



Crest

Commercial Realty

Retail / Flex

Downtown Dayton Submarket

FOR LEASE

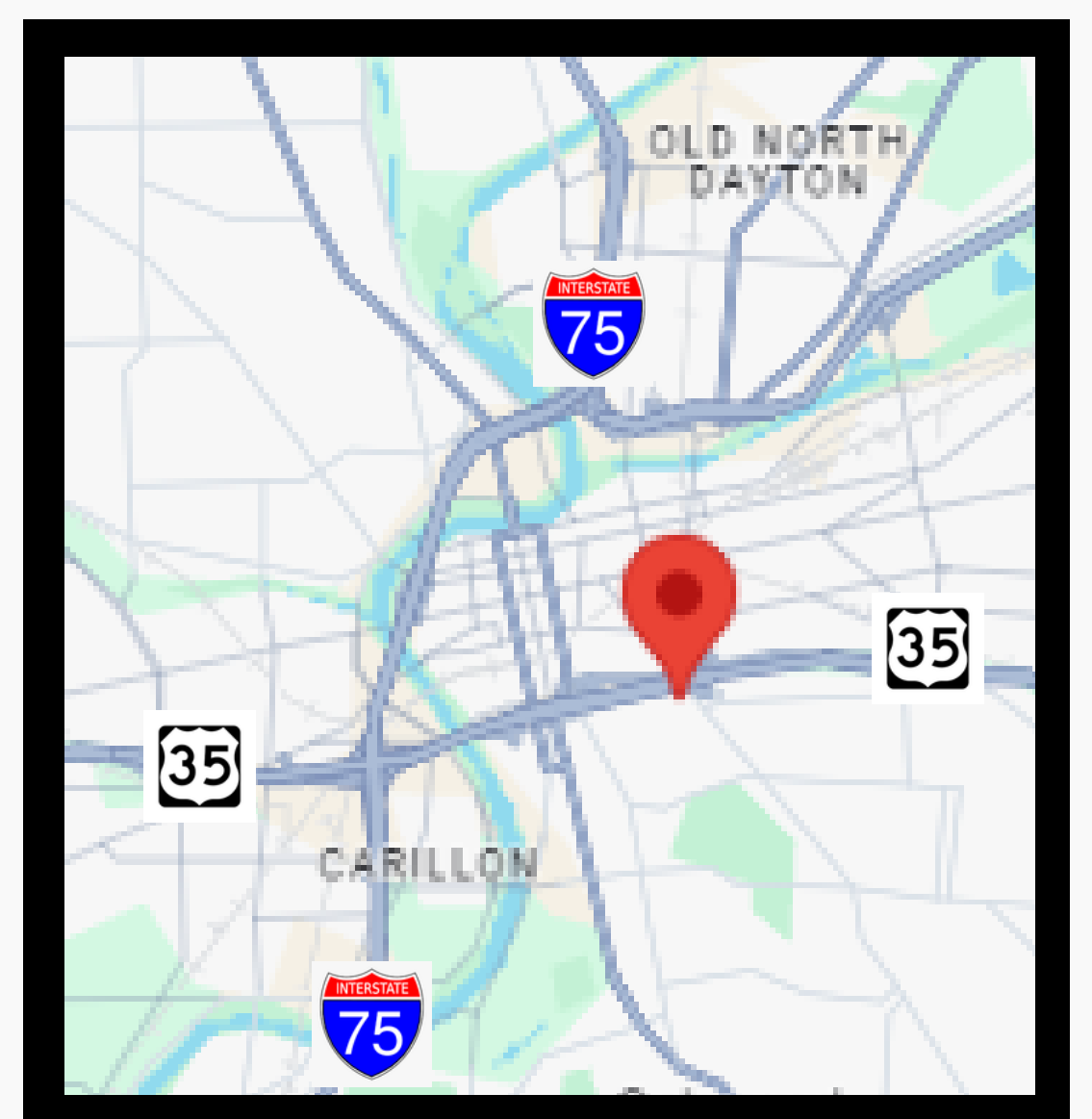
Will Finish to Suit!

735 Wayne Ave., Dayton, OH 45410



Property Highlights

- Excellent location just minutes from downtown!
- Join exciting new tenants, MADE, a ceramic art studio and Bootleg Bagels - opening soon!
- Property updates include new windows, new HVAC, new dock, overhead doors and rooftop solar panels.
- New, prominent glass entrances from Wayne Ave. and Hickory St. + an additional entrance in rear.
- High ceilings offer light-filled, flexible space.
- Parking in rear of building + street parking.
- Proximity to downtown, US-35, and I-75.
- Zoned EGC - Eclectic General Commercial.
- One unit available - up to 1,891 SF!
- Lease Rate: \$12/SF/NNN.



Nick Miller-Jacobson

937-222-1600, ext 105
nick@crestrealtyohio.com



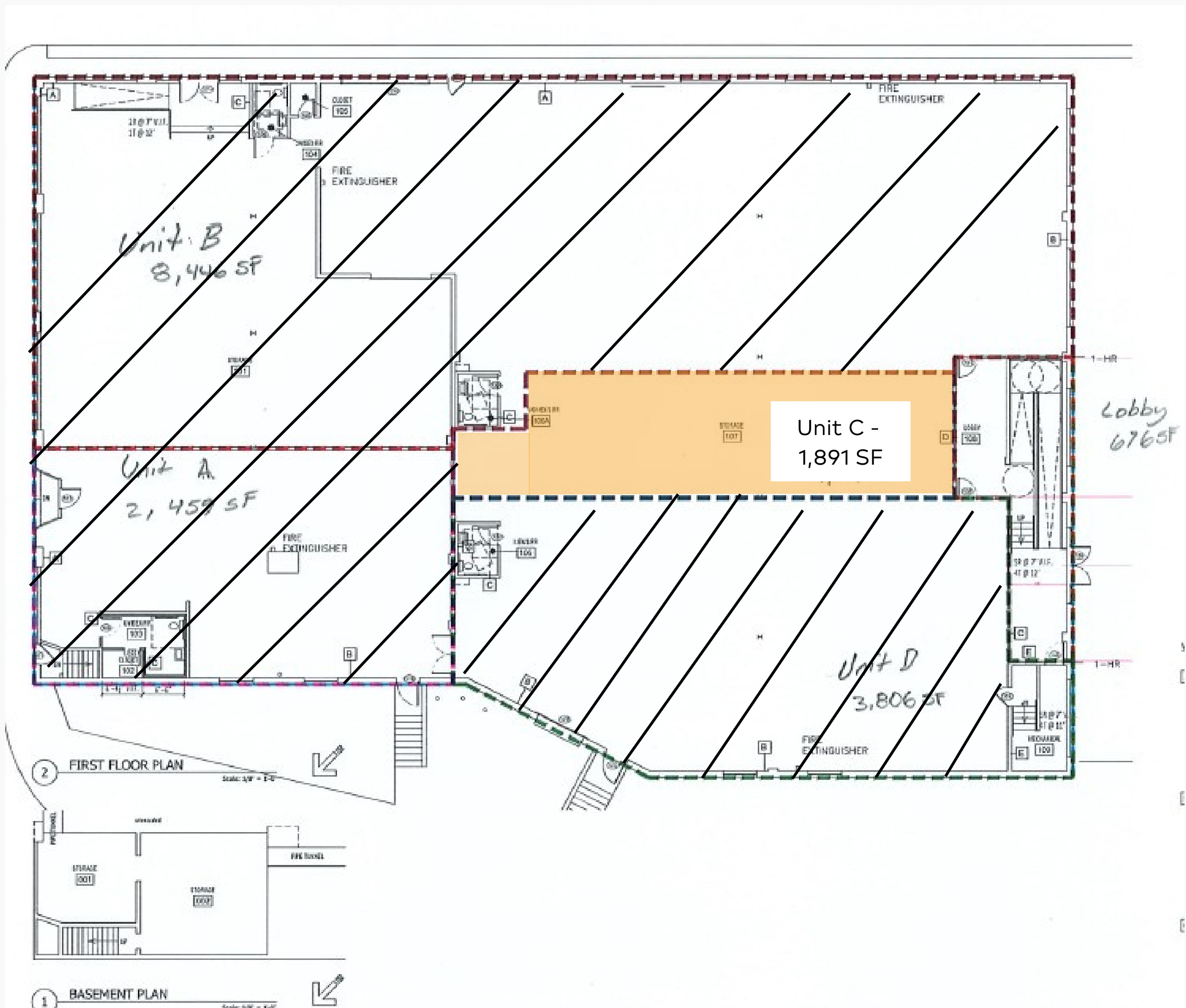
6601 Centerville Business Parkway, Suite 150, Centerville. OH 45459



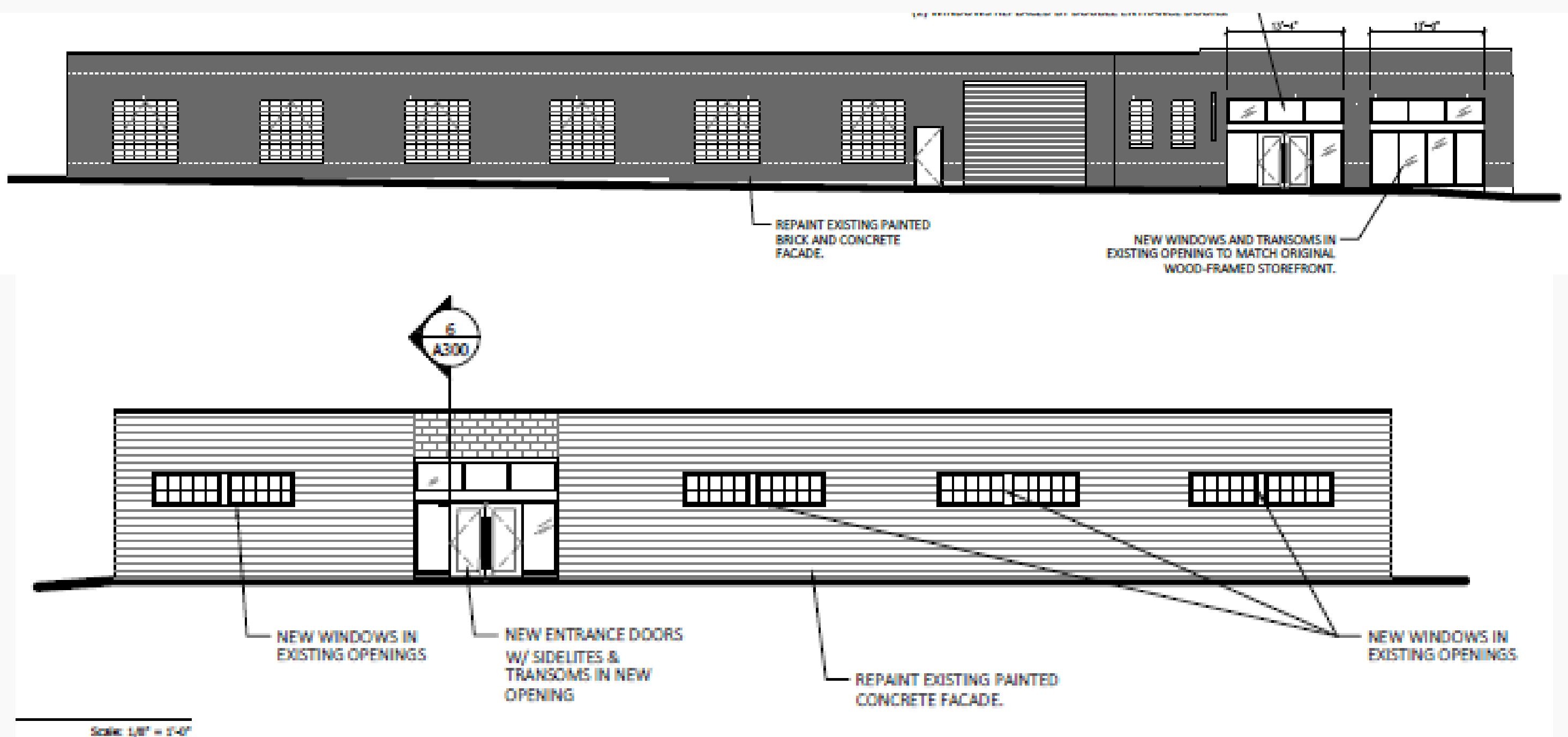
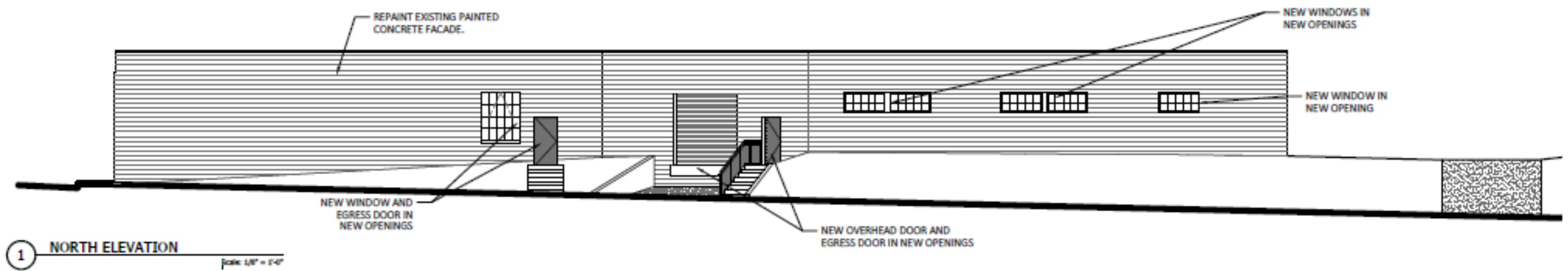
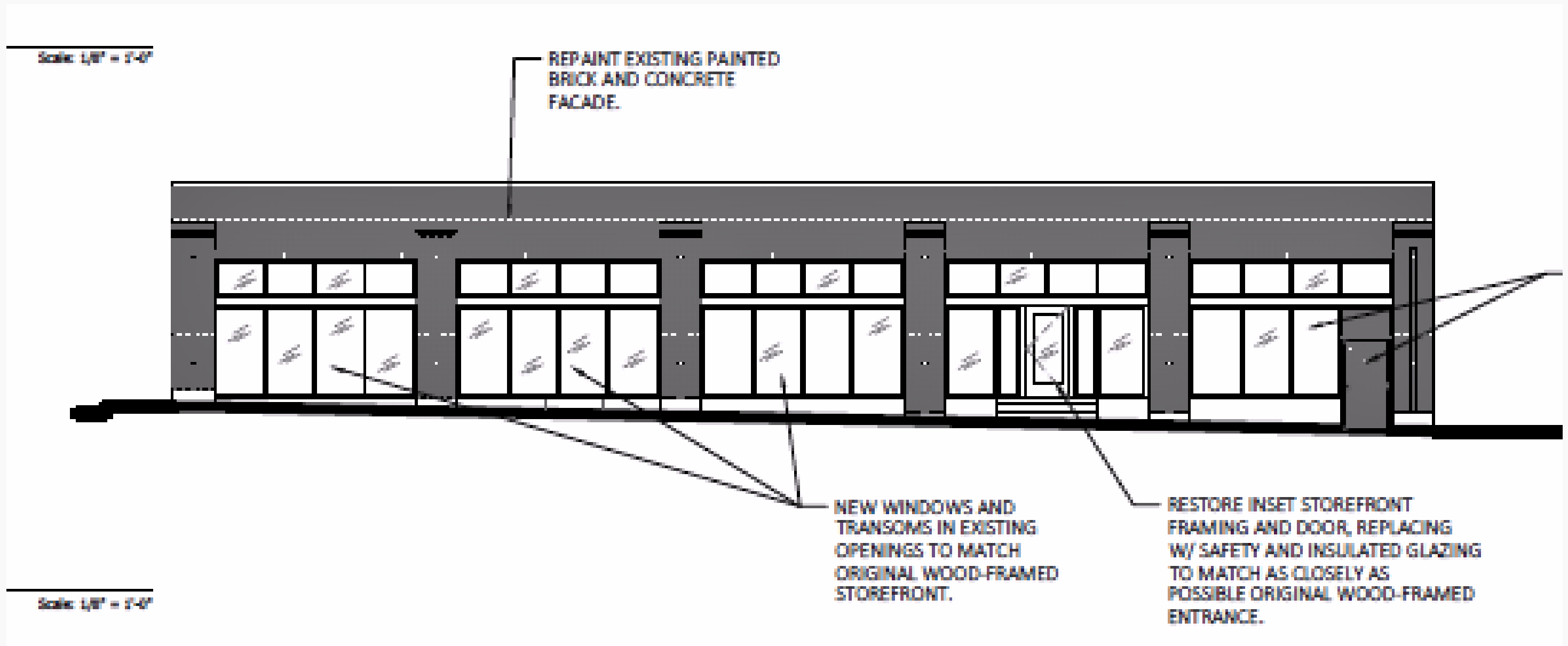


Hickory St

Wayne Ave



Buckeye St



Location

735 Wayne Ave



** VPD, 2022.

Demographics

	2 miles	5 miles	10 miles
2023 Population	50,876	219,338	563,073
2028 Projected Population	51,290	220,602	567,325
2023 Households	19,441	92,077	235,224
2028 Projected Households	19,643	92,622	237,069
Average Home Value	\$53,740	\$60,116	\$75,020

** Information obtained from Costar, 2022

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