



**HOWARD HANNA**  
REAL ESTATE SERVICES



**THE NIANOURIS  
COMMERCIAL TEAM**

# FOR SALE!

4521 Frederick Pike,  
Dayton, Ohio 45414



## High Visibility. Prime Access. Endless Potential.

### PROPERTY FEATURES:

- **High-visibility location on Frederick Pike**
- **Frontage along a well-traveled commercial corridor**
- **Convenient access to I-75 & Dayton International Airport**
- **Flexible space for retail, office, or service uses**
- **Ample on-site parking**
- **Strong surrounding commercial and residential presence**

# \$450,000



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-Commercial  
-Investments  
-Land

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## Fact Sheet

<b>Address:</b>	4521 Frederick Pike, Dayton, Ohio 45414
<b>Price:</b>	\$450,000
<b>County:</b>	Montgomery County
<b>City:</b>	Dayton
<b>Building Size:</b>	5,860 SQFT
<b>Lot Size:</b>	20,037 SQFT
<b>Year Built:</b>	1979
<b>Zoning:</b>	C - COMMERCIAL WAREHOUSES
<b>Parking Spaces:</b>	Various parking spaces around the building
<b>Roof:</b>	Unknown
<b>HVAC:</b>	Has been serviced
<b>Electric:</b>	200 AMP
<b>Restrooms:</b>	One
<b>Taxes:</b>	Approx. \$4,656.10

INFORMATION IN THIS FLYER IS DEEMED RELIABLE, BUT NOT GUARANTEED.



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## **Property Description:**

### **Property Description – 4521 Frederick Pike, Dayton, OH 45414**

Located along the highly traveled Frederick Pike corridor, 4521 Frederick Pike offers a versatile commercial property with excellent visibility and convenient access to major roadways, including I-75 and the Dayton International Airport area. The site benefits from strong daily traffic counts and surrounding commercial activity, making it well-suited for a wide range of business uses.

The building provides flexible interior space that can accommodate retail, office, service, or light-industrial operations. Ample on-site parking and easy ingress/egress enhance functionality for customers, employees, and deliveries. The property's layout and lot size allow for efficient operations, with potential for customization or future expansion depending on user needs.

With its strategic location, accessibility, and adaptable design, this property presents an excellent opportunity for owner-users or investors seeking a well-positioned commercial asset in the Dayton market.



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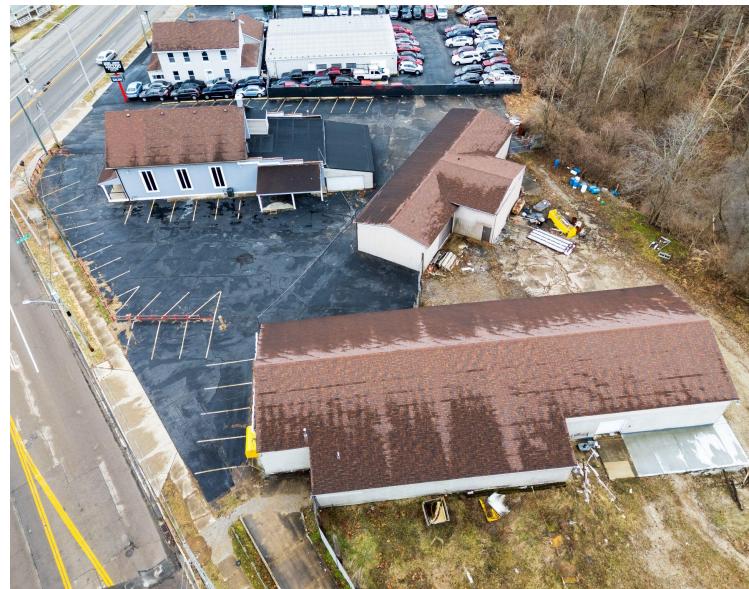
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**4521 Frederick Pike,  
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**MAIN BUILDING**



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