

# FOR SALE OR LEASE **FORMER FAMILY DOLLAR**

1028 N Gettysburg Ave, Dayton, OH 45417



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COMMERCIAL REAL ESTATE SERVICES

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# RETAIL FOR LEASE OR SALE

## FORMER FAMILY DOLLAR

1028 N Gettysburg Ave, Dayton, OH 45417

**AVAILABLE:** 8,320 SF / 1.05 Acres

**LEASE RATE:** \$10.00 PSF + NNN

**SALE PRICE:** \$1,200,000

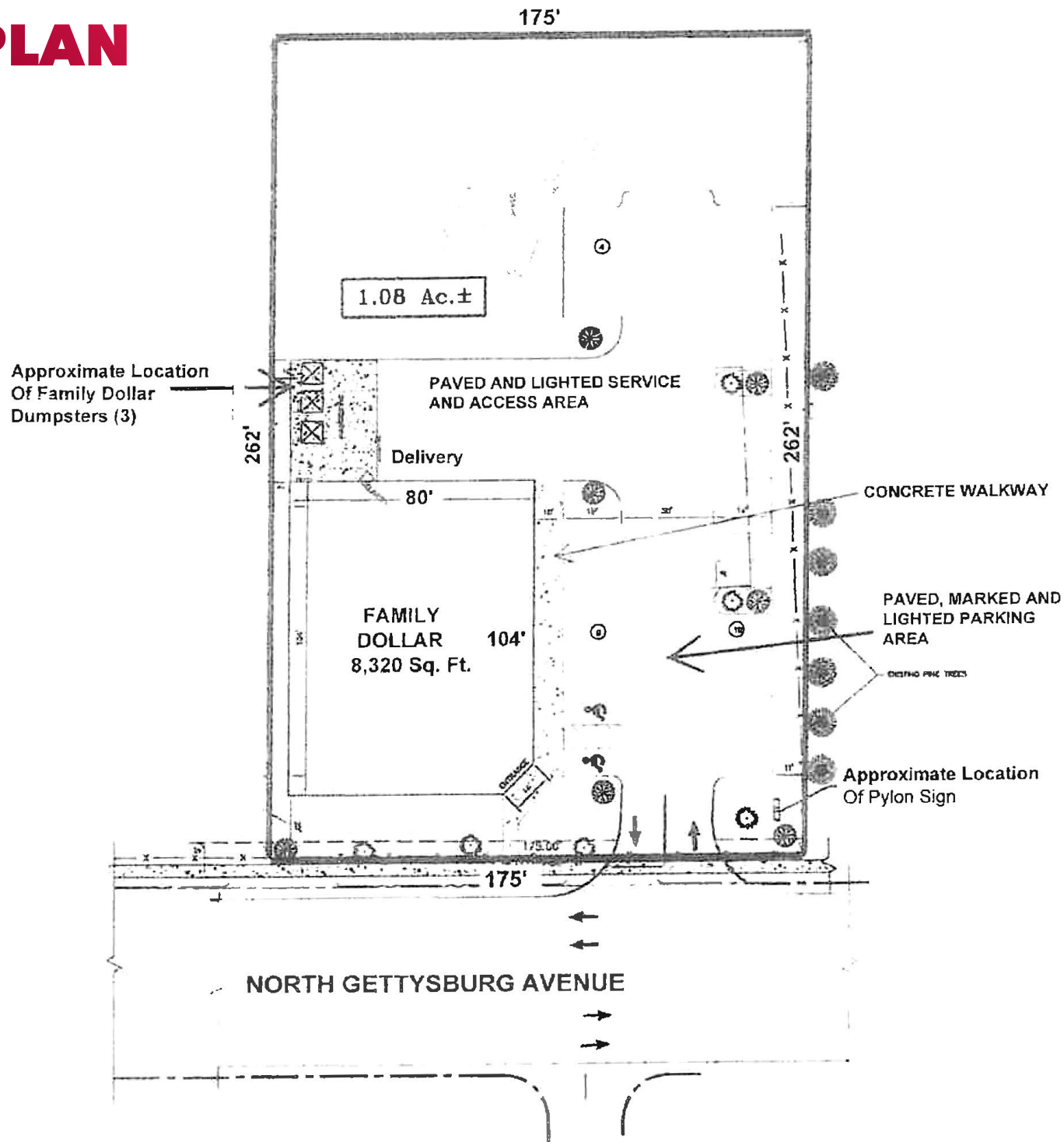
- Standalone retail building
- Open floorplan accommodates multiple uses
- Located in busy Dayton corridor
- Pylon signage
- Built in 2012
- Abundant parking with room for expansion
- City is making significant infrastructure improvements in the area
- Dense surrounding population
- Eclectic General Commercial Zoning (ECG)
- Minimum 5-year lease

### TRAFFIC COUNTS:

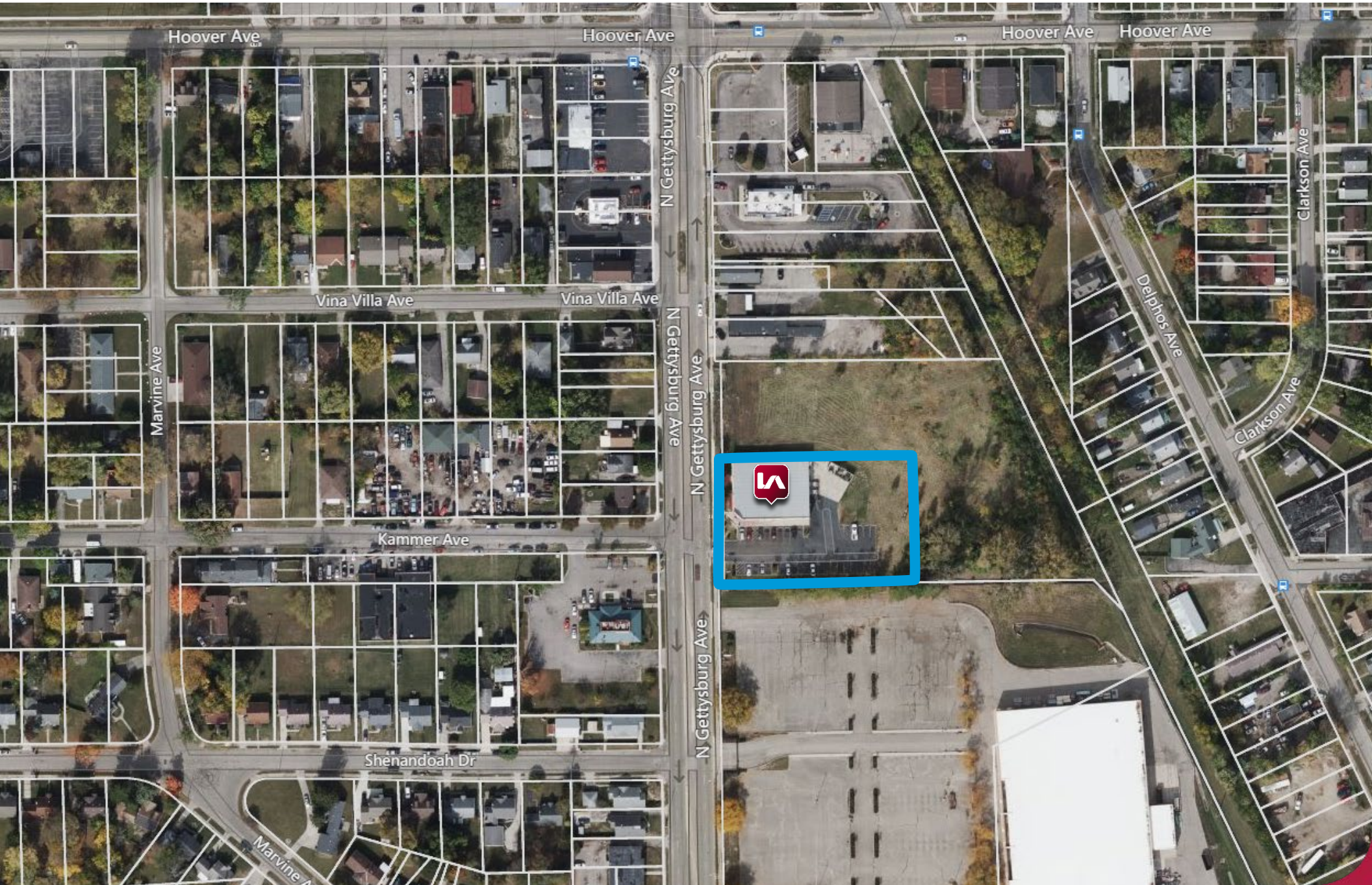
- N Gettysburg Avenue: 10,648 VPD
- SR 35: 36,599 VPD



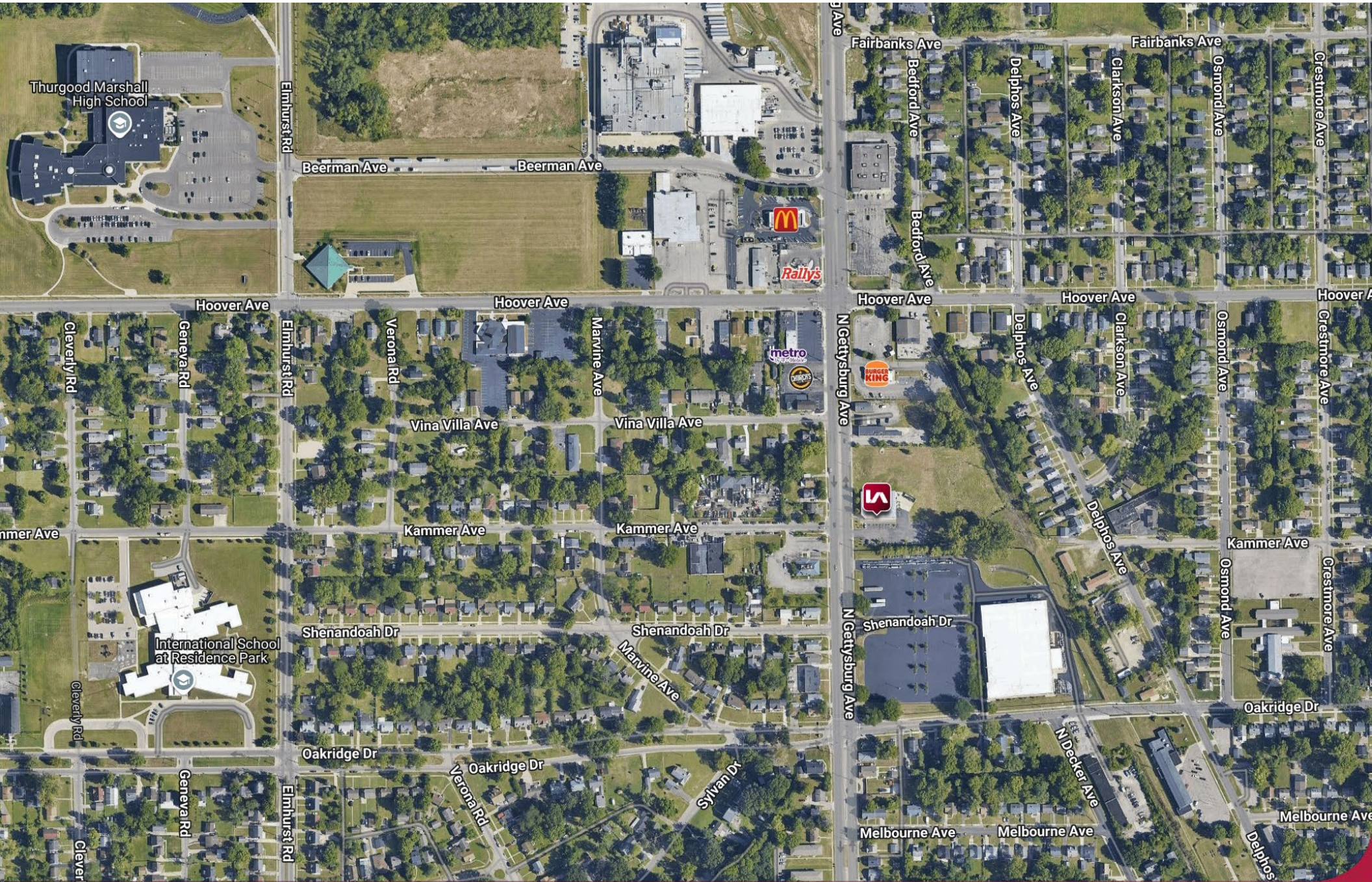
# SITE PLAN



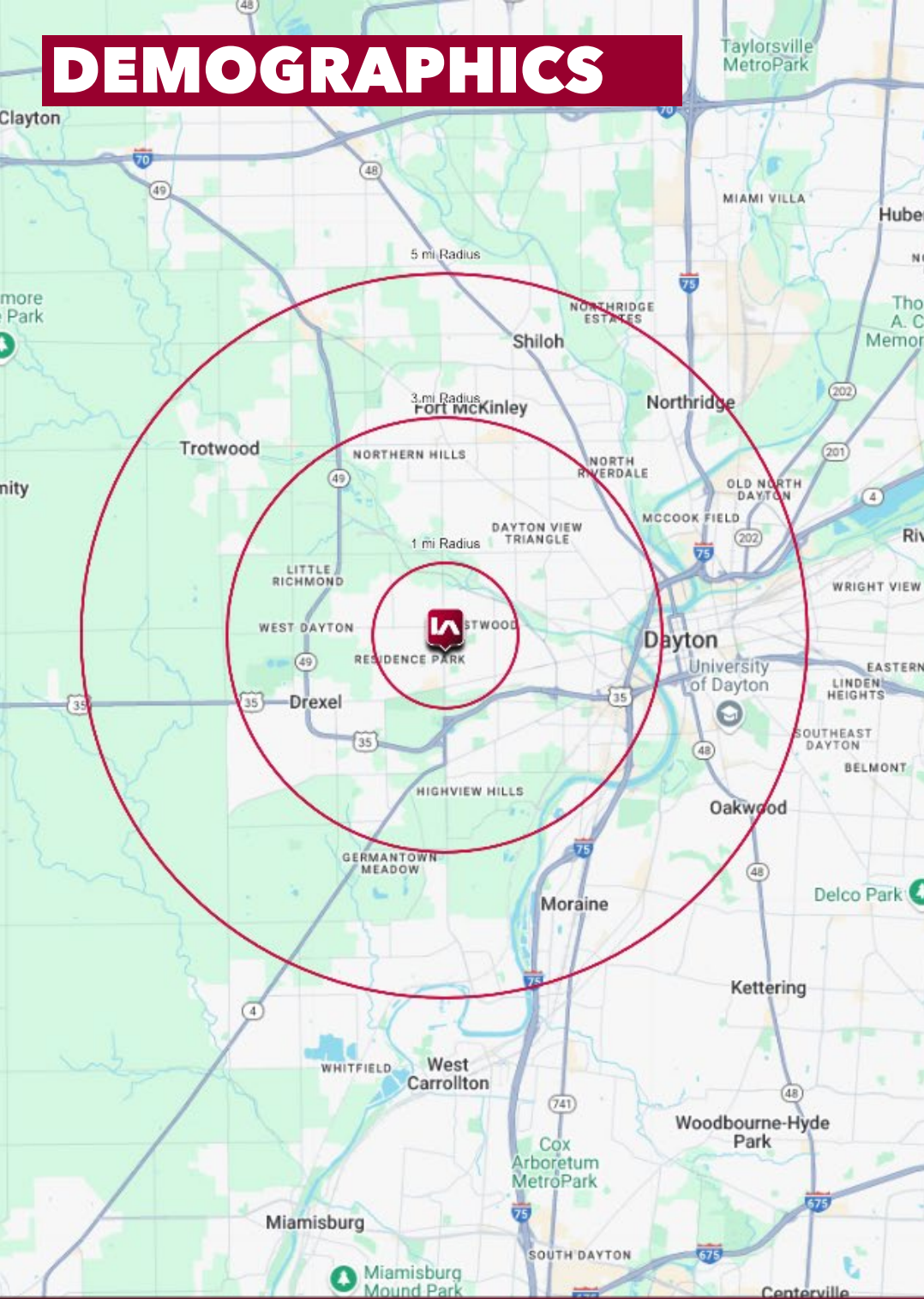
# PARCEL OUTLINE



# AERIAL



# DEMOGRAPHICS



	1 MI RADIUS	3 MI RADIUS	5 MI RADIUS
<b>POPULATION</b>			
2024 Estimated Population	9,140	68,428	146,988
2029 Projected Population	9,198	68,576	147,036
2020 Census Population	8,483	63,156	139,061
2010 Census Population	9,761	68,951	145,846
Projected Annual Growth 2024 to 2029	0.1%	-	-
Historical Annual Growth 2010 to 2024	-0.5%	-	-
<b>HOUSEHOLDS</b>			
2024 Estimated Households	4,179	29,368	61,968
2029 Projected Households	4,150	29,041	61,275
2020 Census Households	3,803	26,428	57,653
2010 Census Households	4,329	28,377	59,230
Projected Annual Growth 2024 to 2029	-0.1%	-0.2%	-0.2%
Historical Annual Growth 2010 to 2024	-0.2%	0.2%	0.3%
<b>AGE</b>			
2024 Est. Population Under 10 Years	12.9%	12.7%	11.7%
2024 Est. Population 10 to 19 Years	13.1%	13.6%	13.9%
2024 Est. Population 20 to 29 Years	12.8%	14.0%	16.1%
2024 Est. Population 30 to 44 Years	19.5%	20.2%	19.3%
2024 Est. Population 45 to 59 Years	17.5%	17.2%	16.9%
2024 Est. Population 60 to 74 Years	16.1%	16.1%	16.1%
2024 Est. Population 75 Years or Over	8.1%	6.3%	6.0%
2024 Est. Median Age	37.1	36.4	36.6
<b>MARITAL STATUS &amp; GENDER</b>			
2024 Est. Male Population	46.0%	48.2%	50.8%
2024 Est. Female Population	54.0%	51.8%	49.2%
2024 Est. Never Married	50.4%	50.6%	49.0%
2024 Est. Now Married	14.9%	19.1%	23.2%
2024 Est. Separated or Divorced	26.9%	23.9%	21.7%
2024 Est. Widowed	7.8%	6.4%	6.2%
<b>INCOME</b>			
2024 Est. HH Income \$200,000 or More	1.3%	1.7%	2.8%
2024 Est. HH Income \$150,000 to \$199,999	0.8%	2.3%	3.7%
2024 Est. HH Income \$100,000 to \$149,999	4.6%	7.6%	9.4%
2024 Est. HH Income \$75,000 to \$99,999	6.6%	10.2%	10.7%
2024 Est. HH Income \$50,000 to \$74,999	18.2%	16.5%	18.0%
2024 Est. HH Income \$35,000 to \$49,999	21.4%	15.5%	15.0%
2024 Est. HH Income \$25,000 to \$34,999	16.1%	13.9%	11.5%
2024 Est. HH Income \$15,000 to \$24,999	13.2%	11.7%	10.2%
2024 Est. HH Income Under \$15,000	17.7%	20.6%	18.6%
2024 Est. Average Household Income	\$47,133	\$52,889	\$62,623
2024 Est. Median Household Income	\$37,737	\$40,210	\$47,830
2024 Est. Per Capita Income	\$21,562	\$22,898	\$26,790
2024 Est. Total Businesses	196	1,600	5,705
2024 Est. Total Employees	1,126	15,738	71,653