

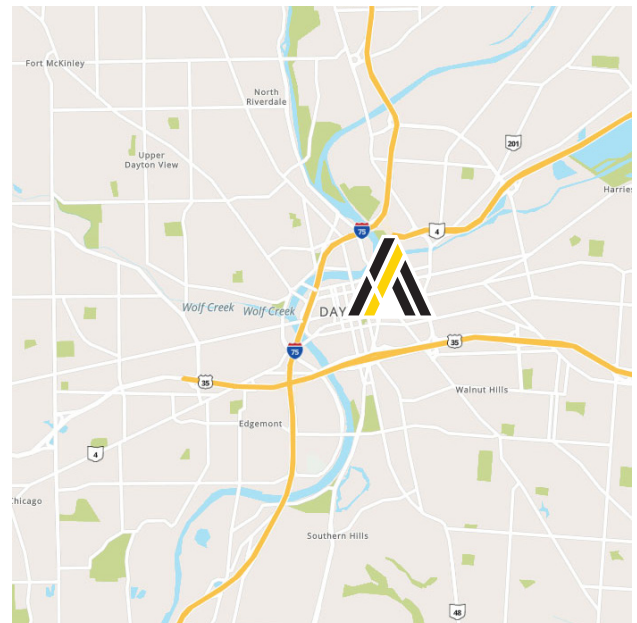


400 E. 4th Street & 114 Wayne Avenue

Dayton, Ohio 45402

Property Highlights

- Very rare, highly desirable redevelopment opportunity in Downtown Dayton
- 3 Buildings on 5.7± acres
- Building 1 - 114 Wayne Avenue
 - 103,230± SF (1910, 1980, 1988, 1990)
 - Includes 14,100 SF basement
 - 6.5 Story
 - 2.55± Acres
- Building 2
 - 9,200± SF (1920, 1994, 2008)
 - 1 Dock (Platform)
 - 7 Drive-in doors (16' x 18')
 - 1.639± Acres
- Building 3 - 400 E. Fourth Street
 - 32,508 SF (1880, 1952)
 - Includes 9,634 SF Basement
 - 1 Dock
 - 1 Overhead door
 - 1.539± Acres
- Zoned UBD - Urban Business District



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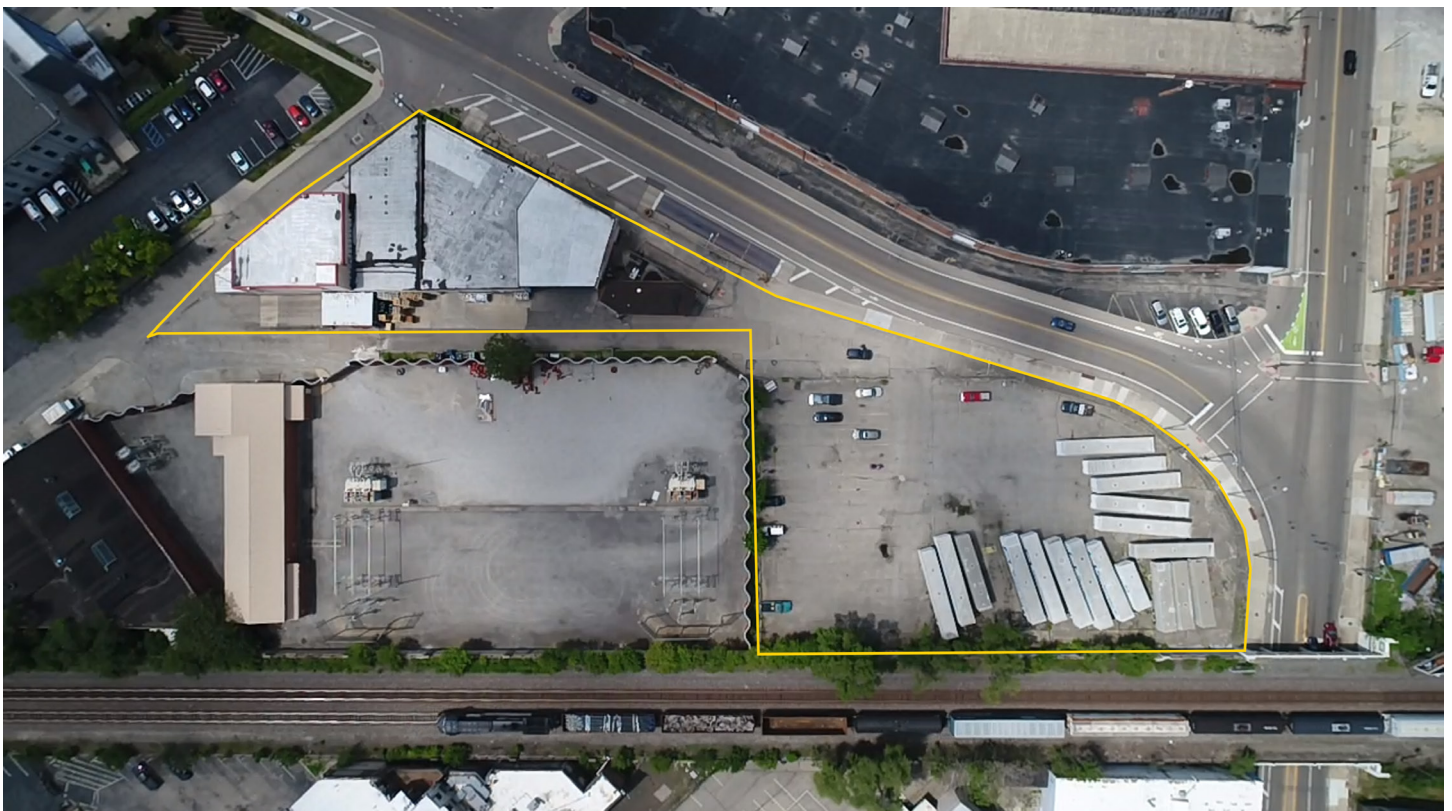
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Photos

400 E. 4th Street



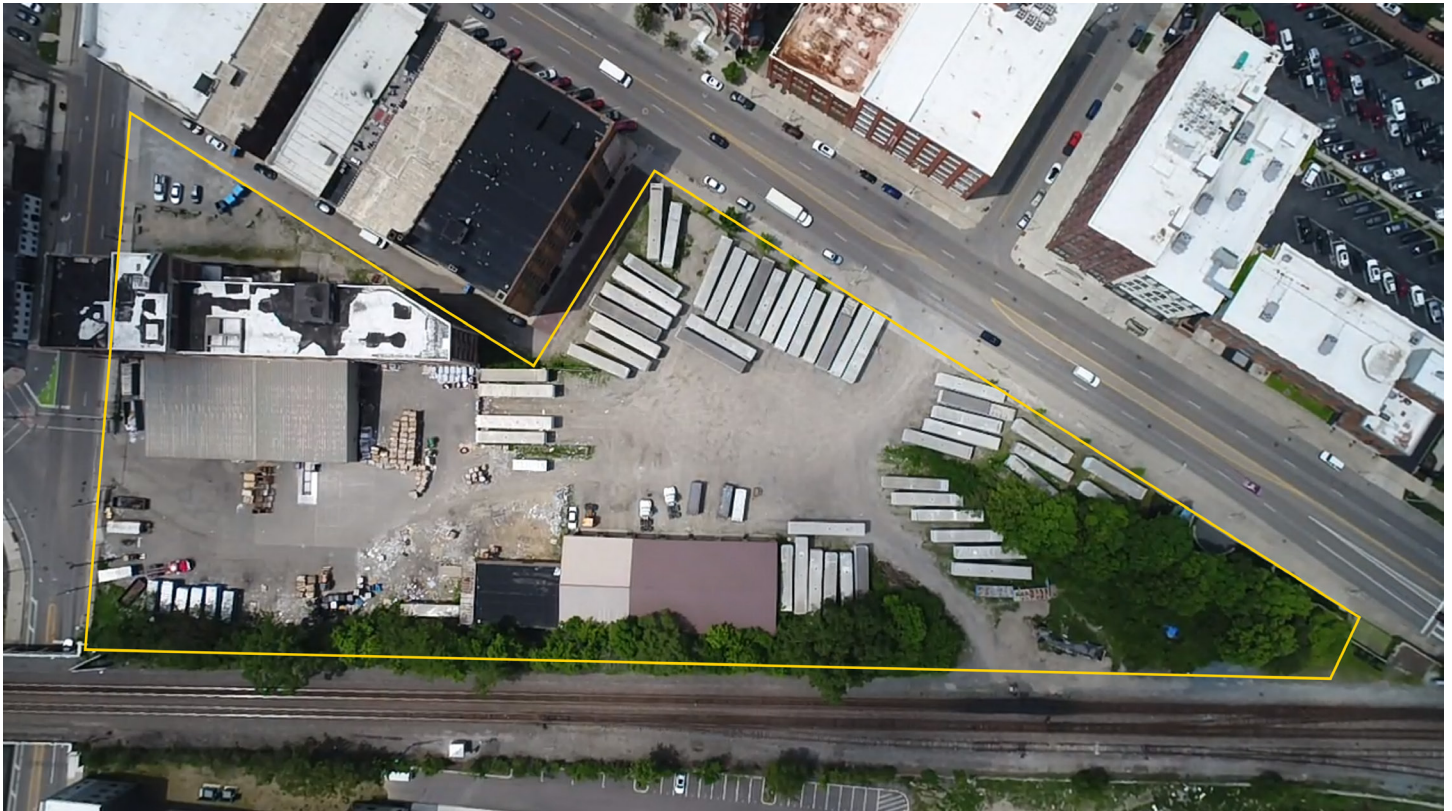
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Photos

114 Wayne Avenue



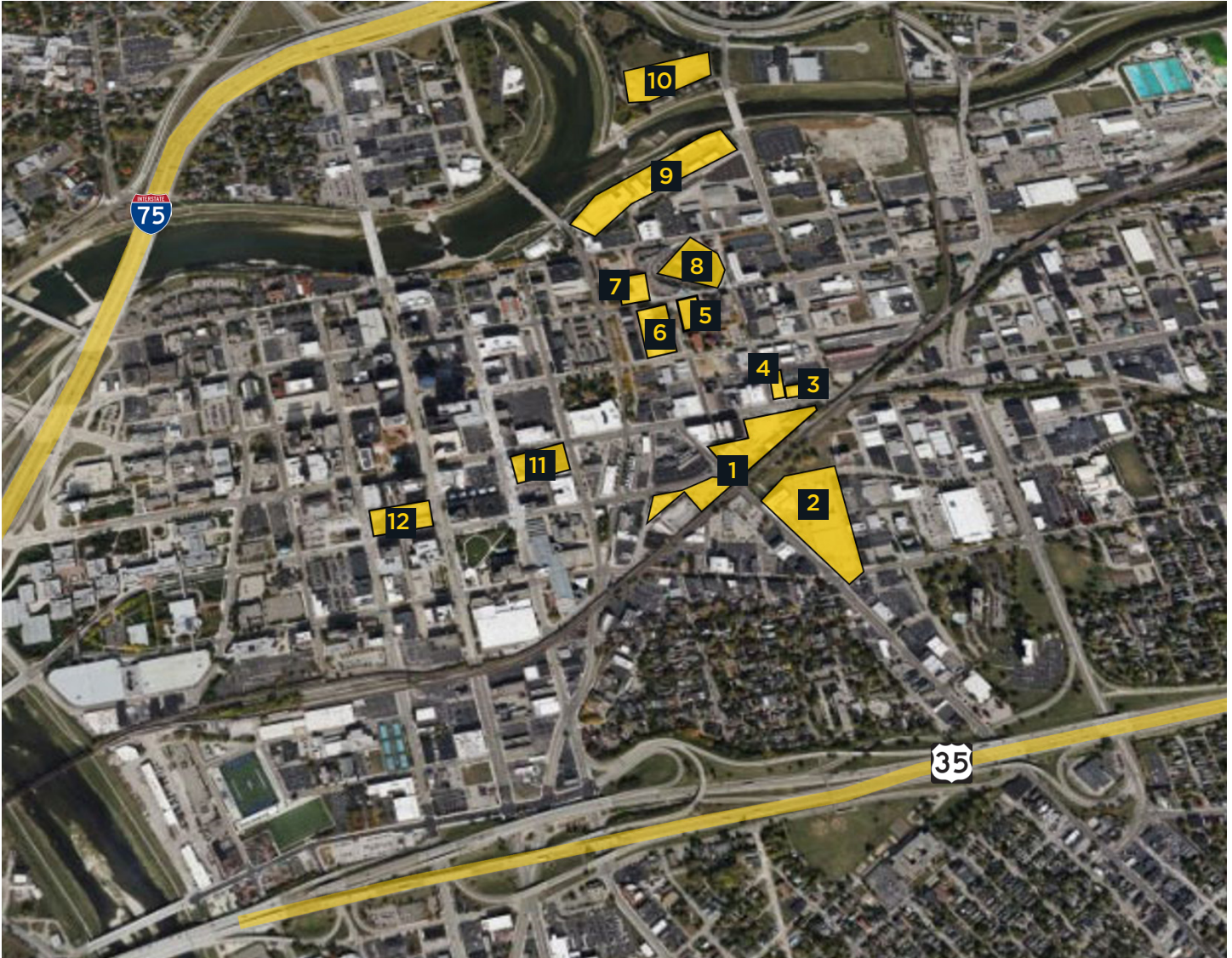
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Aerial

Recently Completed Redevelopment or Currently Under Construction



- | | |
|--|---|
| 1. Subject site | 7. Delco Lofts |
| 2. Oregon East
(Under Construction) | 8. Dayton Dragons Ballpark |
| 3. Steam Plant | 9. Water Street Apartments |
| 4. Manhattan/Avante Garde | 10. Greater Dayton School |
| 5. AC House by Marriott | 11. Water Street |
| 6. Mendelson's Redevelopment
(Under Construction) | 12. Dayton Arcade
(Under Construction) |

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Zoning

The Urban Business District (UBD) permits a wide range of residential, retail, service, office, light manufacturing and warehouse uses at a slightly lower intensity than the CBD. Thus district is also intended to provide for the conversion of older office, industrial and warehousing areas with multi-story buildings to residential, commercial, office or other uses for which the buildings, at the present time, may be better suited.

Schedule 150.320.2		
PERMITTED USES IN DOWNTOWN DISTRICTS		
	UBD Urban Business District	CBD Central Business District
(5) Recreation/Open Space		
(a) Health club	P	P
(b) Park/playground	P	P
(c) Recreation facility, indoor	P	P
(d) Recreation facility, outdoor	C	C
(e) Sports facility	P*	P*
(f) Theater, outdoor		C
(g) Theater, indoor	P	P
(6) Office/Professional Services		
(a) Financial institution/bank	P	P
(b) Medical marijuana establishment, laboratory	P	P
(c) Office – administrative/professional	P	P
(d) Office – medical/dental/health services	P*	P*
(e) Research/development facility, laboratory	P	P
(7) Retail/Personal Services		
(a) Animal hospital/clinic	P ⁴	P ⁴
(b) Animal boarding facility with outside run or kennels	C	
(c) Drive-thru facility	C	
(d) Funeral home & related facilities	P	P
(e) Medical marijuana establishment, dispensary	P	P
(f) Restaurant, indoor dining	P	P
(g) Restaurant, outdoor dining	P*	P*
(h) Retail establishment	P	P
(i) Service establishment, business	P	P
(j) Service establishment, personal	P	P
(8) Lodging		
(a) Bed & breakfast	P*	P*
(b) Hotel/motel	P	P
(9) Motor Vehicle/Transportation		
(a) Equipment sales/rental/service (including agriculture implements, recreational vehicles and commercial motor vehicles.)	C	
(b) Helicopter landing facility	C	C
(c) Motor vehicle sales and rental (including boats)	C	
(d) Parking structure	C	C
(e) Railroad station	C	C
(f) Transit garage	C	
(g) Transit station	C	C
(h) Transit turnaround	C	C
(i) Vehicle fueling station	C	
(10) Storage and Distribution		
(a) Self-storage facility, indoor	P*	
(b) Warehouse storage, indoor	P*	P*
(c) Wholesale sales and/or distribution, indoor	P	P
(11) Industrial		
(a) Manufacturing, light	P ³	
(b) Manufacturing, light (New Construction of Principal Building)	C	
(c) Microbottler	P*	P*
Notes to Schedule 150.320.2:		
¹ As further regulated by Section 150.440, Home Occupation Regulations.		
² As further regulated by Section 150.565, Protective Care Facility.		
³ Shall only be permitted in a non-residential building existing prior to August 1, 2006.		
⁴ Animal boarding facilities with no outside facilities may be accessory to a permitted Animal hospital or clinic.		
⁵ Utility substation/distribution facility, indoor shall not be located on the first floor of any building.		
⁶ Only car washes, with a single-bay, that are accessory to a vehicle fueling station are permitted.		
⁷ As further regulated by Section 150.565, Transitional Housing.		
⁸ As further regulated by Section 150.320.8 (D), Private Swimming Pools.		
⁹ As further regulated by Section 150.420.1, Bee keeping		
¹⁰ As further regulated by Section 150.420.1.5, Composting, incidental		
¹¹ As further regulated by Section 150.565, Solar energy structure		
P = Use permitted by right; P* = Use permitted by right as further regulated by Section 150.500, Conditional Use and Specific Use Regulations; C = Conditional use; A = Accessory use; Blank cell = Use not permitted in district.		