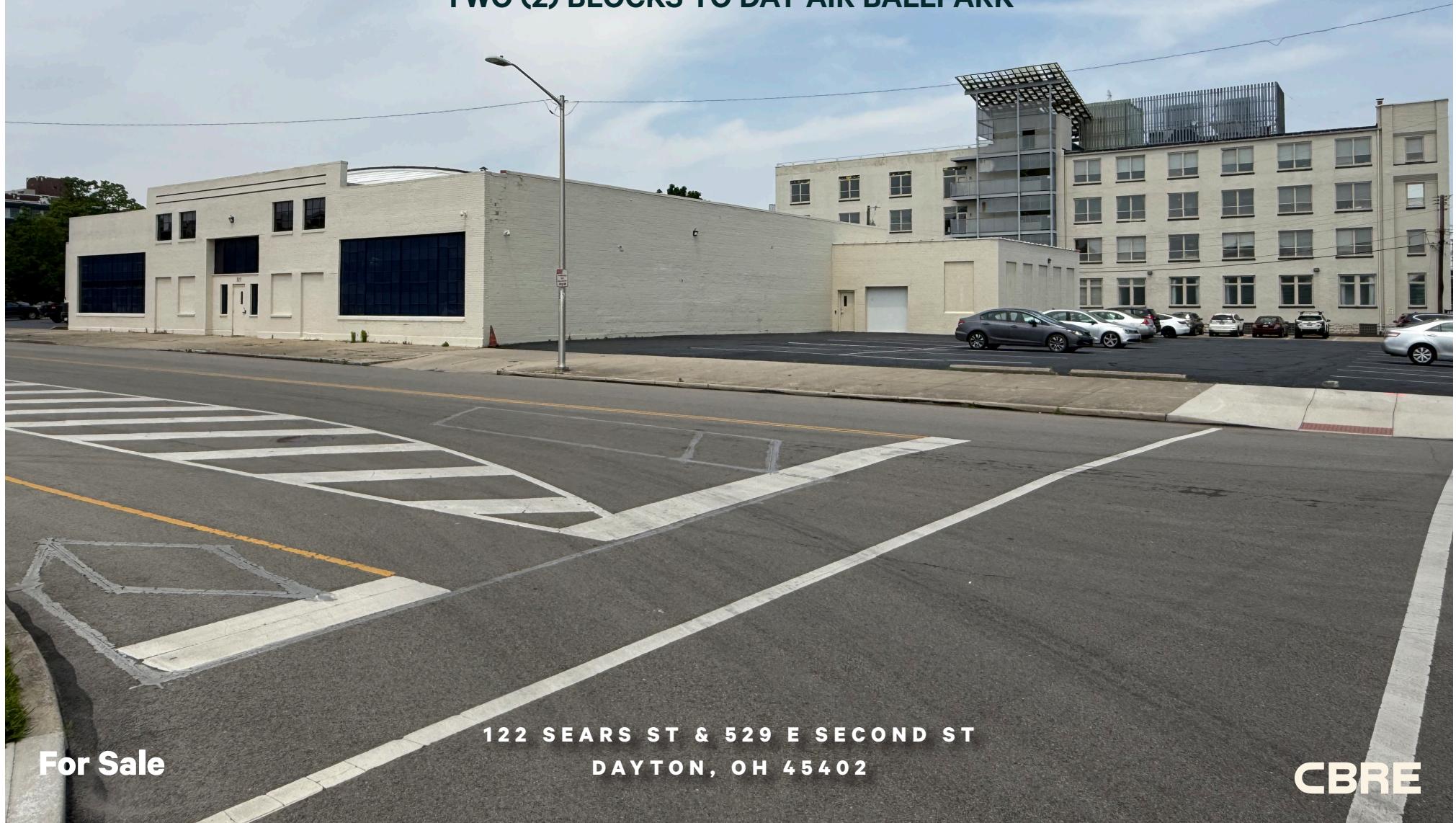


122 Sears & 529 E Second

41,120 SF, OPPORTUNITY ZONE, WALKABLE CBD LOCATION, <50% REPLACEMENT COST, <4% MARKET VACANCY WITH 11.9% PRO FORMA CAP RATE

TWO (2) BLOCKS TO DAY AIR BALLPARK



122 SEARS ST & 529 E SECOND ST
DAYTON, OH 45402

For Sale

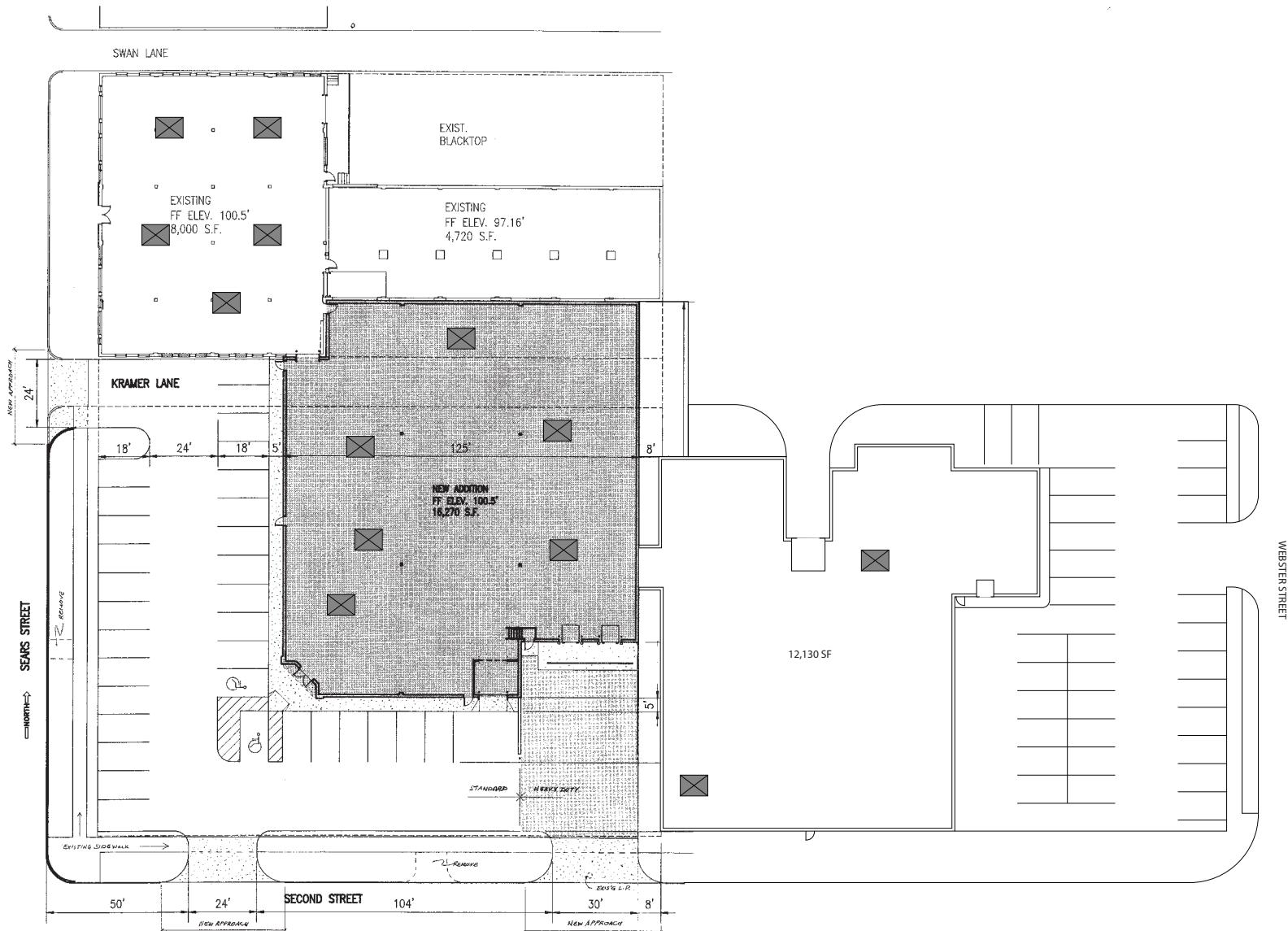
CBRE

Property Highlights

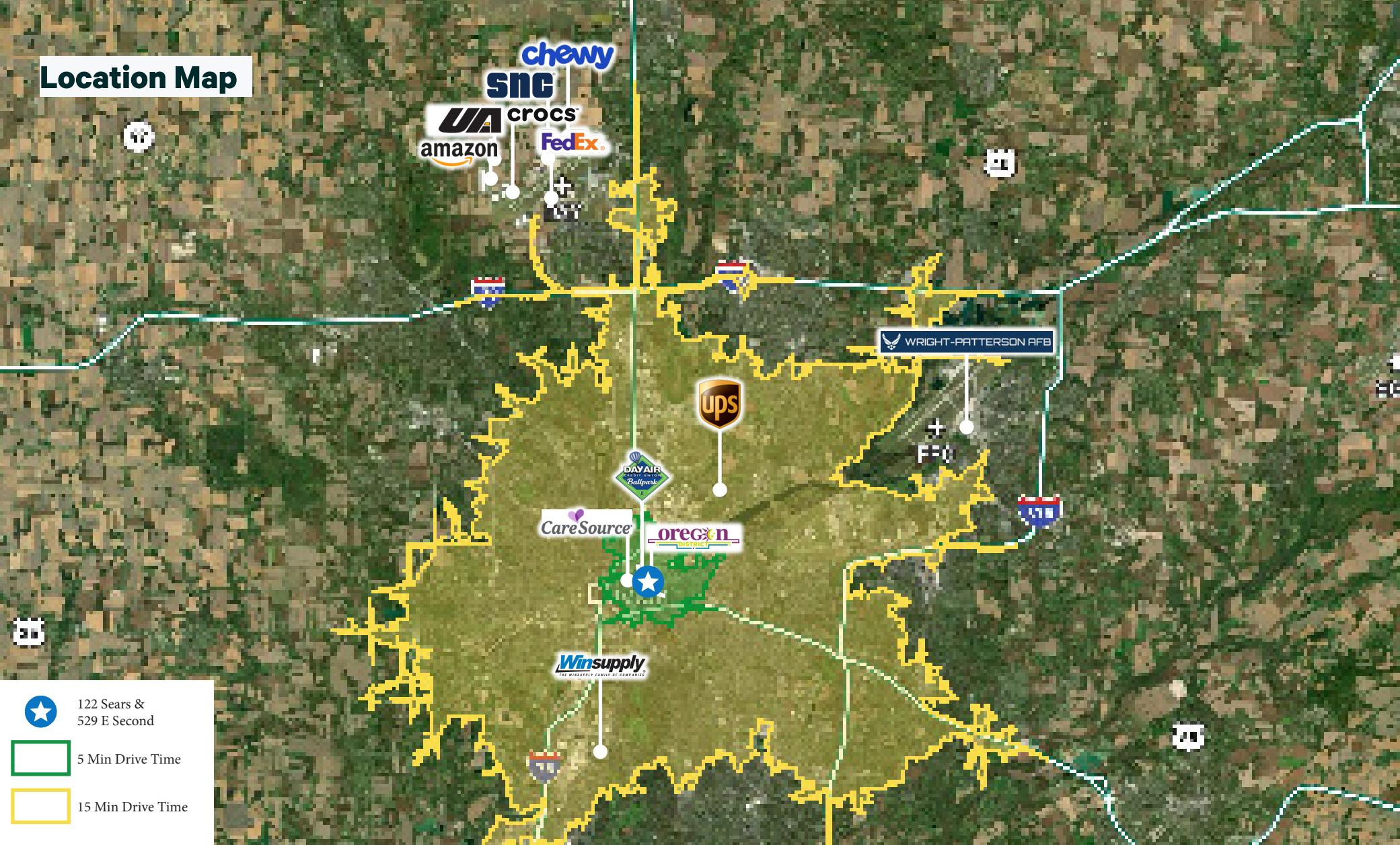
- Industrial/Flex/Retail Space for Sale
- 41,120 SF Building
- 1.70 Acres
- 5 Drive-ins
(Two - 10'x12', One - 10'x10', One - 14'x14',
One - 8'x8')
- Docks: 2 docks and a dock platform
- 208/120v 3 Phase 800 amps, 240/120V 400 amps
- Clear height varies per section, 12'-18'
- Ample parking: 64 surface spaces
- Ability to rent out during Dayton Dragon games as additional revenue source
- Majority is HVAC
- Built in 1946/1958
- Recently completed capital improvements include:
 - Repatched roof
 - Resurfaced and restriped parking lot
- Zoning: Urban Business District (UBD)
Allows for; warehouse, light manufacturing, showroom and more
- Sale Price: \$2,500,000
- ~\$500K Year 1
- Delivered vacant or with in place rent at \$23,986.67/Month through April 2026
- Opportunity Zone Census Tract



Floor Plan



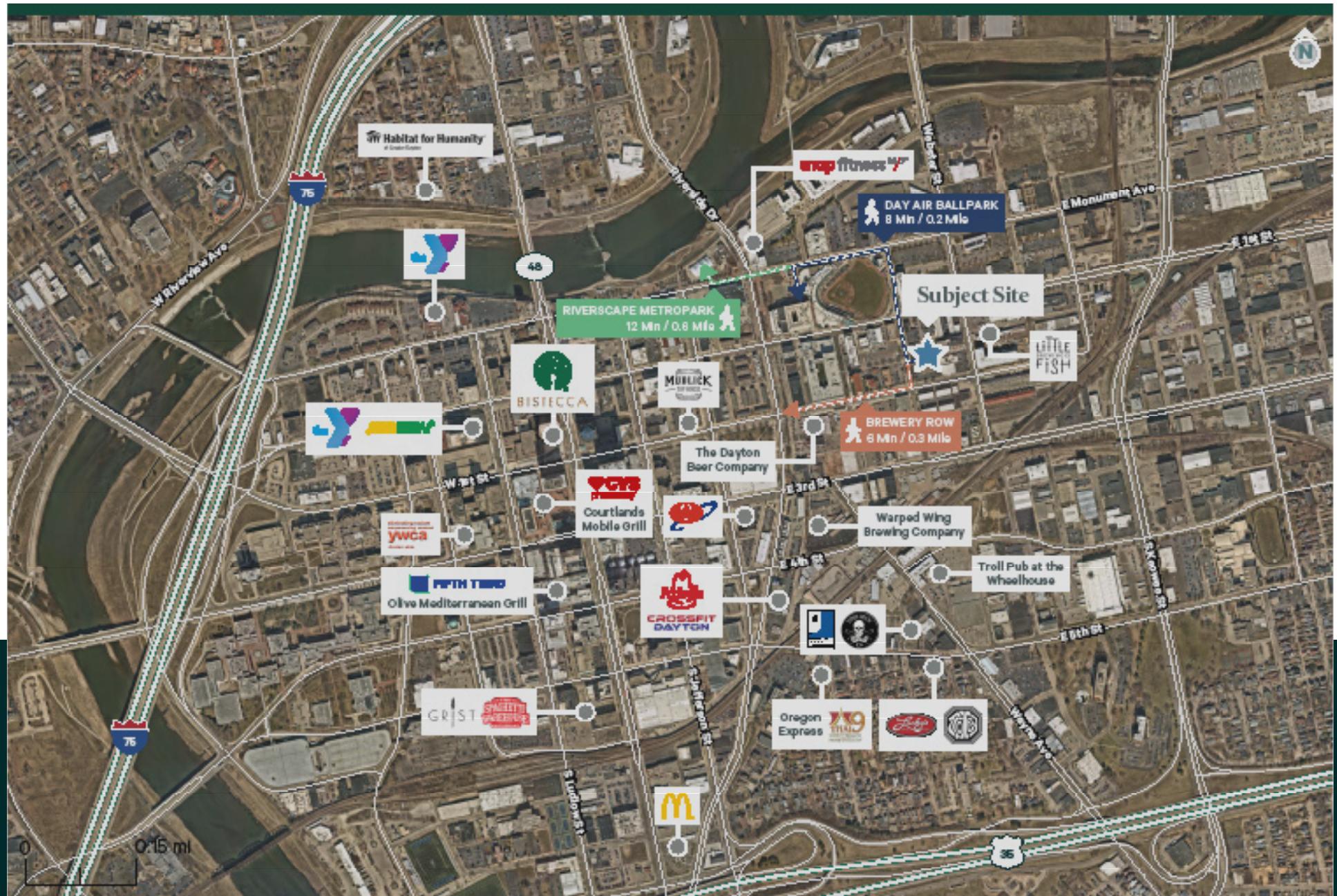
Location Map



2024 DEMOGRAPHICS

	5 Min Drive Time	15 Min Drive Time	30 Min Drive Time
Employees	43,049	209,051	457,104
Population	22,380	364,255	933,358
Median Age	37.1	38.1	40.5
Households	10,529	156,425	391,284
Median Household Income	\$42,999	\$58,892	\$70,962

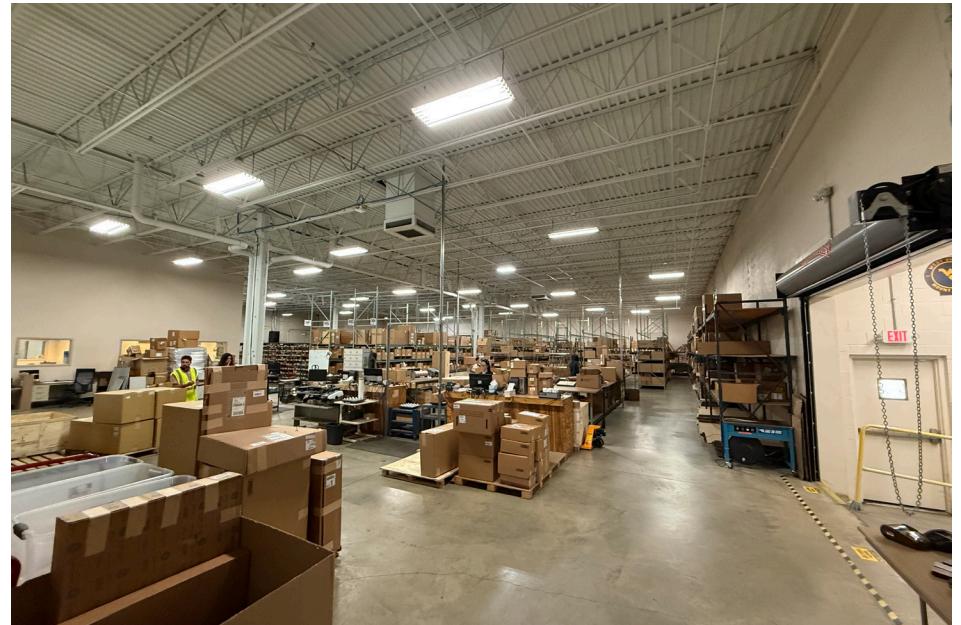
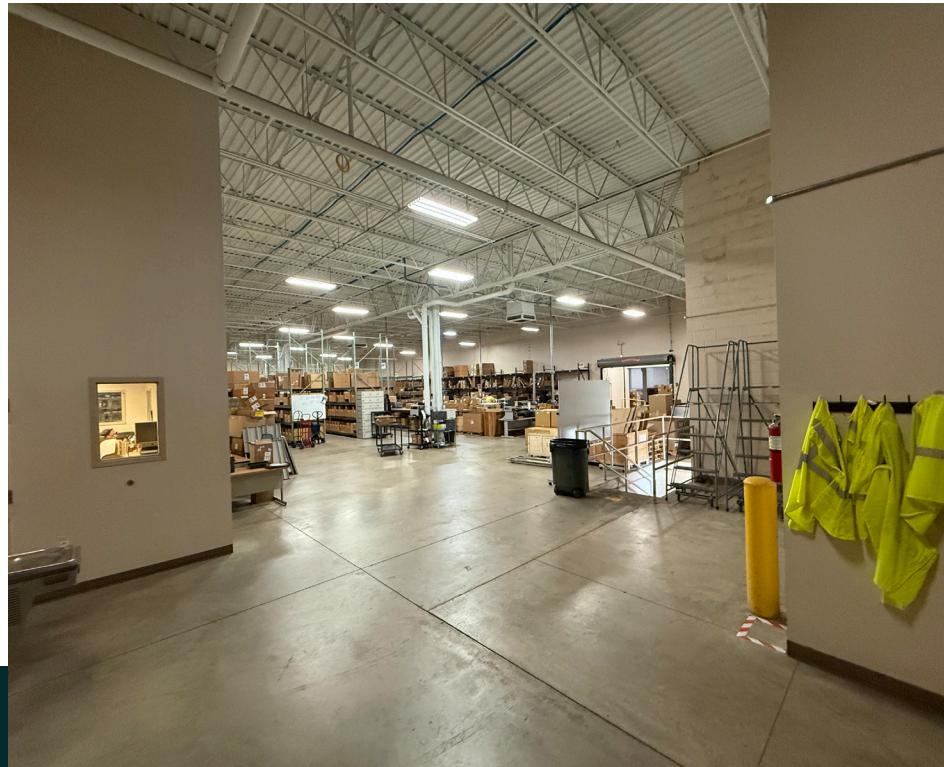
Aerial Overview



Exterior



Interior



Financial Advantages

~\$500K

YEAR 1 TAX BENEFIT

Accelerated depreciation opportunity
under OBBA provisions

53%

BELOW MARKET BASIS

\$60.00/SF vs. 130.00/SF replacement
cost in Dayton CBD market

10%

MINIMUM DOWN PAYMENT

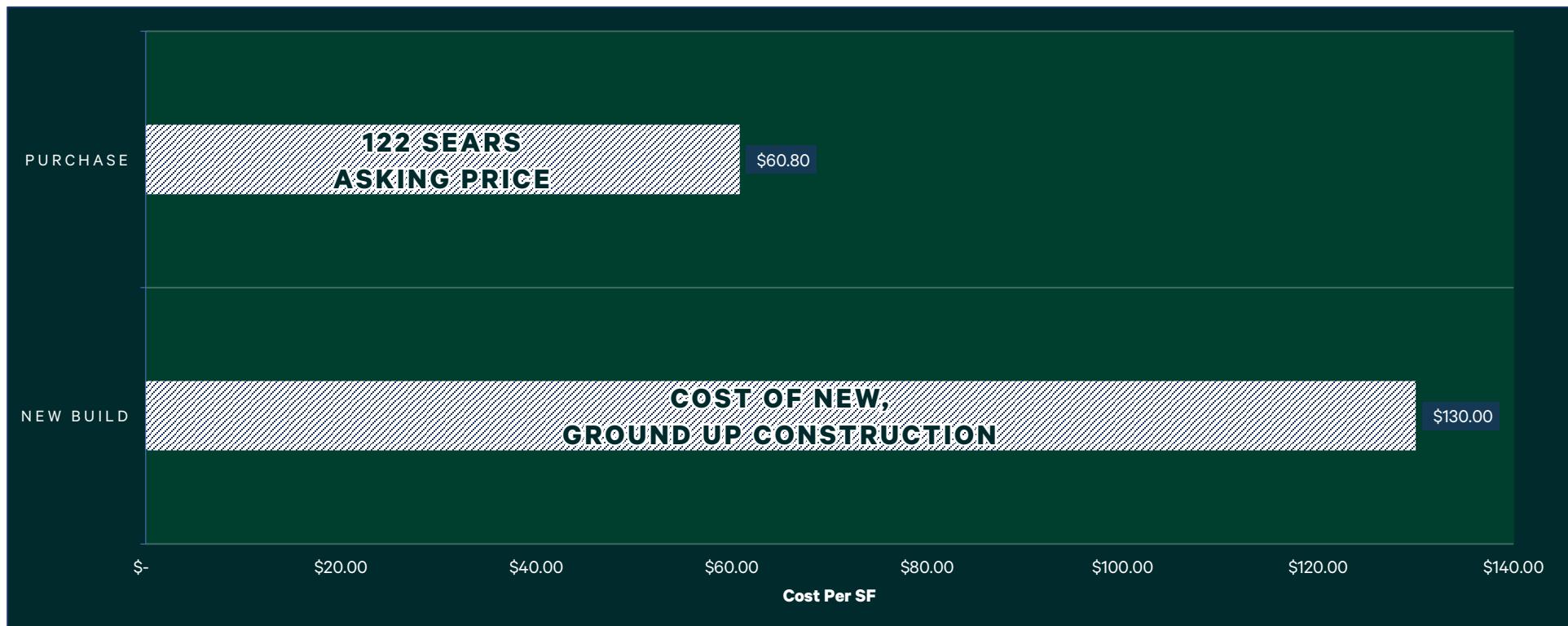
SBA 504/7A financing eligibility
for qualified buyers

Executive Summary

Acquire 122 Sears Street, a vacant-at-close 41,120 SF infill warehouse by Dayton's Webster Station – two (2) blocks from Day Air Ballpark and minutes to I-75, US 35 & I-675 at \$60.80/ SF – roughly half replacement cost – and inside an Opportunity Zone that can erase capital gains on a 10-year hold. With XX% HVAC, 800-amp power, five (5) drive-ins and two (2) docks, the box is ready for an owner-operator today and underwrites to a 12%+ cap at \$7.00 - \$7.50 NNN in a sub 4% vacancy market.

Highlights Include:

- » 50% of New-Build cost - \$60.80/ SF purchase vs. \$130.00/ SF New Build
- » SBA 504 Eligible – up to 90% LTV, 25-year fixed for owner-users
- » Walkable amenity edge – 73 walkscore; brewery row & ballpark four (4) minute walk
- » 12% Pro-Forma Cap - \$7.00 - \$7.50 NNN market rent drives ~\$300,000 in NOI
- » Heavy Power & Climate – 800 A/3-phase, 80% HVAC for light manufacturing, tech or food user
- » Opportunity Zone Shield – Potential tax-free exit after 10-years (\$1400Z-2)
- » Five (5) Drive In + Two (2) Overhead Doors – 14'x14' drive-ins, knock out panel for extra dock



122 Sears & 529 E Second

122 SEARS ST & 529 E SECOND ST
DAYTON, OH 45402

REQUEST NDA FOR DATA ROOM ACCESS



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