

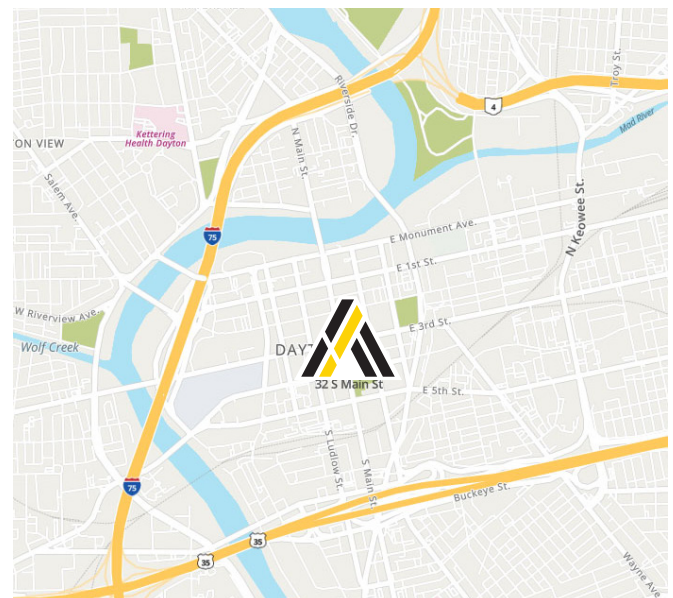


32 S. Main Street
Dayton, Ohio 45402

SALE PRICE:
\$415,000

Property Highlights

- 6,386± SF Retail building
 - 1st Floor - 4,406± SF
 - 2nd Floor - 1,980± SF
- Centrally located in the heart of Downtown Dayton, less than a mile from the Central Business District and across the street from The Hub and Dayton Arcade
- New HVAC twin units, duct system updated, ADA compliant restroom, regularly maintained roof, and all electric up to code
- In close proximity to multiple amenities such as restaurants, banks, retail, the Oregon District, and the RTA
- Visible to over 11,000 cars per day on S. Main Street



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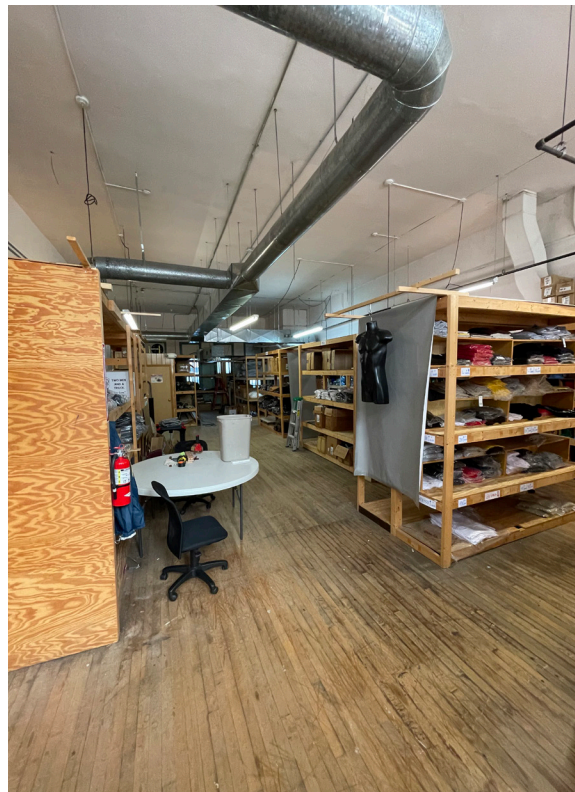
Demographics	1 Mile	3 Mile	5 Mile
Total Population	7,830	99,519	211,001
Total Households	4,851	41,358	91,426

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Photos



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