



SUBLEASE OPPORTUNITY

2848

SALEM AVE

Dayton | OH | 45406

CBRE



PROPERTY OVERVIEW

Position your restaurant concept along one of Dayton's most heavily traveled north-south corridors. This second-generation restaurant sublease opportunity on Salem Avenue offers strong visibility, easy access, and proximity to dense residential neighborhoods, making it an attractive location for neighborhood serving and value oriented dining concepts.

1,651 SF

of well-designed, functional restaurant space

SECOND-GENERATION RESTAURANT SPACE

Existing restaurant improvements reduce redevelopment costs and allow for a faster opening timeline.

HIGH-TRAFFIC COORIDOR EXPOSURE

Prominent frontage along Salem Avenue delivers consistent daily traffic and strong brand visibility.

CONVENIENT ACCESS

Direct connectivity to Downtown Dayton, I 75, and surrounding west and northwest Dayton neighborhoods.

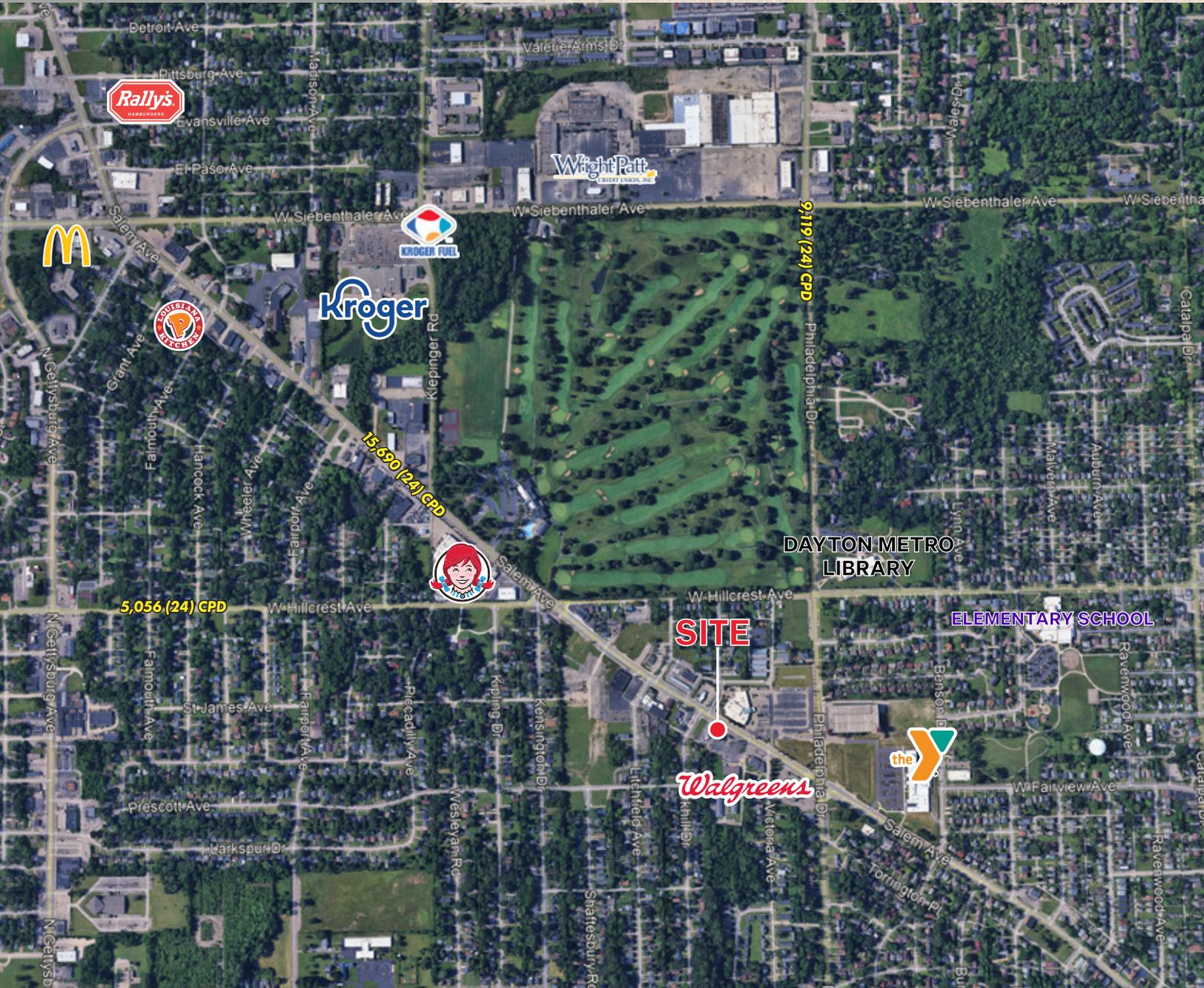
ON-SITE PARKING

Accommodates dine in, carryout, and delivery operations.

SIGNAGE OPPORTUNITIES

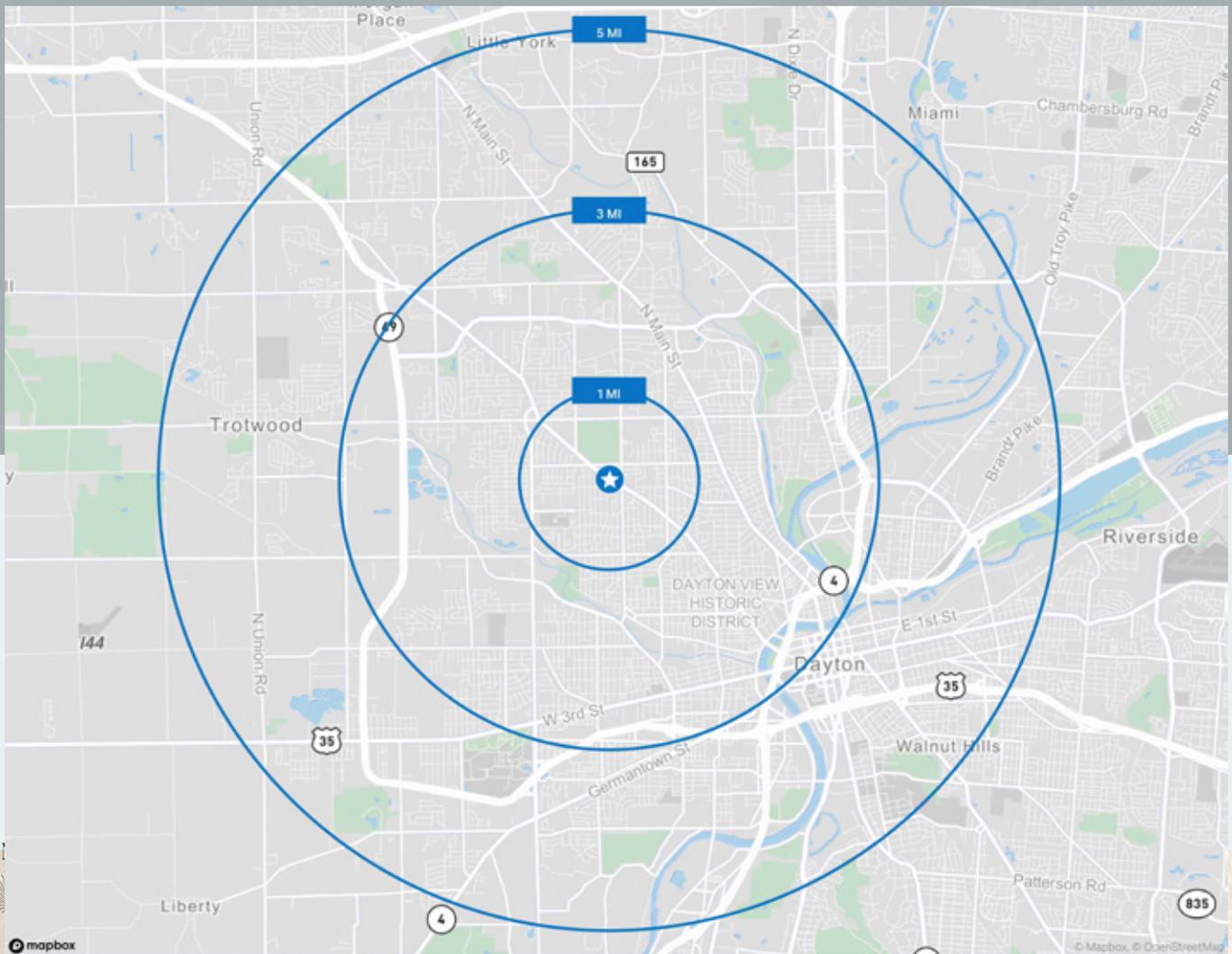
Building and/or pylon signage available to maximize exposure to corridor traffic.

AERIAL



\$20 psf
Taxes - \$8,645

- High visibility restaurant space with strong neighborhood presence
- Reduced upfront investment through second generation improvements
- A corridor location with steady commuter exposure
- A Dayton infill opportunity with consistent local demand



DEMOGRAPHICS

1, 3, 5 Mile Radius

Demos	1 Mile	3 Miles	5 Miles
POPULATION	12,876	75,555	150,642
HH INCOME	\$65,639	\$57,136	\$62,738
AGE	39	40	38.5
EDUCATION	58.5%	55.8%	55.8%
DAYTIME POPULATION	9,863	79,293	184,38
BUSINESSES	252	2,241	6,062

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