



1133 Brown Street

Dayton, Ohio 45409

LEASE RATE:

\$28.00 PSF NNN

Property Highlights

- 3,000± SF Single-story retail building
- Excellent location for retail or a restaurant with an open floor plan ready for tenant finishes
- Located on a highly visible corner on Brown Street with over 30,000 vehicles per day
- Adjacent to the University of Dayton and its over 11,000 students and over 1,900 full time employees, near Miami Valley Hospital and the Dayton region's largest medical complex.
- Over 112,200 people within 3 miles and over 250,000 people within 5 miles, including professional, medical and corporate associates, as well as residents from the affluent areas of Oakwood and Kettering.
- 15 Exclusive parking spaces
- Under new ownership



Aaron Savino, SIOR

Principal

937.469.8269

Aaron.Savino@ApexCommercialGroup.com

ApexCommercialGroup.com | 937.222.7884 | 7887 Washington Village Dr., Suite 140, Dayton, OH 45459