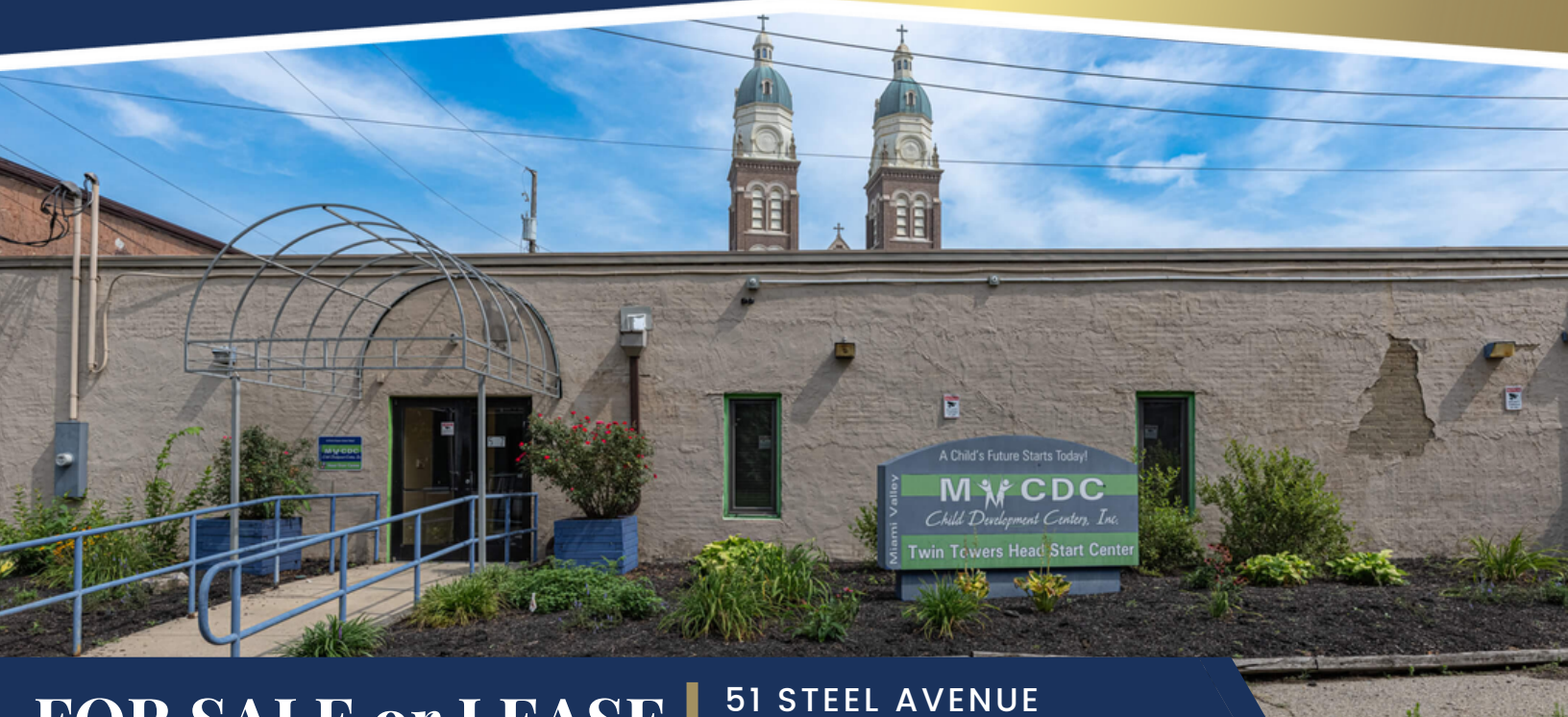




FOR SALE or LEASE | **51 STEEL AVENUE
DAYTON, OH 45410**

Property Highlights

- FOR SALE OR LEASE: VERSATILE 8,900 SF COMMERCIAL BUILDING
- FLEXIBLE LEASE OPTIONS FROM 3,561 SF TO 8,292 SF
- THIS WELL-APPOINTED BUILDING OFFERS FLEXIBILITY, FEATURING TWO KITCHENS, THREE BATHROOMS (ONE HANDICAP ACCESSIBLE), AND FOUR JUVENILE BATHROOMS.
- THE LAYOUT INCLUDES A MIX OF LARGE AND SMALL OFFICES, AMPLE STORAGE CLOSETS, AND VERSATILE OPEN AREAS, PERFECT FOR CUSTOMIZATION TO SUIT YOUR BUSINESS NEEDS.
- THE WEST SIDE OF THE BUILDING PREVIOUSLY HOUSED A HEAD START PRESCHOOL, UNDERSCORING ITS SUITABILITY FOR COMMUNITY-FOCUSED OR EDUCATIONAL VENTURES.
- THIS PROPERTY IS ADAPTABLE TO A VARIETY OF USES, INCLUDING A RESTAURANT, CAFÉ, COFFEE SHOP, SALON, BARBER SHOP, MEDICAL CLINIC, DENTAL OFFICE, ACCOUNTING OR TAX PREPARATION FIRM, DAYCARE, HOME HEALTH CARE FACILITY, HEALTH CLUB OR GYM, COMMUNITY CENTER, AFTER-SCHOOL PROGRAM, BOUTIQUE, OR ANY RETAIL, CONSUMER, OR BUSINESS SERVICE OFFICE.
- THIS PROPERTY BENEFITS FROM A LIVELY COMMUNITY ATMOSPHERE WITH INCREASING FOOT TRAFFIC AND A DIVERSE MIX OF LOCAL BUSINESSES.
- WITH CONVENIENT ACCESS TO MAJOR ROADS (US35, I75, I675) AND PUBLIC TRANSIT, THIS LOCATION OFFERS EXCELLENT VISIBILITY AND ACCESSIBILITY FOR YOUR BUSINESS.
- LOCATED IN THE TWIN TOWERS NEIGHBORHOOD OF DAYTON, OHIO, THIS AREA HAS BECOME A FOCAL POINT FOR REVITALIZATION EFFORTS AIMED AT FOSTERING ECONOMIC GROWTH AND STRENGTHENING COMMUNITY TIES. THIS CORRIDOR, STRETCHING FROM KEOWEE STREET TO HULBERT STREET, IS UNDERGOING A TRANSFORMATION DRIVEN BY A COMBINATION OF GRASSROOTS INITIATIVES, NONPROFIT ORGANIZATIONS, AND STRATEGIC PARTNERSHIPS WITH LOCAL AND REGIONAL ENTITIES.





51 STEEL AVENUE
DAYTON, OH 45410

FOR
SALE OR
LEASE

2024 DEMOGRAPHICS

2 MILE

5 MILE

10 MILE

POPULATION

62,767

227,396

566,352

HOUSEHOLDS

25,049

97,568

240,860

HH INCOME

\$58,785

\$63,832

\$79,568

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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.