

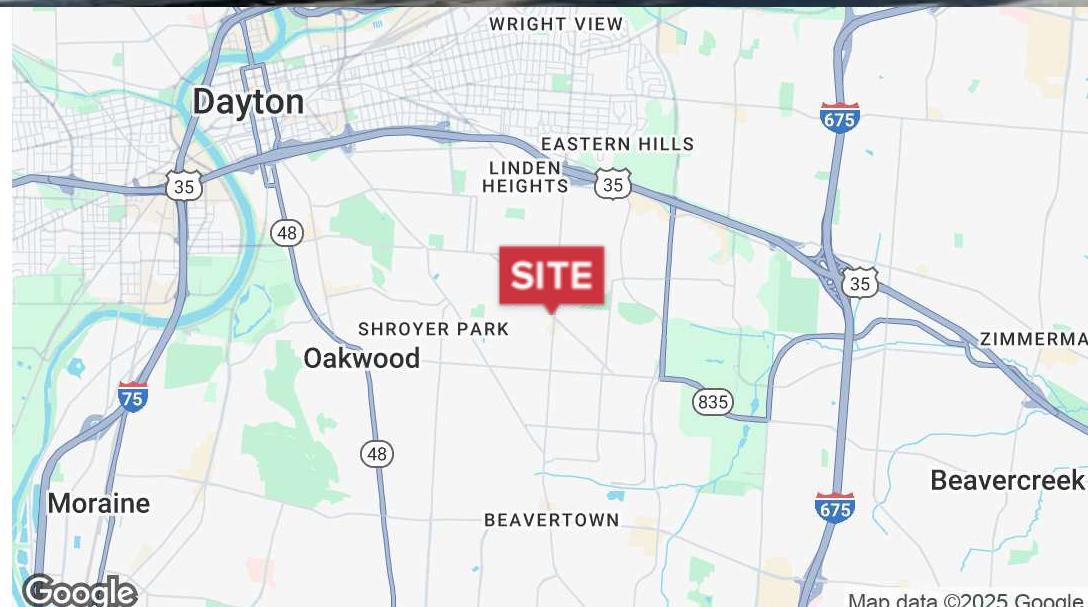
# FOR LEASE

716 Watervliet Ave. Dayton, OH 45420



**NAI**Bergman  
Retail | 7,320 SF

- Lease Rate: \$8 sq. ft. Modified net
- 7,320 sq. ft.
- Divisible to 1,500 sq. ft.
- Private parking
- In the heart of Watervliet Business District
- Great street visibility
- 10,000 cars per day



David Dickinson

+1 937 294 7777 x711

ddickinson@bergman-group.com

# FOR LEASE

716 Watervliet Ave. Dayton, OH 45420



No Warranty Or Representation, Express Or Implied, Is Made As To The Accuracy Of The Information Contained Herein, And The Same Is Submitted Subject To Errors, Omissions, Change Of Price, Rental Or Other Conditions, Prior Sale, Lease Or Financing, Or Withdrawal Without Notice, And Of Any Special Listing Conditions Imposed By Our Principals No Warranties Or Representations Are Made As To The Condition Of The Property Or Any Hazards Contained Therein Are Any To Be Implied.



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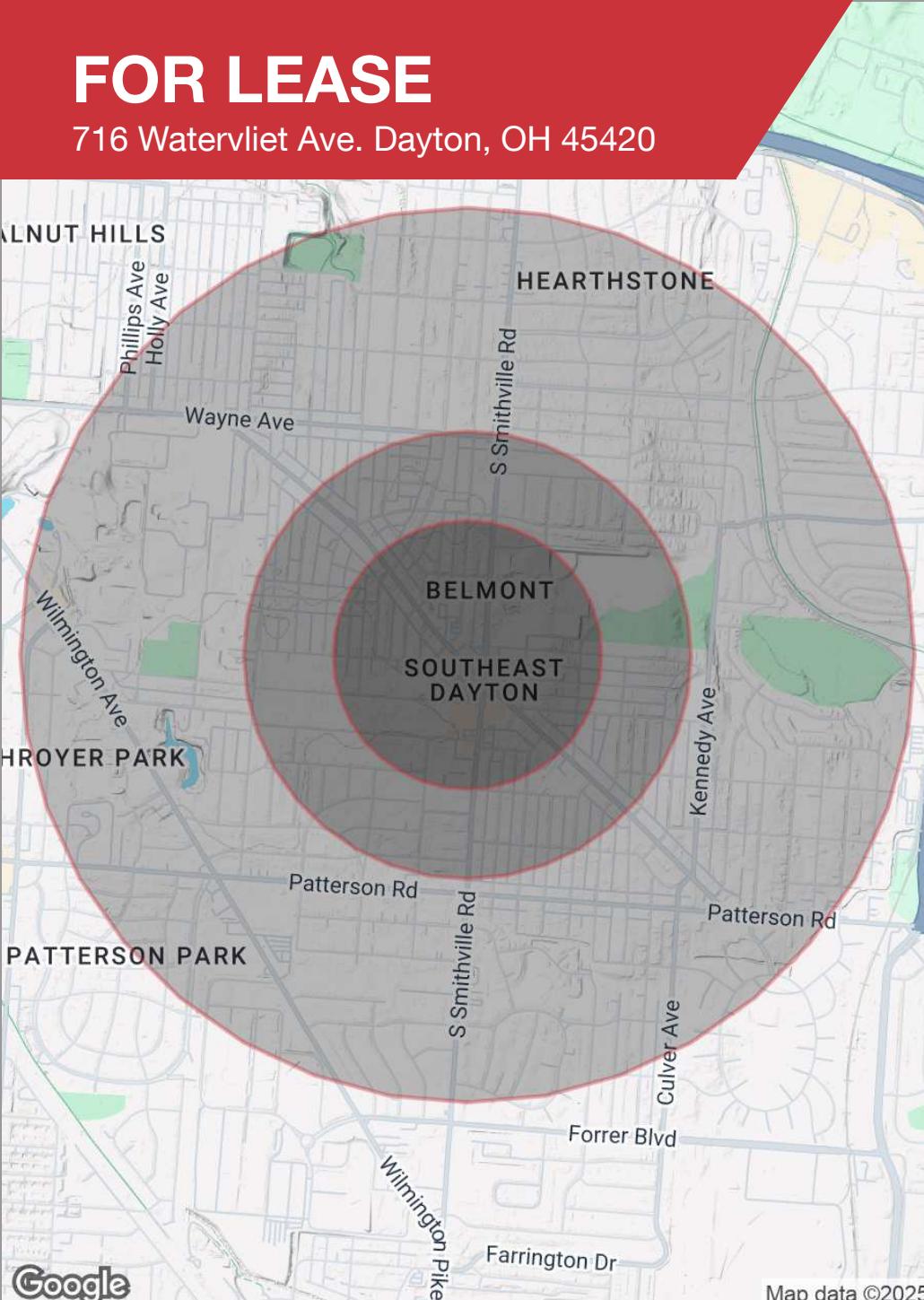
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Map  
data  
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**MalBergman**

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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total population	885	4,145	18,729
Median age	43	42	41
Median age (male)	42	41	40
Median age (Female)	44	43	42
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total households	449	2,069	9,508
# of persons per HH	2	2	2
Average HH income	\$78,710	\$71,462	\$63,940
Average house value	\$124,364	\$120,642	\$134,848

\* Demographic data derived from 2020 ACS - US Census

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