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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

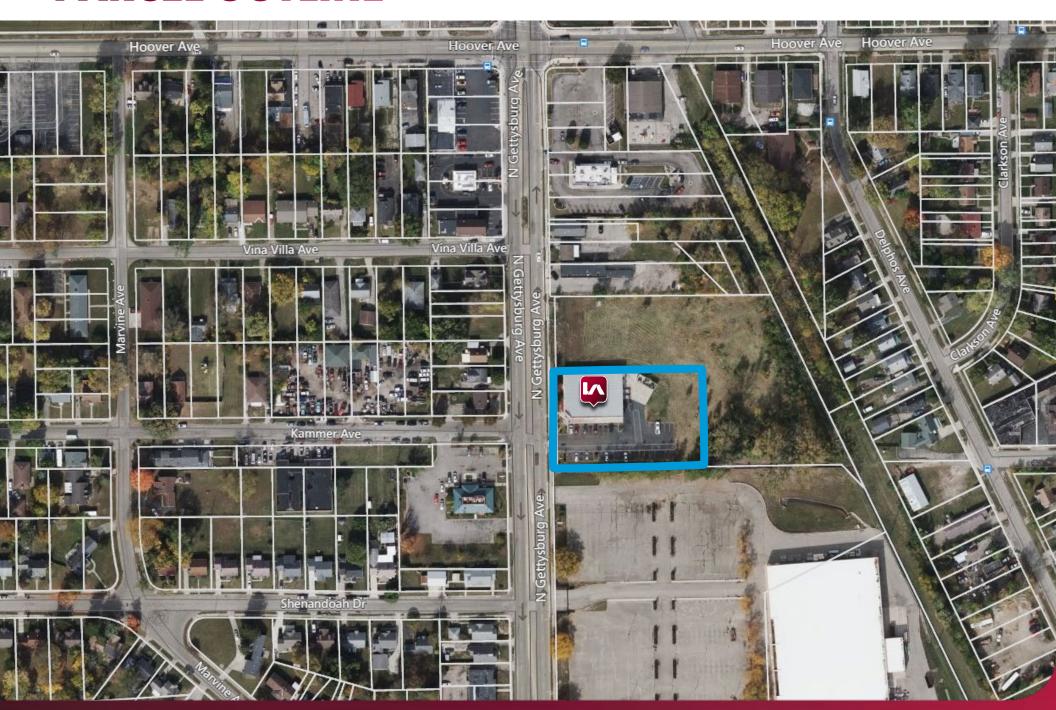
SR 35: 36,599 VPD



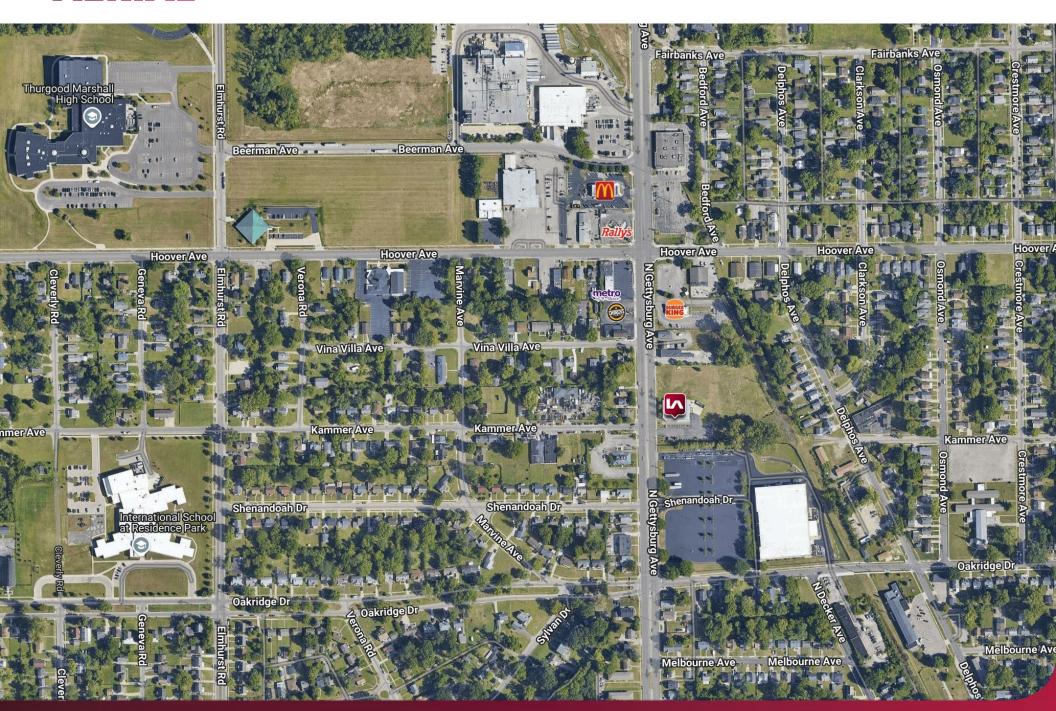


175' **SITE PLAN ①** 1.08 Ac.± Approximate Location PAVED AND LIGHTED SERVICE Of Family Dollar AND ACCESS AREA Dumpsters (3) Delivery **CONCRETE WALKWAY** PAVED, MARKED AND FAMILY LIGHTED PARKING 0 **DOLLAR** 104' AREA 8,320 Sq. Ft. Approximate Location Of Pylon Sign NORTH GETTYSBURG AVENUE

PARCEL OUTLINE



AERIAL



DEMOCRA		Taylorsville		1 MI RADIUS	3 MI RADIUS	5 MI RADIUS	5
DEMOGRAI	PHICS II	MetroPark	POPULATION	P 2 1	Gree	n	
	70	and the second	2024 Estimated Population	9,140	68,428	146,988	- 8
Clayton		1/2	2029 Projected Population	9,198	68,576	147,036	H
TO			2020 Census Population	8,483	63,156	139,061	
(49)			2010 Census Population	9,761	68,951	145,846	
9 17	D (C)	Huber		0.1%	-	_	- 1
			Historical Annual Growth 2010 to 2024	-0.5%)_	
5	i mil Radius	NO.	HOUSEHOLDS	Y WA			
nore	NONTHRIDGE	Thor	2024 Estimated Households	4,179	29,368	61,968	
Park	ESTATES	A. CI	2029 Projected Households	4,150	29,041	61,275	
	Shiloh	Memori	2020 Census Households	3,803	26,428	Park 57,653	
			2010 Census Households AFB	4,329	28,377	59,230	
	northric Northric	dge (202)	Projected Annual Growth 2024 to 2029	-0.1%	-0.2%	-0.2%	
			Historical Annual Growth 2010 to 2024	-0.2%	0.2%	0.3%	
Trotwood	N HILLS NORTH	201	AGE (44)				
ity 49	RIVERDALE	OLD NORTH DAY, TON (4)	2024 Est. Population Under 10 Years	12.9%	12.7%	11.7%	1
	мссоок		2024 Est. Population 10 to 19 Years	13.1%	13.6%	13.9%	
	DAYTON VIEW TRIANGLE	(202) Riv	2024 Est. Population 20 to 29 Years	12.8%	14.0%	16.1%	20
LITTLE	THI NAUGO		2024 Est. Population 30 to 44 Years	19.5%	20.2%	19.3%	00
RICHMOND		WRIGHT VIEW	2024 Est. Population 45 to 59 Years	17.5%	17.2%	16.9%	E
WEST DAYTON	STWOOD		2024 Est. Population 60 to 74 Years	16.1%	16.1%	16.1%	
	Daytor	n	2024 Est. Population 75 Years or Over	8.1%	6.3%	6.0%	
49 RESIDENC		Deutes LINDEN	2024 Est. Median Age	37.1	36.4	36.6	
35 Drexel	35	Dayton LINDEN HEIGHTS	MARITAL STATUS & GENDER		J *		
7 2 5		SOUTHEAST	2024 Est. Male Population	46.0%	48.2%	50.8%	
(35)	(4)	B DAYTON	2024 Est. Female Population	54.0%	51.8%	49.2%	
	HIGHVIEW HILLS	BELMONT	2024 Est. Never Married	50.4%	50.6%	49.0%	
		Oakwood	2024 Est. Now Married	14.9%	19.1%	23.2%	
			2024 Est. Separated or Divorced	26.9%	23.9%	21.7%	
GERMANTO	WN 15	(48)	2024 Est. Widowed	7.8%	6.4%	6.2%	
AT XEI		Delco Park	INCOME Beavercreek	- Lewis A		1	
. 5	Moraine		2024 Est. HH Income \$200,000 or More	1.3%	1.7%	2.8%	
	ASL'IV		2024 Est. HH Income \$150,000 to \$199,999	0.8%	2.3%	3.7%	
2 / 7			2024 Est. HH Income \$100,000 to \$149,999	4.6%	7.6%	9.4%	
		Kettering	2024 Est. HH Income \$75,000 to \$99,999	6.6%	10.2%	10.7%	-
\$ 4 . 84			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%	
WHITFIELD	West	1 1	2024 Est. HH Income \$25,000 to \$34,999	16.1%	13.9%	11.5%	1
	(741)	(48)	2024 Est. HH Income \$15,000 to \$24,999	13.2%	11.7%	10.2%	5)
	Woo	odbourne-Hyde	2024 Est. HH Income Under \$15,000	17.7%	20.6%	18.6%	
	Cox Arboretum	Park	2024 Est. Average Household Income	\$47,133	\$52,889	\$62,623	
	MetroPark		2024 Est. Median Household Income	\$37,737	\$40,210	\$47,830	
	7	75	2024 Est. Per Capita Income	\$21,562	\$22,898	\$26,790	1
Miamisburg			2024 Est. Total Businesses	196	1,600	5,705	- 1
		75	2024 Est. Total Employees	1,126	15,738	71,653	
O Miami:	SDUIG 1 Park	Centerville	252. Esta Total Employees	1,120	15,750	, 1,000	1

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