



FOR LEASE

**4999 NORTHCUTT PLACE
DAYTON, OH 45414**

Property Highlights

- ALMOST 13,000 SF SPACIOUS BUILDING FOR LEASE WITH MANY POSSIBLE USES
- ZONED COMMERCIAL, OFFICE, RETAIL
- GREAT LOCATION. CLOSE TO I-75, I-70, NEEDMORE RD., RESTAURANTS, RESIDENTIAL AREAS, COMMERCIAL ESTABLISHMENTS, HOSPITALS, WPAFB, AND MUCH MORE!
- LAST USED AS A HELPING HANDS COMMUNITY OUTREACH CENTER AND BOY SCOUTS OF AMERICA FACILITY. OTHER POSSIBLE USES INCLUDE: MEDICAL MARIJUANA DISPENSARY, PROFESSIONAL OFFICE, RETAIL, MEDICAL, GOVERNMENT, REAL ESTATE, OR CITY OFFICES, AND MUCH MORE, WITH ZONING APPROVAL.
- RECENTLY REMODELED IN 2025
- OWNER WOULD CONSIDER SPLITTING INTO TWO (2) SPACES

Lease Rate: \$9.00 SF/YR





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2024 DEMOGRAPHICS	2 MILE	5 MILE	10 MILE
POPULATION	26,038	169,238	448,189
HOUSEHOLDS	11,618	73,415	189,485
HH INCOME	\$56,761	\$61,254	\$71,698

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