

Commercial Flex Space Available for Lease

440 Fame Road | West Carrollton, OH | 45449



COUNTY	PROPERTY TYPE	ZONING	SPACE AVAILABLE	LEASE PRICE	CONDO ASSOC. FEE
Montgomery	Commercial Flex	Commercial	4,225 SF	\$12.95/SF NNN	\$297.00/mo.

Property & Location Highlights:

- Occupancy available January 1, 2026
- Air conditioned warehouse and four (4) offices
- Newly renovated
- Multi-use flex space suited for light industrial, showroom, office, or service/warehouse operations — offering a versatile footprint for a variety of business uses.

- Excellent finish & functionality potential — large open floor plan, grade-level access, loading capabilities (if applicable), and flexible zoning for versatile operations.
- Strong ceiling heights, clear spans, and efficient loading access providing operational efficiencies and ease of conversion.
- Quick access to both I-75 and I-675
- Located just north of the Dayton Mall

All information furnished is from sources deemed reliable and is subject to errors, omissions and changes prior to sale as withdrawal without notice.

For more information, contact:



Henkle Schueler
COMMERCIAL REAL ESTATE

Mark Langdon

Commercial Sales Agent

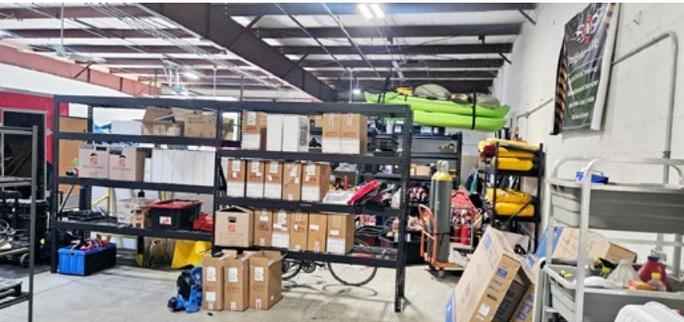
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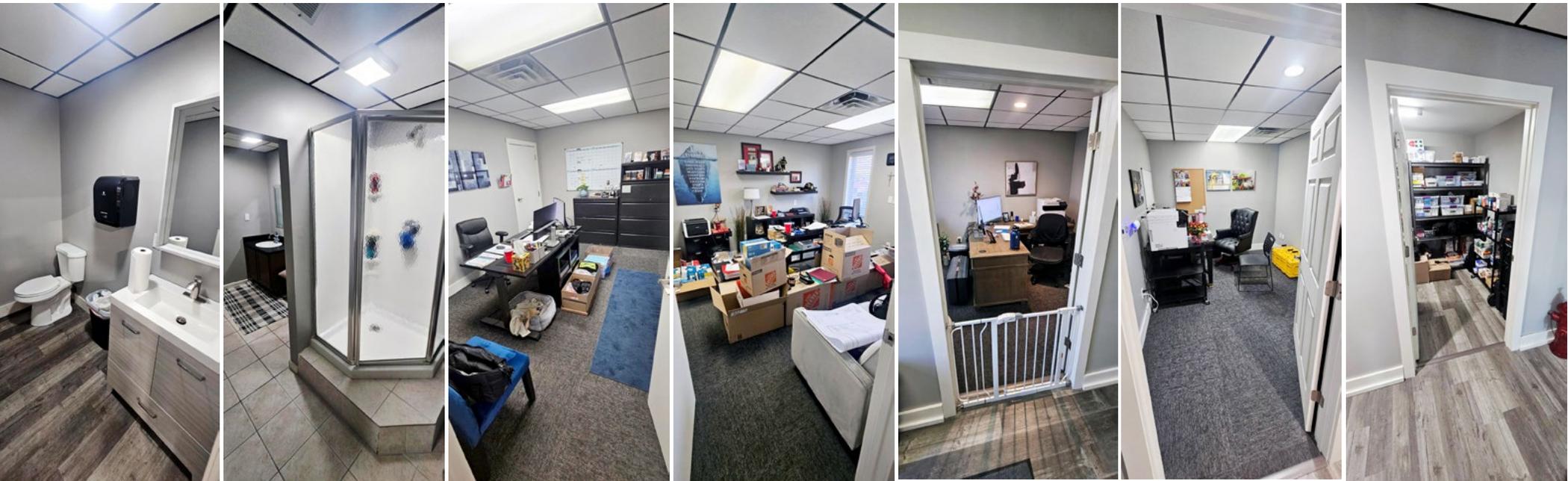
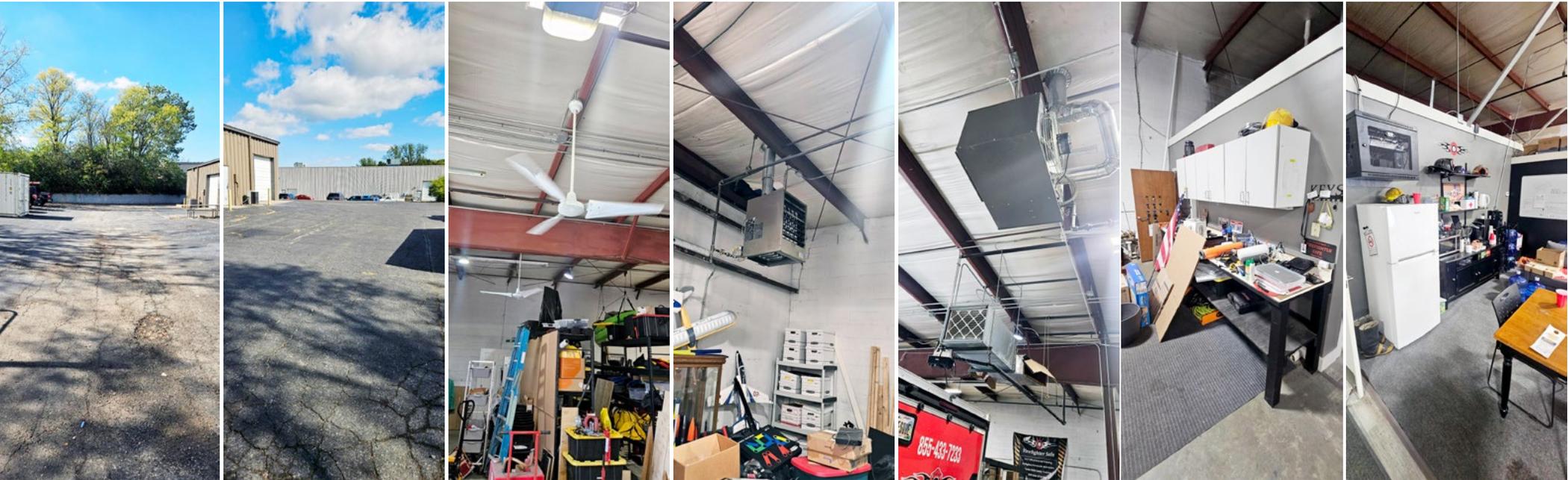
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SITE

**NEW CONSTRUCTION:
REDWOOD MIAMISBURG**

**DAYTON
MALL**

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Radius	1 Mile		5 Mile		10 Mile	
Population						
2029 Projection	10,797		112,060		465,690	
2024 Estimate	11,034		113,997		460,165	
2020 Census	11,950		120,871		449,554	
Growth 2024 - 2029	-2.15%		-1.70%		1.20%	
Growth 2020 - 2024	-7.67%		-5.69%		2.36%	
2024 Population by Hispanic Origin	540		4,323		17,687	
2024 Population	11,034		113,997		460,165	
White	8,642	78.32%	93,187	81.75%	333,558	72.49%
Black	1,081	9.80%	7,380	6.47%	77,129	16.76%
Am. Indian & Alaskan	3	0.03%	35	0.03%	360	0.08%
Asian	306	2.77%	4,499	3.95%	11,837	2.57%
Hawaiian & Pacific Island	3	0.03%	20	0.02%	49	0.01%
Other	999	9.05%	8,876	7.79%	37,231	8.09%
U.S. Armed Forces	30		188		1,302	
Households						
2029 Projection	4,914		48,628		194,391	
2024 Estimate	5,026		49,515		192,415	
2020 Census	5,461		52,701		188,283	
Growth 2024 - 2029	-2.23%		-1.79%		1.03%	
Growth 2020 - 2024	-7.97%		-6.05%		2.19%	
Owner Occupied	2,686	53.44%	31,051	62.71%	116,002	60.29%
Renter Occupied	2,340	46.56%	18,465	37.29%	76,413	39.71%
2024 Households by HH Income						
Income: <\$25,000	776	15.44%	6,429	12.98%	36,854	19.15%
Income: \$25,000 - \$50,000	1,537	30.58%	10,879	21.97%	42,552	22.11%
Income: \$50,000 - \$75,000	972	19.34%	9,425	19.03%	33,614	17.47%
Income: \$75,000 - \$100,000	582	11.58%	6,319	12.76%	24,384	12.67%
Income: \$100,000 - \$125,000	485	9.65%	4,907	9.91%	16,538	8.59%
Income: \$125,000 - \$150,000	206	4.10%	3,860	7.80%	11,876	6.17%
Income: \$150,000 - \$200,000	343	6.82%	4,108	8.30%	13,130	6.82%
Income: \$200,000+	125	2.49%	3,590	7.25%	13,468	7.00%
2024 Avg Household Income	\$71,858		\$91,893		\$84,403	
2024 Med Household Income	\$53,937		\$69,342		\$61,272	

Radius	1 Mile		5 Mile		10 Mile	
Population						
2029 Projection	10,797		112,060		465,690	
2024 Estimate	11,034		113,997		460,165	
2020 Census	11,950		120,871		449,554	
Growth 2024 - 2029	-2.15%		-1.70%		1.20%	
Growth 2020 - 2024	-7.67%		-5.69%		2.36%	
2024 Population by Age						
Age 0 - 4	695	6.30%	6,413	5.63%	26,903	5.85%
Age 5 - 9	632	5.73%	6,571	5.76%	28,490	6.19%
Age 10 - 14	541	4.90%	6,297	5.52%	27,949	6.07%
Age 15 - 19	499	4.52%	6,164	5.41%	28,430	6.18%
Age 20 - 24	685	6.21%	6,567	5.76%	30,470	6.62%
Age 25 - 29	873	7.91%	7,315	6.42%	30,434	6.61%
Age 30 - 34	919	8.33%	7,984	7.00%	31,303	6.80%
Age 35 - 39	796	7.21%	7,466	6.55%	29,904	6.50%
Age 40 - 44	709	6.43%	7,057	6.19%	28,983	6.30%
Age 45 - 49	607	5.50%	6,385	5.60%	25,950	5.64%
Age 50 - 54	602	5.46%	6,557	5.75%	26,593	5.78%
Age 55 - 59	623	5.65%	7,026	6.16%	27,949	6.07%
Age 60 - 64	652	5.91%	7,153	6.27%	28,695	6.24%
Age 65 - 69	583	5.28%	6,603	5.79%	25,715	5.59%
Age 70 - 74	550	4.98%	6,292	5.52%	22,949	4.99%
Age 75 - 79	467	4.23%	5,236	4.59%	17,869	3.88%
Age 80 - 84	304	2.76%	3,394	2.98%	11,057	2.40%
Age 85+	297	2.69%	3,518	3.09%	10,521	2.29%
Age 65+	2,201	19.95%	25,043	21.97%	88,111	19.15%
Median Age	39.20		41.60		39.40	
Average Age	40.80		42.00		40.10	

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