

5848 Poe Ave

Dayton, OH 45414

FOR LEASE
Executive Summary



Offering Summary

Lease Rate	\$15,000 per month
Lease Type	NNN
GSF	4,437 SF
Site Size	5.1 Acres
Year Built	1952
Zoning	OSI-2

Property Overview

Secure Gated Commercial Property with Office & Truck Parking Potential

Excellent opportunity for businesses seeking a secure, gated commercial property with existing office space and room for truck parking or other commercial uses.

The property features a functional office building with multiple work areas, including 3 private offices, a lobby, waiting area, bathroom, and a garage that has been converted into a kitchen and employee eating area.

The combination of secure gated access, office space, and truck parking capability makes this property an excellent option for trucking companies, contractors, logistics businesses, and other commercial operators.

Ibragim Chakhalidze
Sales Associate
510.517.2511
ibragim@preferredb.com

**Berkshire Hathaway HomeServices
Professional Realty**
8280 Yankee Street
Dayton, OH 45458
937.436.9494
[View Website](#)

**BERKSHIRE
HATHAWAY** | PROFESSIONAL
HOMESERVICES REALTY

5848 Poe Ave

Dayton, OH 45414

FOR LEASE

Property Details & Highlights

Property Type	Office/ Land
Property Subtype	Flex Space
APN	E21 01003 0077
Building Size	4,437 SF
Lot Size	5.1 Acres
Year Built	1952
Number of Floors	1
Number of Buildings	1



- 3 private offices
- 1 lobby/reception area
- 1 waiting area
- 1 bathroom
- Converted garage with kitchen and eating area
- Gated and secured property
- Security system
- Space suitable for truck parking and fleet operations
- Potential for storage, logistics, contractor operations, and other commercial uses

Ibragim Chakhalidze
Sales Associate
510.517.2511
ibragim@preferredb.com

**Berkshire Hathaway HomeServices
Professional Realty**
8280 Yankee Street
Dayton, OH 45458
937.436.9494
[View Website](#)

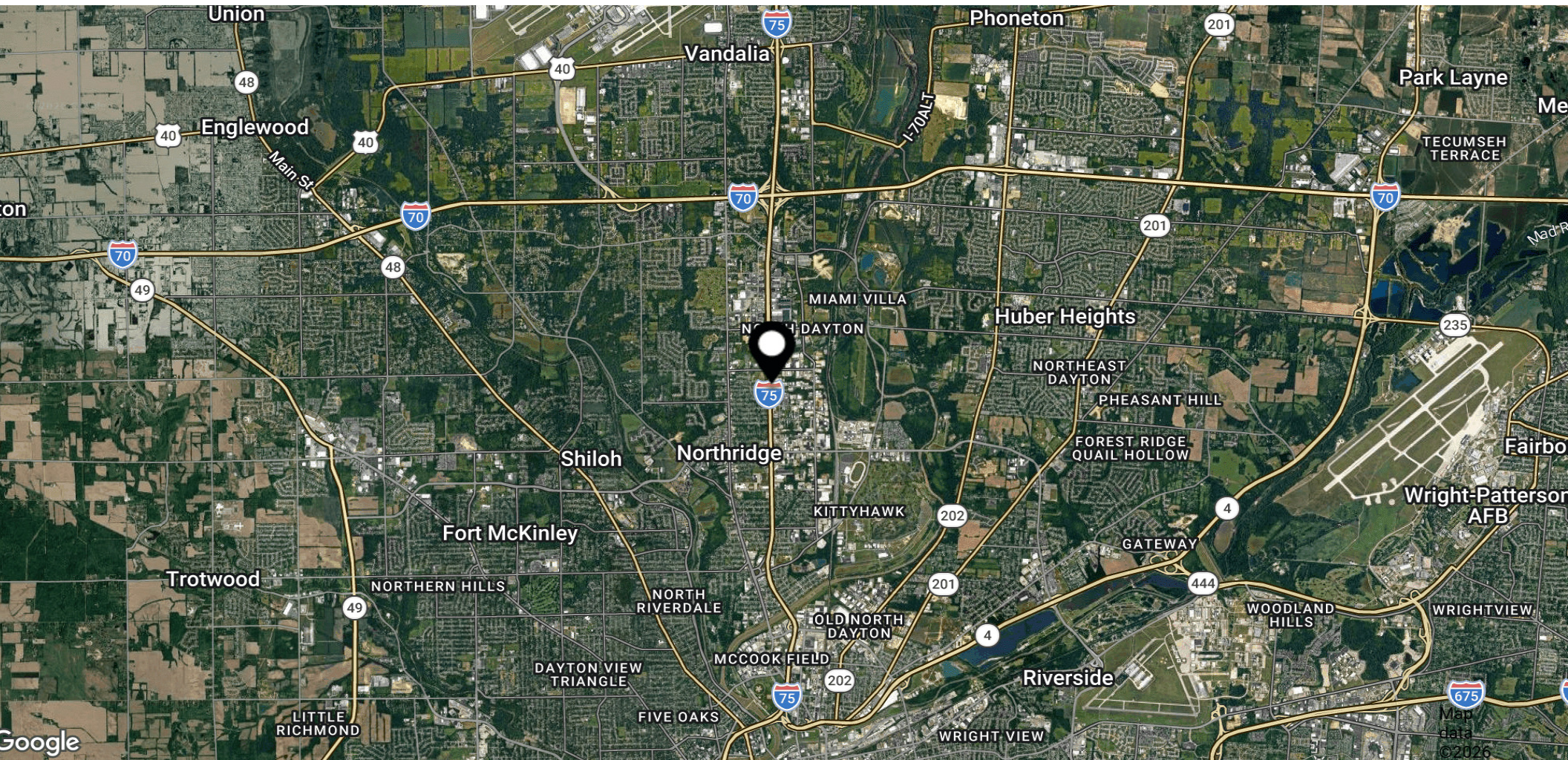
**BERKSHIRE
HATHAWAY** | PROFESSIONAL
HOMESERVICES REALTY

5848 Poe Ave

Dayton, OH 45414

FOR LEASE

Location Map



Ibragim Chakhalidze
Sales Associate
510.517.2511
ibragim@preferredb.com

Berkshire Hathaway HomeServices
Professional Realty
8280 Yankee Street
Dayton, OH 45458
937.436.9494
[View Website](#)

BERKSHIRE
HATHAWAY
HOMESERVICES

PROFESSIONAL
REALTY

5848 Poe Ave

Dayton, OH 45414

FOR LEASE

[Additional Photos](#)



Ibragim Chakhalidze
Sales Associate
510.517.2511
ibragim@preferredb.com

**Berkshire Hathaway HomeServices
Professional Realty**
8280 Yankee Street
Dayton, OH 45458
937.436.9494
[View Website](#)

**BERKSHIRE
HATHAWAY**
HOMESERVICES

PROFESSIONAL
REALTY

5848 Poe Ave

Dayton, OH 45414

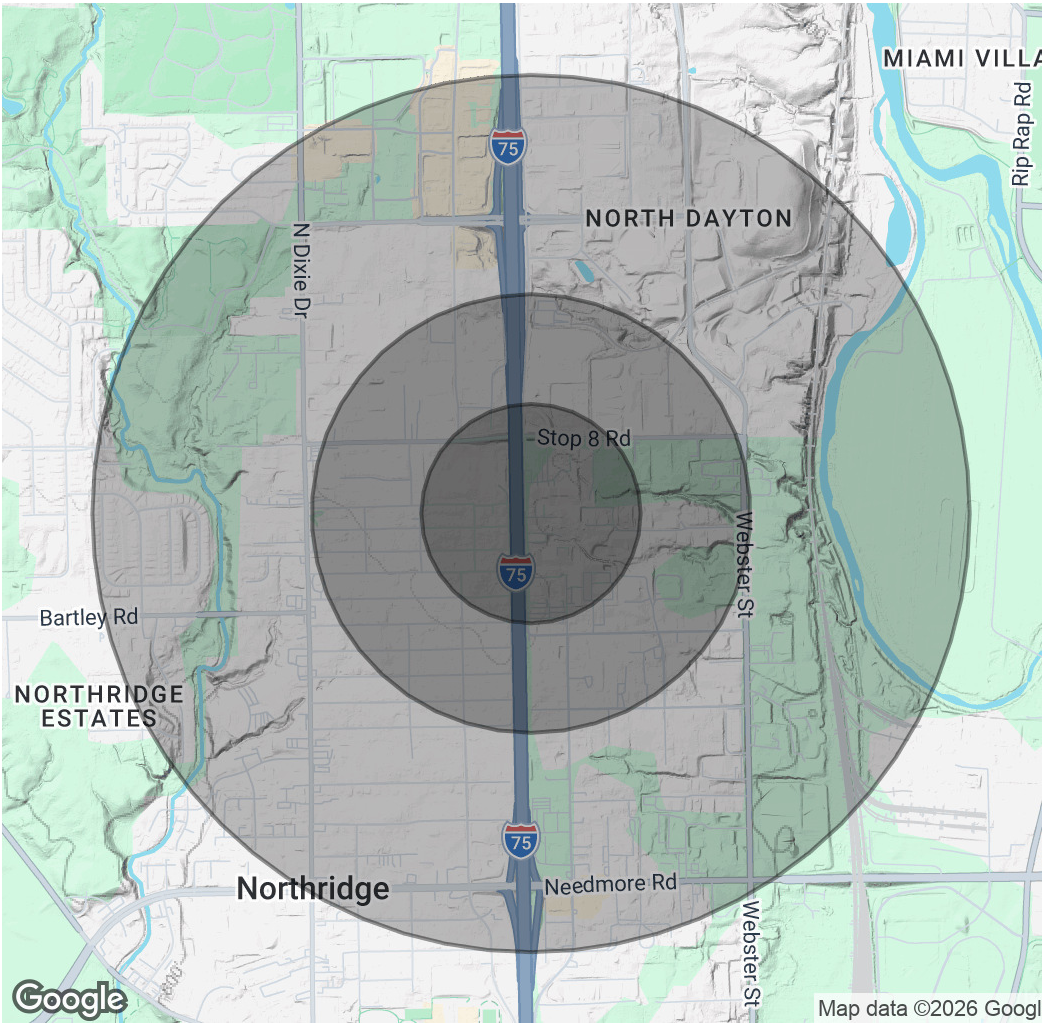
FOR LEASE

Demographics Map & Report

Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	248	982	3,148
Average Age	50.6	52.1	45.4
Average Age (Male)	49.8	51.5	41.8
Average Age (Female)	51.5	52.4	46.9

Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	128	523	1,615
# of Persons per HH	1.9	1.9	1.9
Average HH Income	\$62,215	\$58,187	\$55,527
Average House Value	\$84,313	\$87,311	\$117,265

2023 American Community Survey (ACS)



Ibragim Chakhalidze
Sales Associate
510.517.2511
ibragim@preferredb.com

Berkshire Hathaway HomeServices
Professional Realty
8280 Yankee Street
Dayton, OH 45458
937.436.9494
[View Website](#)

BERKSHIRE
HATHAWAY
HOMESERVICES | PROFESSIONAL
REALTY

5848 Poe Ave

Dayton, OH 45414

FOR LEASE

Advisor Bio 1



Ibragim Chakhalidze

Sales Associate

ibragim@preferredb.com

Direct: 510.517.2511

Berkshire Hathaway HomeServices
Professional Realty
8280 Yankee Street
Dayton, OH 45458
937.436.9494

Ibragim Chakhalidze
Sales Associate
510 517 2511
ibragim@preferredb.com

Berkshire Hathaway HomeServices
Professional Realty
8280 Yankee Street
Dayton, OH 45458
937.436.9494
[View Website](#)

BERKSHIRE
HATHAWAY
HOMESERVICES

PROFESSIONAL
REALTY