



For Lease

7,320 s.f. total available

- Divisible to 2,000 s.f.
- Office/retail use
- Excellent visibility
- 20 parking spaces
- Located just south of I-35

718 Watervliet Avenue
Dayton, OH 45420

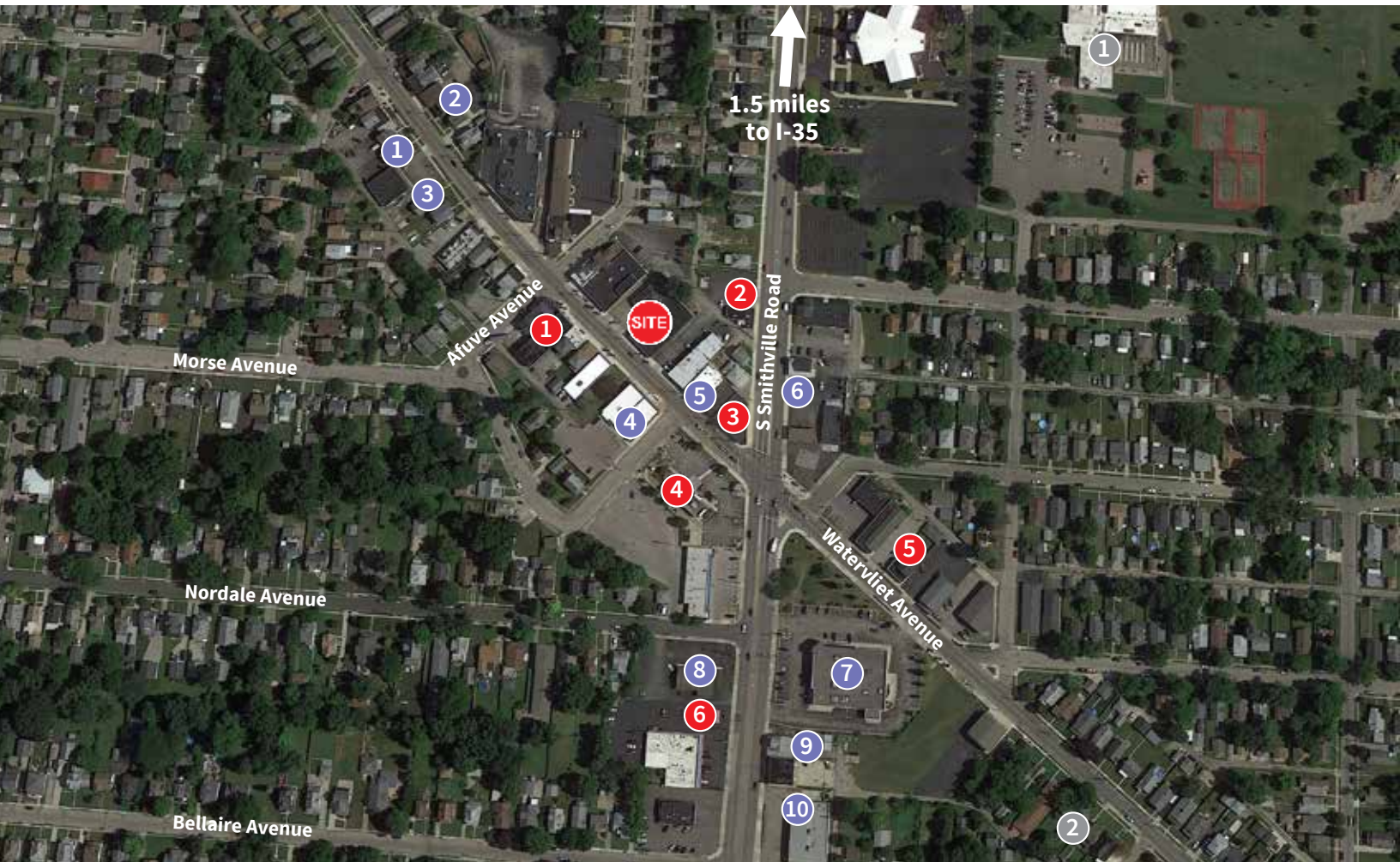
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Trade Area Overview



FOOD & BEVERAGE

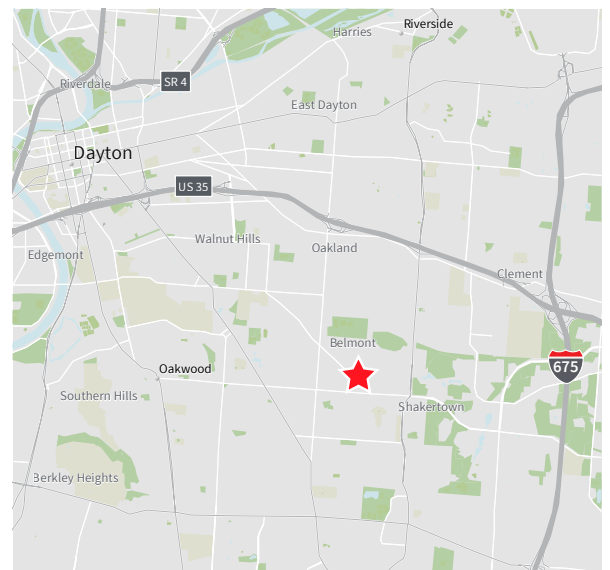
- 1 Cassano's Pizza King
- 2 Press Coffee Bar
- 3 Taco Bell
- 4 Slyder's Tavern
- 5 Patriot Eatery & Pizza

COMMUNITY AMENITIES

- 1 Lohrey Recreation Center
- 2 Dayton Metro Library

RETAIL SERVICES

- 1 A Full Moon Rising
- 2 Hookah City Lounge
- 3 Vapor Haus
- 4 Hazy Shade Disc Golf
- 5 Archies Shoe Repair
- 6 Sammy's Food Market
- 7 Walgreens
- 8 Belmont Party Supplies
- 9 Advance Auto Parts
- 10 Pet Valu

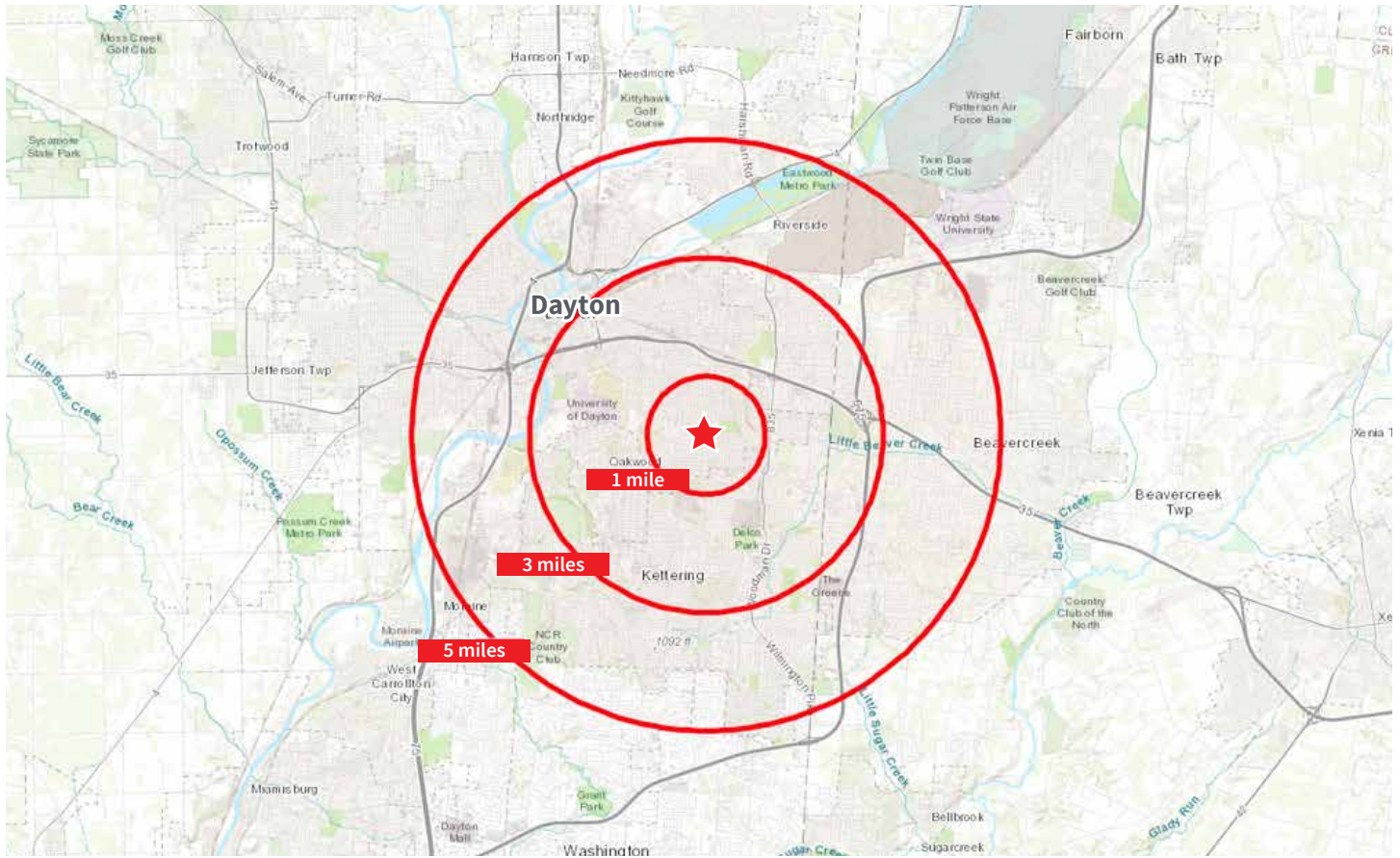


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Trade Area Overview



Retail Demographics



Transit Score:
Minimal Transit



Walk Score:
Very Walkable (71)

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**Total
Population**



**Total
Households**



**Median
Age**



**Average HH
Income**



**Total Daytime
Employees**

| | Total Population | Total Households | Median Age | Average HH Income | Total Daytime Employees |
|------------------|---------------------|---------------------|---------------|----------------------|----------------------------|
| 1 mile radius | 18,199 | 9,144 | 40.7 | \$47,940 | 5,131 |
| 3 mile radius | 111,699 | 47,136 | 36.8 | \$58,852 | 57,285 |
| 5 mile radius | 209,782 | 89,320 | 38.1 | \$64,406 | 169,457 |

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