

RELIGIOUS PROPERTY/POTENTIAL REDEVELOPMENT OPPORTUNITY FOR SALE

1001 HARVARD BOULEVARD | DAYTON, OH 45406

RELIGIOUS PROPERTY/ POTENTIAL
REDEVELOPMENT OPPORTUNITY FOR SALE
43,204± SF TOTAL ON 4.38± AC



1001 HARVARD BOULEVARD | DAYTON, OH 45406

ASKING PRICE: \$1,249,000 \$995,000

PROPERTY DETAILS

DAYCARE BUILDING: This building is fully built out for a daycare use with classrooms on all three levels along with restrooms, entry area with reception/private offices and is fully sprinkled.

ACTIVITIES BUILDING: This building houses the gymnasium which also has a stage and the main hall that connects both the Sanctuary and Daycare buildings. There are 3 restrooms and an unfinished basement. This area also houses the fellowship hall, a small chapel and kitchen.

SANCTUARY BUILDING: In addition to the sanctuary, there is a lower level underneath the sanctuary that houses a banquet type area as well as a smaller banquet or gathering area with a small kitchenette. There is also a parlor, chapel and the main church office. On the second level there are additional offices.

PARCEL IDS	R72 07303 0008, R72 07303 0007, R72 07303 0004, R72 07303 0006, R72 07303 0005, R72 07303 0003, R72 07303 0002, R72 07303 0001, R72 07302 0010, R72 07302 0006, R72 07302 0009, R72 07302 0005, R72 07302 0008
COUNTY	Montgomery
ZONING	ER-4 (Eclectic Single-Family District) EMF (Eclectic Multi-Family District)
# OF BUILDINGS	3
TOTAL BUILDING SF	43,204± SF
ACREAGE	4.38± AC
PARKING	197±

FOR MORE INFORMATION, PLEASE CONTACT:

CARLIN BEEKMAN

Vice President

407.540.7789

carlin.beekman@foundrycommercial.com

MATT MESSIER, SIOR, CCIM

Partner, Managing Director

407.540.7718

matt.messier@foundrycommercial.com



IN COOPERATION WITH:

SCOTT KASTER

Senior Vice President

937.673.4366

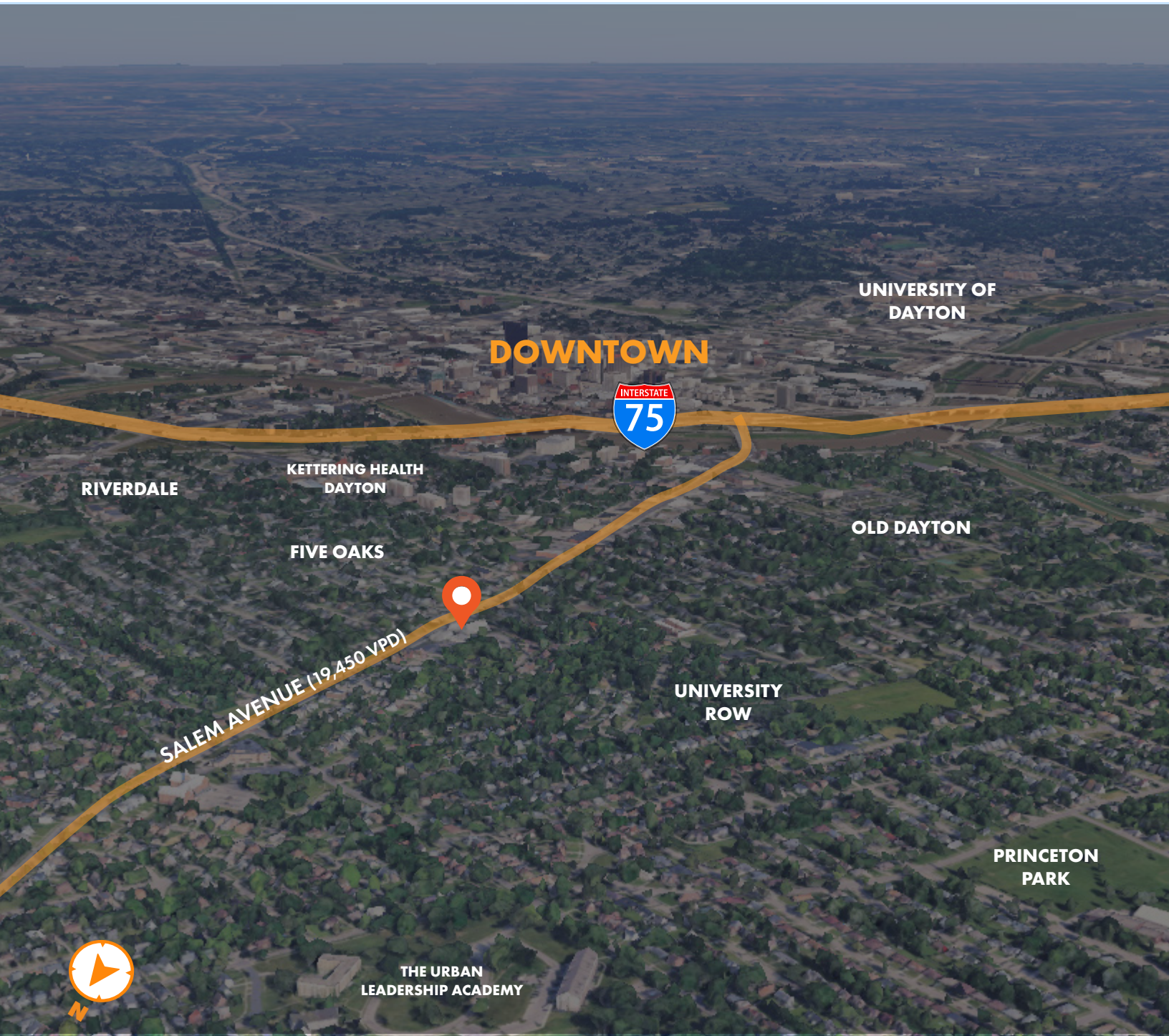
scott@bergmancommercial.com



RELIGIOUS PROPERTY/ POTENTIAL REDEVELOPMENT OPPORTUNITY FOR SALE

43,204± SF TOTAL ON 4.38± AC

LOCATION & PROXIMITY MAP



FOR MORE INFORMATION, PLEASE CONTACT:

CARLIN BEEKMAN

Vice President

407.540.7789

carlin.beekman@foundrycommercial.com

MATT MESSIER, SIOR, CCIM

Partner, Managing Director

407.540.7718

matt.messier@foundrycommercial.com

FOUNDRY
COMMERCIAL

MISSION
PROPERTY
GROUP

IN COOPERATION WITH:

SCOTT KASTER

Senior Vice President

937.673.4366

scott@bergmancommercial.com

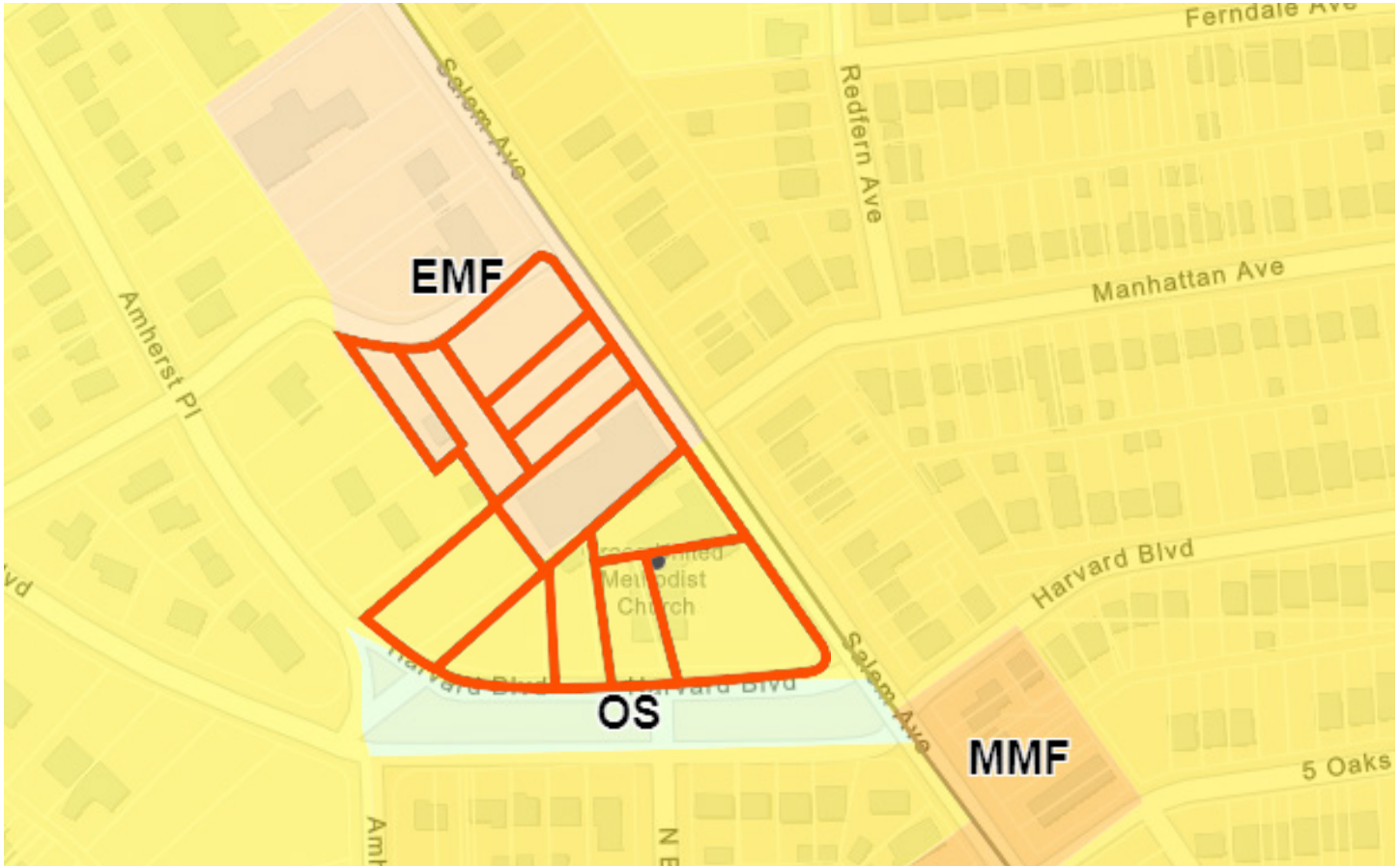
NAI Bergman
Commercial Real Estate Services, Worldwide.

Although all information furnished regarding for sale, rental or financing is from sources we deem reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. All sizes are approximate and subject to survey.

RELIGIOUS PROPERTY/ POTENTIAL REDEVELOPMENT OPPORTUNITY FOR SALE

43,204± SF TOTAL ON 4.38± AC

ZONING MAP



FROM THE CITY OF DAYTON MUNICIPAL CODE

Eclectic Single-Family District

Eclectic Single-Family District is to promote, preserve and protect residential neighborhoods that have characteristics of both the Suburban and Mature districts. Eclectic areas are generally found between the Suburban and Mature areas, with neighborhoods of varying density. As set forth in the City's Comprehensive Plan, Eclectic residential development will match existing predominant development patterns.

Eclectic Multi-Family District

The Eclectic Multi-Family District is designed to accommodate primarily medium-density multifamily dwellings. The maximum density permitted in this district is established by the bulk regulations that require new development or redevelopment to be similar in character to existing development. Single-family and two-family dwellings are also permitted.

FOR MORE INFORMATION, PLEASE CONTACT:

CARLIN BEEKMAN

Vice President

407.540.7789

carlin.beekman@foundrycommercial.com

MATT MESSIER, SIOR, CCIM

Partner, Managing Director

407.540.7718

matt.messier@foundrycommercial.com

FOUNDRY
COMMERCIAL

MISSION
PROPERTY
GROUP

IN COOPERATION WITH:

SCOTT KASTER

Senior Vice President

937.673.4366

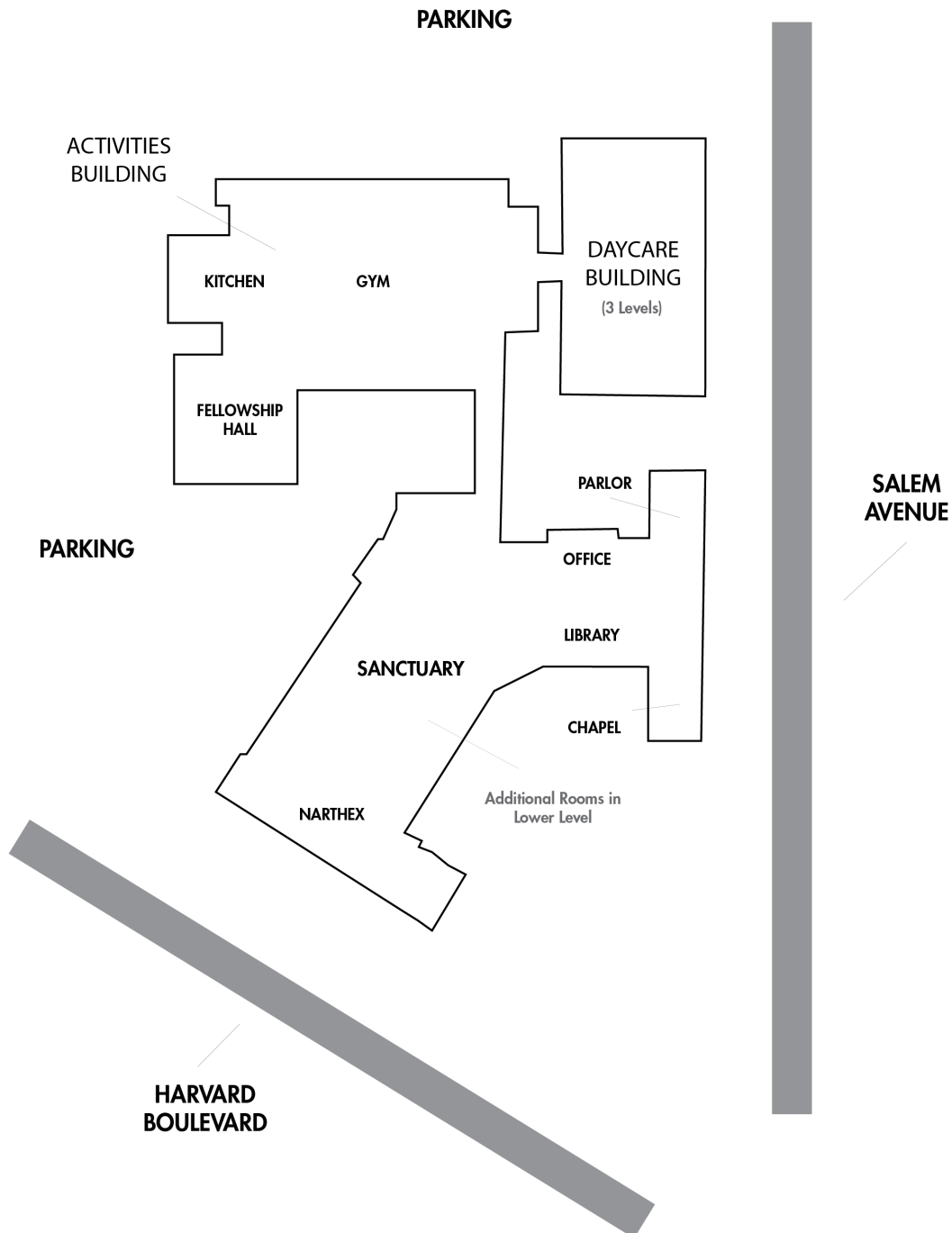
scott@bergmancommercial.com

NABergman
Commercial Real Estate Services, Worldwide.

RELIGIOUS PROPERTY/ POTENTIAL REDEVELOPMENT OPPORTUNITY FOR SALE

43,204± SF TOTAL ON 4.38± AC

BUILDING LAYOUT



NOT DRAWN TO SCALE

FOR MORE INFORMATION, PLEASE CONTACT:

CARLIN BEEKMAN

Vice President

407.540.7789

carlin.beekman@foundrycommercial.com

MATT MESSIER, SIOR, CCIM

Partner, Managing Director

407.540.7718

matt.messier@foundrycommercial.com

FOUNDRY
COMMERCIAL

MISSION
PROPERTY
GROUP

IN COOPERATION WITH:

SCOTT KASTER

Senior Vice President

937.673.4366

scott@bergmancommercial.com

NAIBergman
Commercial Real Estate Services, Worldwide.

RELIGIOUS PROPERTY/ POTENTIAL REDEVELOPMENT OPPORTUNITY FOR SALE

43,204± SF TOTAL ON 4.38± AC

BUILDING PHOTOS



SANCTUARY FROM FRONT



SANCTUARY FROM BACK



PARLOR



CHAPEL



MEETING ROOM



OFFICE

FOR MORE INFORMATION, PLEASE CONTACT:

CARLIN BEEKMAN

Vice President

407.540.7789

carlin.beekman@foundrycommercial.com

MATT MESSIER, SIOR, CCIM

Partner, Managing Director

407.540.7718

matt.messier@foundrycommercial.com

FOUNDRY
COMMERCIAL

MISSION
PROPERTY
GROUP

IN COOPERATION WITH:

SCOTT KASTER

Senior Vice President

937.673.4366

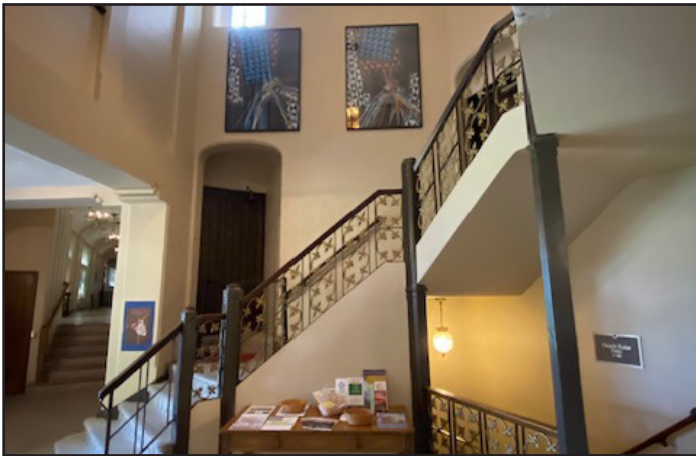
scott@bergmancommercial.com

NAIBergman
Commercial Real Estate Services, Worldwide.

RELIGIOUS PROPERTY/ POTENTIAL REDEVELOPMENT OPPORTUNITY FOR SALE

43,204± SF TOTAL ON 4.38± AC

BUILDING PHOTOS



STAIRWELL



HALLWAY



BANQUET HALL



KITCHEN IN SANCTUARY BUILDING



GYMNASIUM



KITCHEN

FOR MORE INFORMATION, PLEASE CONTACT:

CARLIN BEEKMAN

Vice President

407.540.7789

carlin.beekman@foundrycommercial.com

MATT MESSIER, SIOR, CCIM

Partner, Managing Director

407.540.7718

matt.messier@foundrycommercial.com

FOUND
COMMERCIAL

MISSION
PROPERTY
GROUP

IN COOPERATION WITH:

SCOTT KASTER

Senior Vice President

937.673.4366

scott@bergmancommercial.com

NABergman
Commercial Real Estate Services, Worldwide.

RELIGIOUS PROPERTY/ POTENTIAL REDEVELOPMENT OPPORTUNITY FOR SALE

43,204± SF TOTAL ON 4.38± AC

BUILDING PHOTOS



MEETING ROOM



OFFICE



DAYCARE CLASSROOM



FRONT OF SANCTUARY BUILDING



BACK OF SANCTUARY BUILDING



DAYCARE AND ACTIVITY BUILDINGS

FOR MORE INFORMATION, PLEASE CONTACT:

CARLIN BEEKMAN

Vice President

407.540.7789

carlin.beekman@foundrycommercial.com

MATT MESSIER, SIOR, CCIM

Partner, Managing Director

407.540.7718

matt.messier@foundrycommercial.com

FOUNDRY
COMMERCIAL

MISSION
PROPERTY
GROUP

IN COOPERATION WITH:

SCOTT KASTER

Senior Vice President

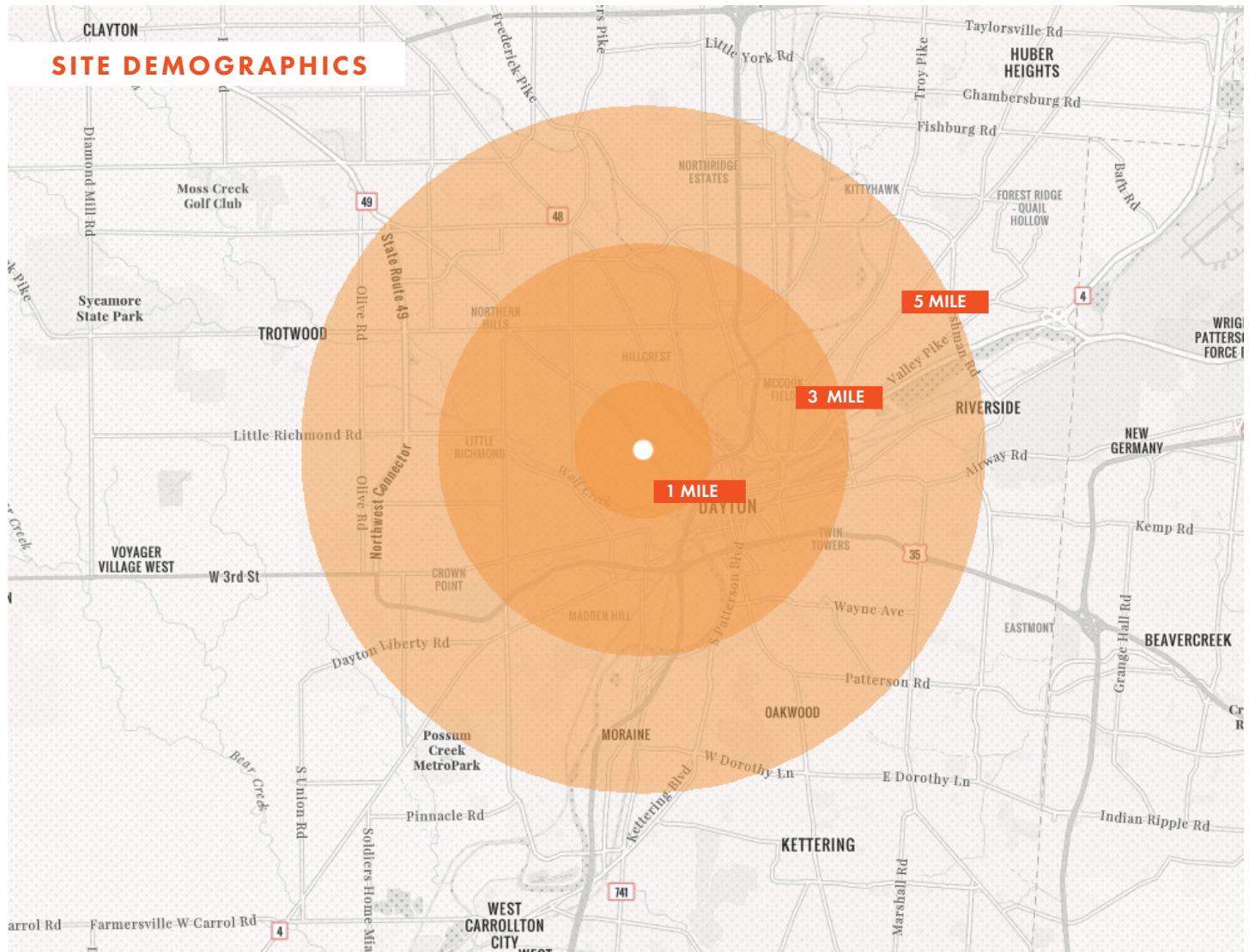
937.673.4366

scott@bergmancommercial.com

NABergman
Commercial Real Estate Services, Worldwide.

RELIGIOUS PROPERTY/ POTENTIAL REDEVELOPMENT OPPORTUNITY FOR SALE

43,204± SF TOTAL ON 4.38± AC



SITE DEMOGRAPHICS

1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
 16,902 ESTIMATED POPULATION 2025	 89,626 ESTIMATED POPULATION 2025	 192,934 ESTIMATED POPULATION 2025
 35.5 MEDIAN AGE	 35.4 MEDIAN AGE	 36.0 MEDIAN AGE
 \$110,420 MEDIAN HOME VALUE 2025	 \$104,923 MEDIAN HOME VALUE 2025	 \$137,730 MEDIAN HOME VALUE 2025
 \$60,628 AVG HOUSEHOLD INCOME	 \$60,456 AVG HOUSEHOLD INCOME	 \$70,033 AVG HOUSEHOLD INCOME

FOR MORE INFORMATION, PLEASE CONTACT:

CARLIN BEEKMAN

Vice President

407.540.7789

carlin.beekman@foundrycommercial.com

MATT MESSIER, SIOR, CCIM

Partner, Managing Director

407.540.7718

matt.messier@foundrycommercial.com

FOUNDRY
COMMERCIAL

MISSION
PROPERTY
GROUP

IN COOPERATION WITH:

SCOTT KASTER

Senior Vice President

937.673.4366

scott@bergmancommercial.com

NAI Bergman
Commercial Real Estate Services, Worldwide.