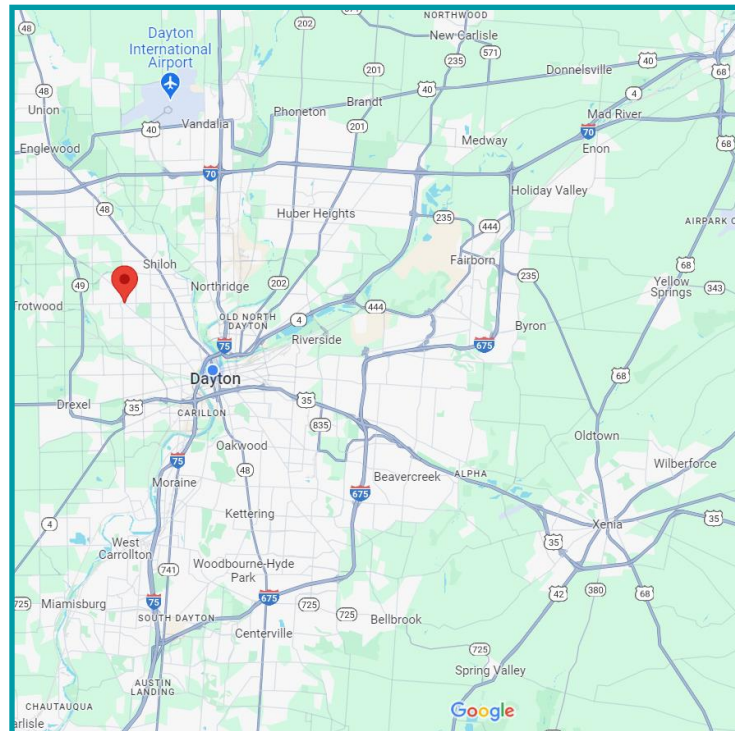




PROPERTY HIGHLIGHTS

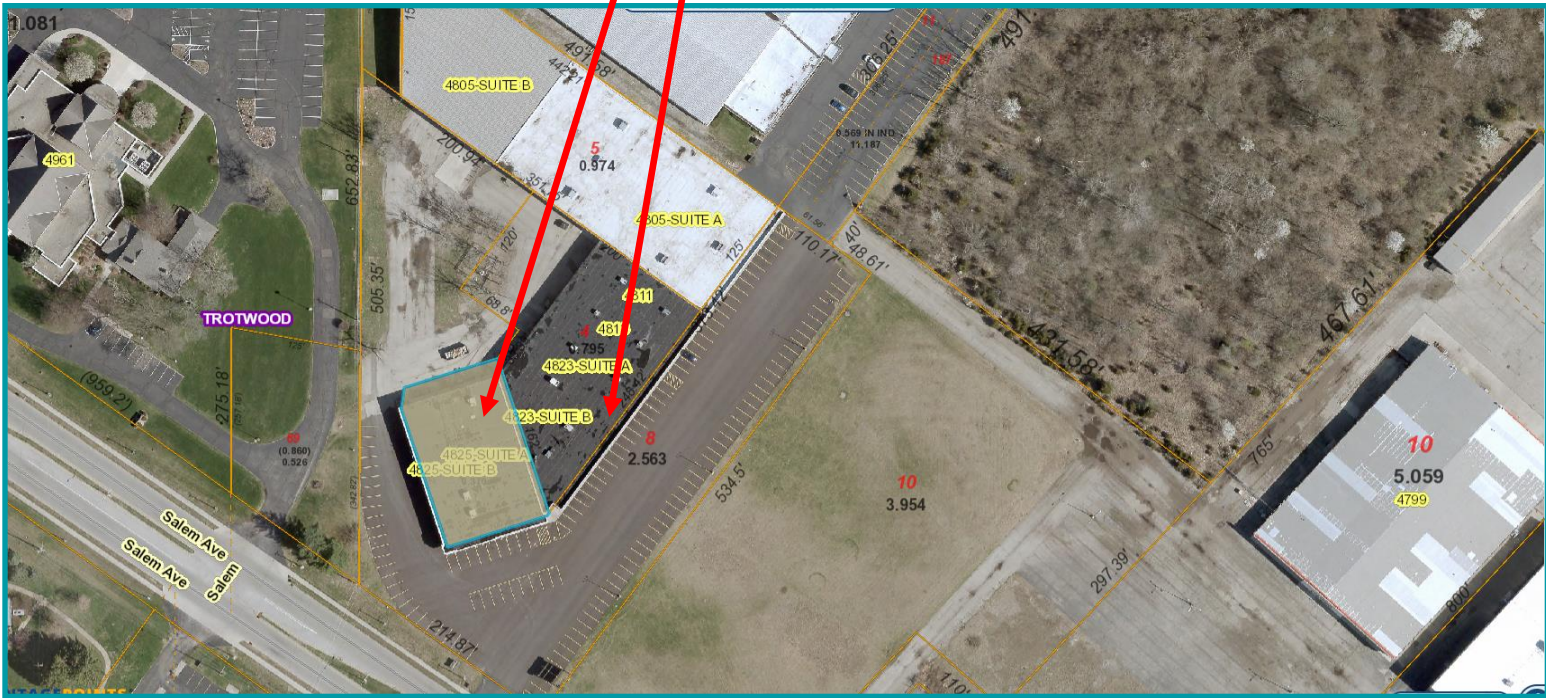
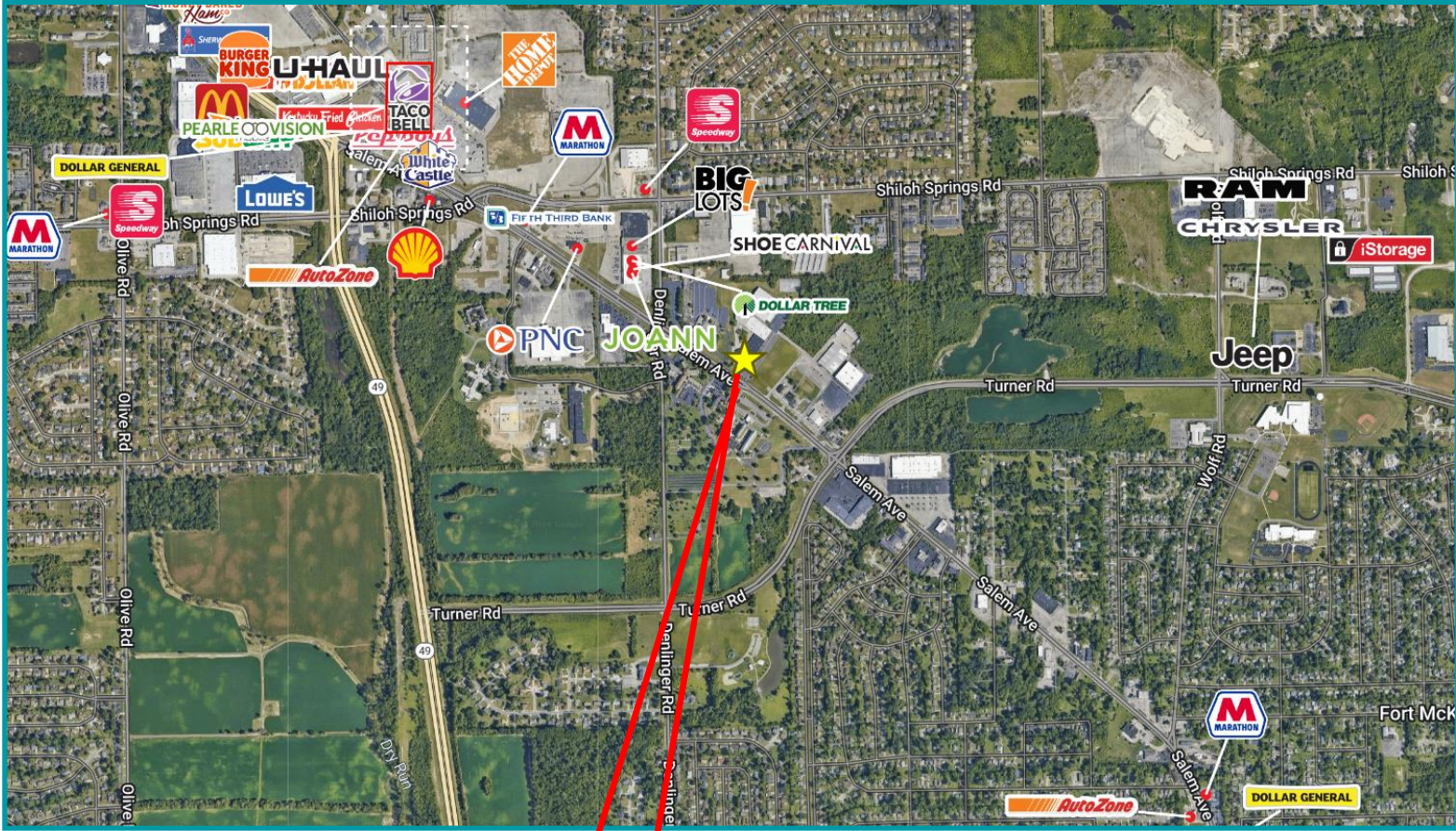
- 7,675 sq.ft available next to NAPA and
- Freestanding building on road with plenty of parking next to the new NAPA Store
- New LED lighting, showroom flooring, and paint. This space also has a stockroom/warehouse space, with high open ceiling with a loading dock and two handicap-compliant restrooms
- Space can accommodate a variety of retail/commercial uses
- Building and pylon signage available
- Convenient location along busy Salem Avenue northwest of Dayton
- Over 19,000+ cpd on Salem Avenue
- For Lease - \$10.00 PSF + \$2.00 NNN



For More Information, Please Contact:

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DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	6,227	52,098	121,714
Average HH Income	\$70,640	\$87,752	\$81,177
Daytime Population	1,934	16,706	52,652

The information contained herein has been obtained from the property owner or other sources that we deem reliable. Although we have no reason to doubt its accuracy, no representation or warranty is made regarding the information, and the property is offered "as is". The submission may be modified or withdrawn at any time by the property owner

4825 (b) Salem Avenue ~ 7,625 SF



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