



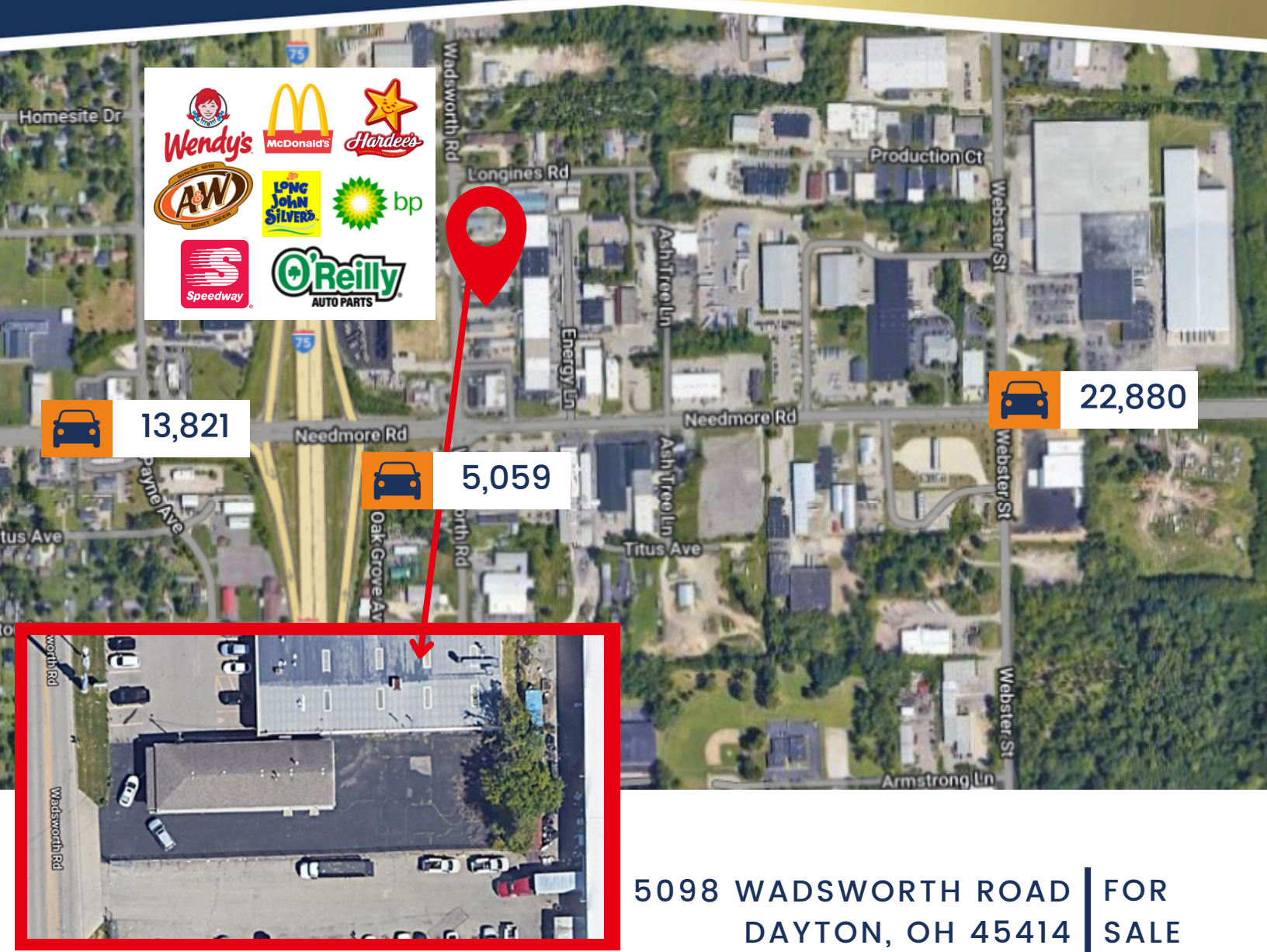
FOR SALE

**5098 WADSWORTH RD
DAYTON, OH 45414**

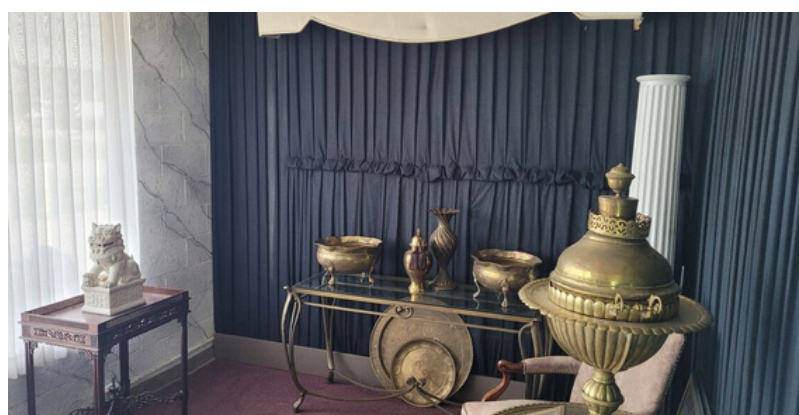
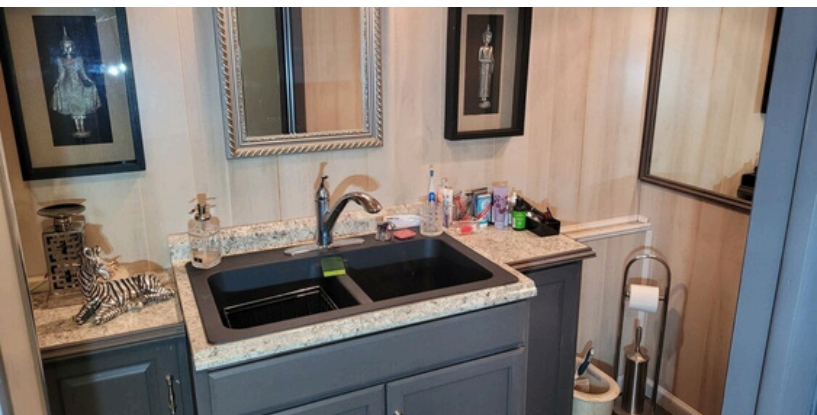
Property Highlights

- EXCELLENT OWNER OCCUPIED OR INVESTMENT OPPORTUNITY
- ALMOST 3,000 SF FREESTANDING RETAIL/OFFICE BUILDING W/ 2 UNITS
- LOCATED JUST OFF BUSTLING MAIN COORIDOR - NEEDMORE RD
- IDEAL FOR BOUTIQUE RETAIL SHOP OR SALON, INSURANCE/CPA OFFICE, AND MANY OTHER RETAIL/OFFICE USES
- LARGE STOREFRONT WINDOWS IN EACH UNIT PROVIDE PRIME DISPLAY OPTIONS AND ABUNDANT NATURAL LIGHT
- PRIVATE OFF STREET PARKING
- MINUTES AWAY FROM I-75

OFFERED AT: \$259,900



2023 DEMOGRAPHICS	2 MILE	5 MILE	10 MILE
POPULATION	16,272	175,339	466,346
HOUSEHOLDS	7,123	73,162	193,942
HH INCOME	\$51,561	\$43,765	\$68,693



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