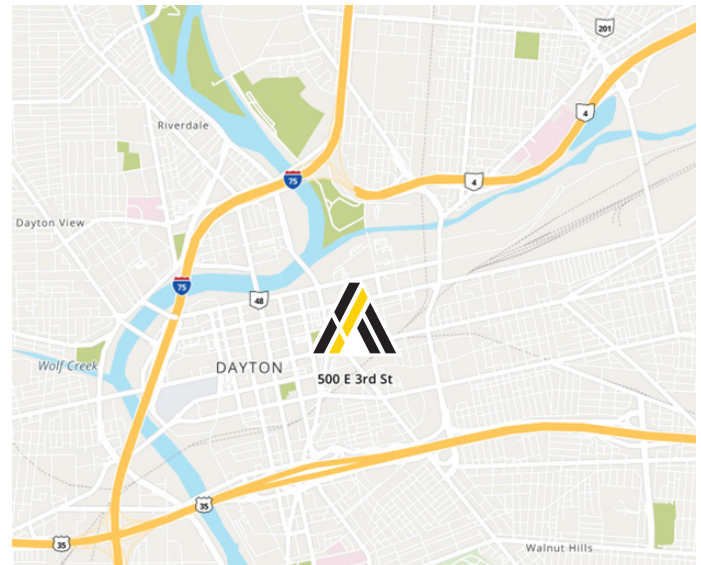
500 E. 3rd Street
Dayton, Ohio 45415

LEASE RATE:

\$16.00 PSF MODIFIED GROSS

Property Highlights

- 5,356± SF Office/Showroom space available
 - Space consists of an open floor plan with large conference room and a break room
 - Class A Office finishes
- 2,158± SF Retail space available
 - 2 Large open areas suitable for various retail uses
- 1,936± SF Retail space available
 - 2 Large open areas suitable for various retail uses
- **On-site parking available**
- Located at The Cannery near Webster Station and the Oregon District
- Co-tenants included ARC Document Solutions, Square One Salon, Wood Floral Studio, and more
- Convenient access to US-35 and I-75



Demographics	1 Mile	3 Mile	5 Mile
Total Population	9,842	104,511	222,280
Total Households	5,482	43,389	95,884



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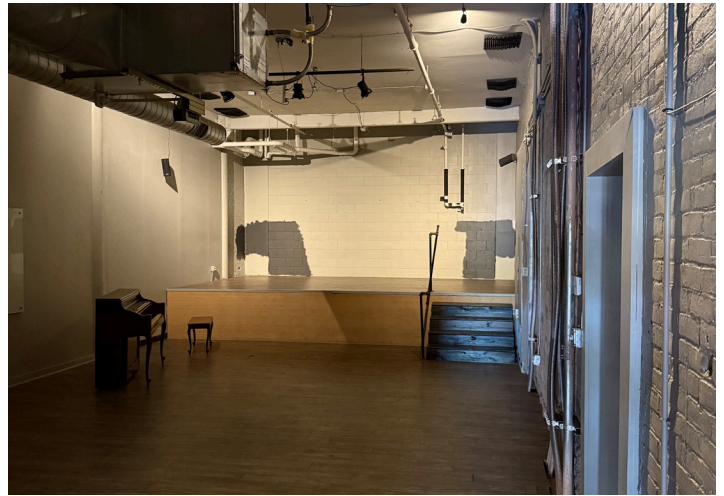
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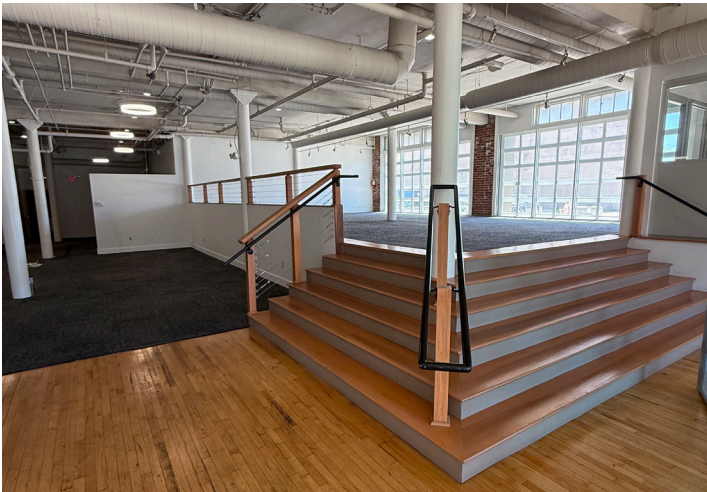
1,936± SF Suite



2,158± SF Suite



5,356± SF Suite



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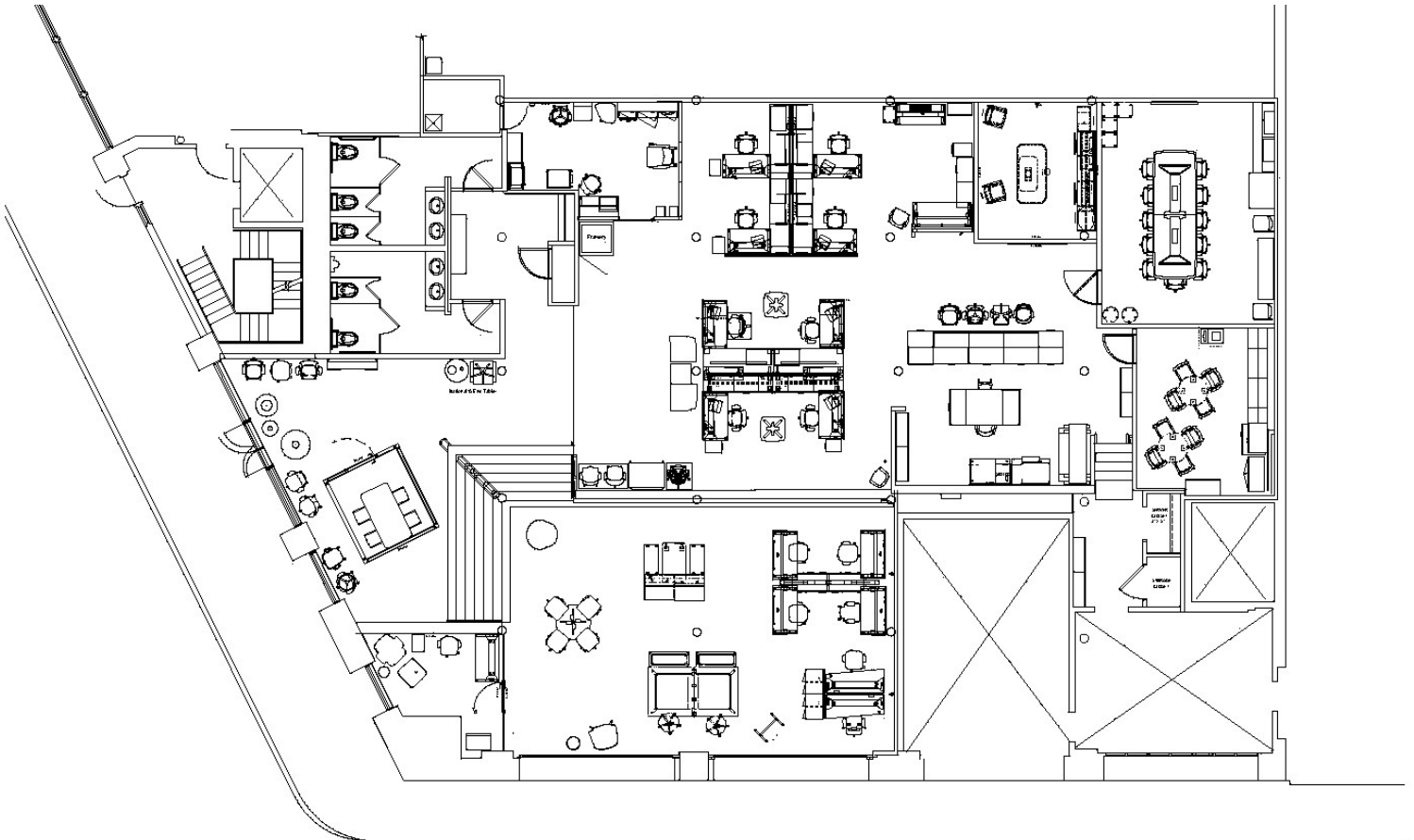
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5,356± SF Suite



Floor Plan - 5,356± SF



14 Wayne Avenue
Dayton, OH 45402

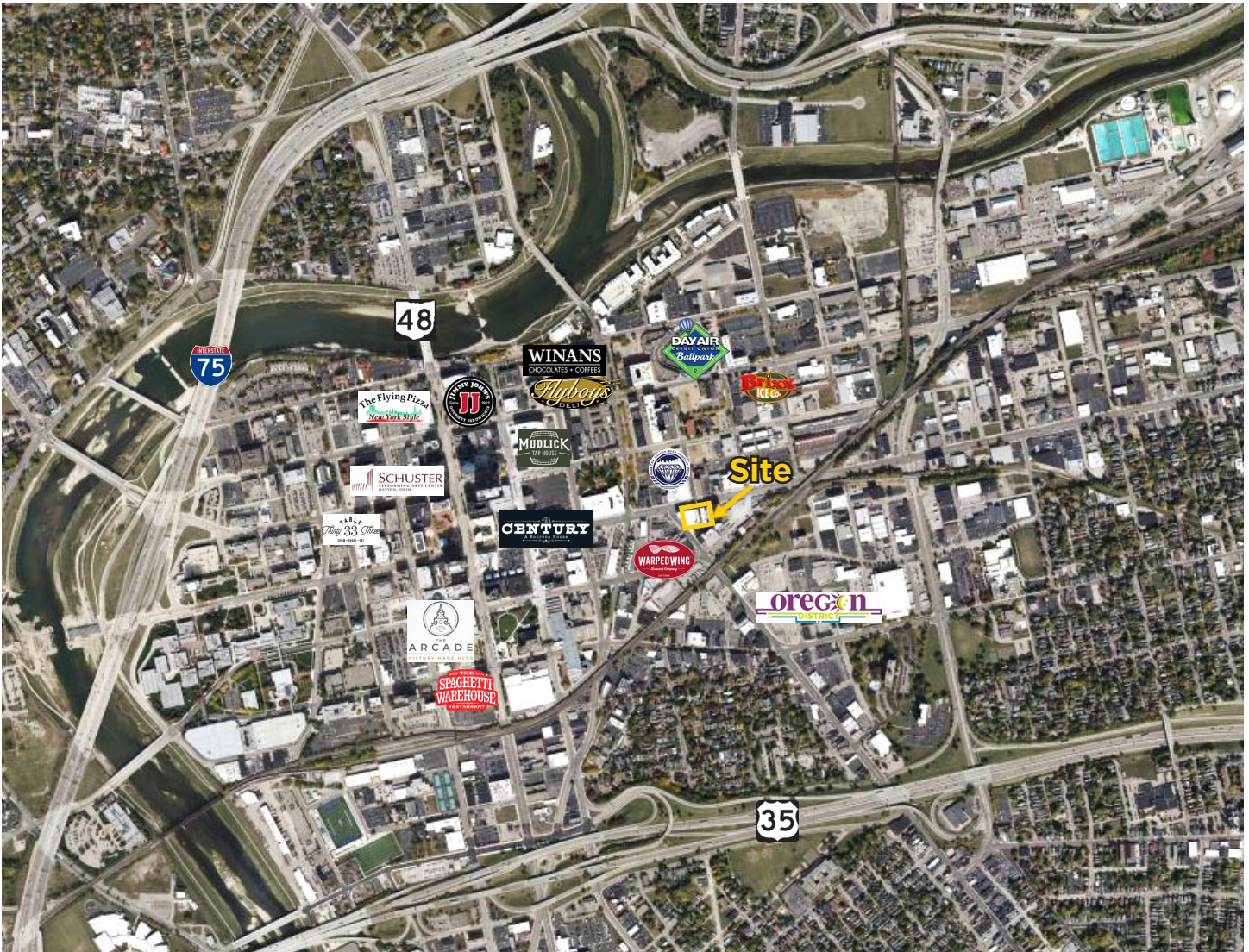
1/4" = 1'-0"

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Aerial and Amenities



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