



FOR SALE

**5417 WADSWORTH ROAD
DAYTON, OH 45414**

Property Highlights

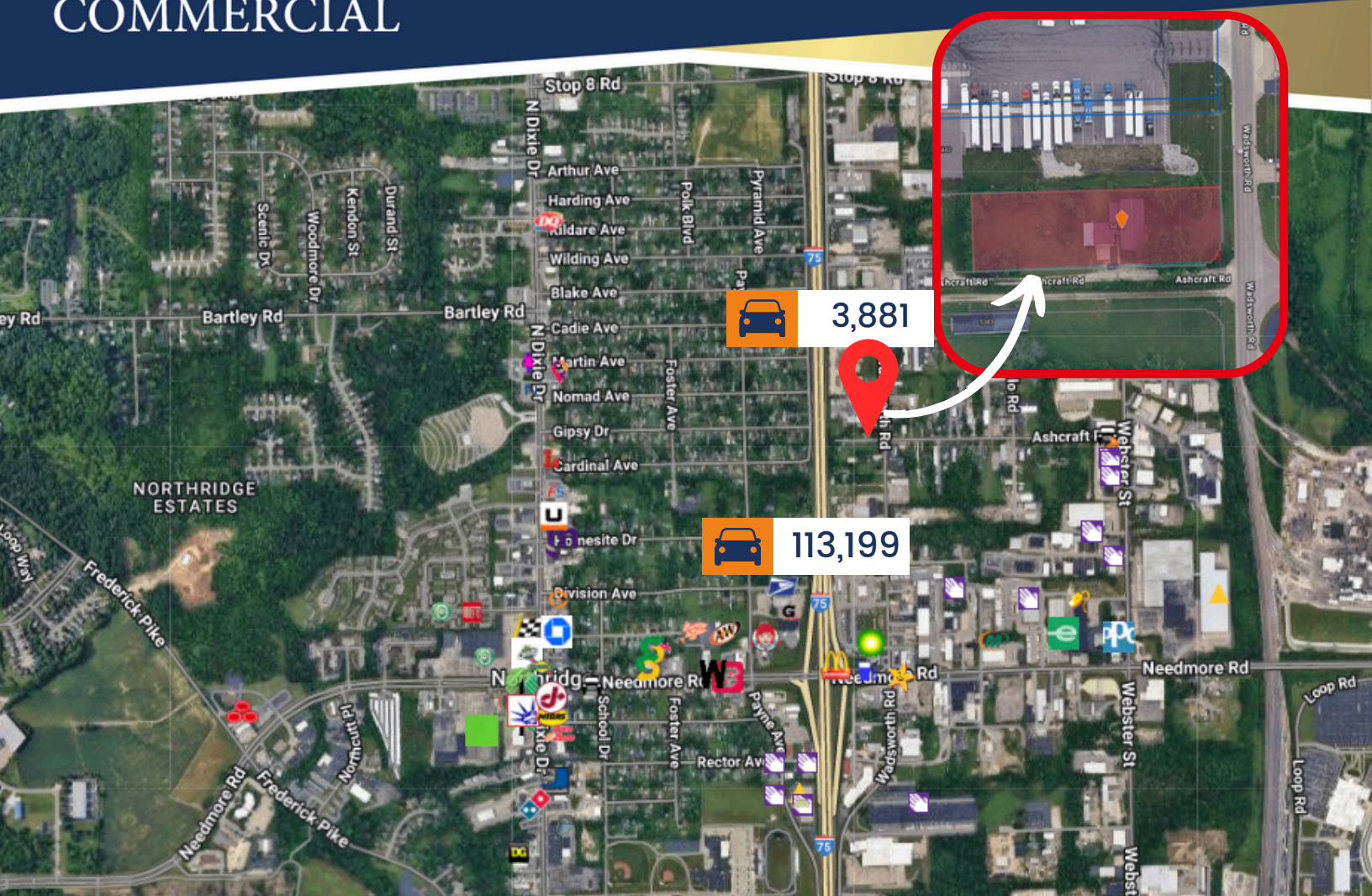
- + .95 acre in thriving logistics corridor
- Zoning is OSI2 — Office/Service/Industrial Park District
- 113,000 CPD on nearby I75
- Just 10 minutes from downtown and 20 minutes from Dayton International Airport
- Use building for residential or office, both permitted uses
- Handyman special with new furnace and hot water heater
- Permitted uses include auto-oriented use, truck & trailer sales & service, contractor's office, commercial cleaning, kennel, boat/RV storage, auto rental or sales, retail.

Offered at: \$198,000



Zoned OSI2—Office/Service/Industrial Park District—this property is a handyman special ripe for your vision, featuring an existing 1,974-square-foot building (built in 1960) positioned near the front of the parcel, leaving a generous rear area—for expansion, outdoor storage, parking, or additional development. The building's flexible layout supports permitted uses like residential conversion or office space, making it ideal for a live-work setup or professional headquarters. Recent upgrades include a new furnace and hot water heater, providing a solid foundation with minimal immediate investment. Embrace the handyman appeal to customize interiors for your needs, whether transforming it into a contractor's office, commercial cleaning service, or a cozy residential retreat.

The OSI2 zoning unlocks a broad spectrum of high-potential uses, including auto-oriented businesses, truck and trailer sales/service, kennels, boat/RV storage, auto rental or sales, and retail operations—perfect for entrepreneurs eyeing Dayton's growing demand for automotive, storage, and service industries. Capitalize on the site's proximity to I-75's high-volume traffic for drive-by customers, while the expansive rear space accommodates drive-through elements, inventory yards, or even multi-tenant setups.



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2024 DEMOGRAPHICS	2 MILE	5 MILE	10 MILE
POPULATION	15,612	19,840	25,977
HOUSEHOLDS	6,525	8,216	10,572
HH INCOME	\$64,438	\$66,200	\$69,998

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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.