

RETAIL FOR SALE

1823 N MAIN



FOR SALE

KELLER WILLIAMS ADVISORS

5250 Far Hills Avenue Suite 100
Kettering, OH 45429



Each Office Independently Owned and Operated

PRESENTED BY:

JEFFREY KIRK

C: (937) 681-4787
jeffreykirk@kw.com
2022000331, Ohio

GREGORY BLATT

Broker-Director
C: (937) 657-2876
greg.blatt@kw.com
BRKA:0000286367, Ohio

BILL LEE

Agent
O: (937) 474-9395
C: (937) 474-9395
bill.lee@kw.com
2013001147, Ohio

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EXECUTIVE SUMMARY

1823 NORTH MAIN STREET

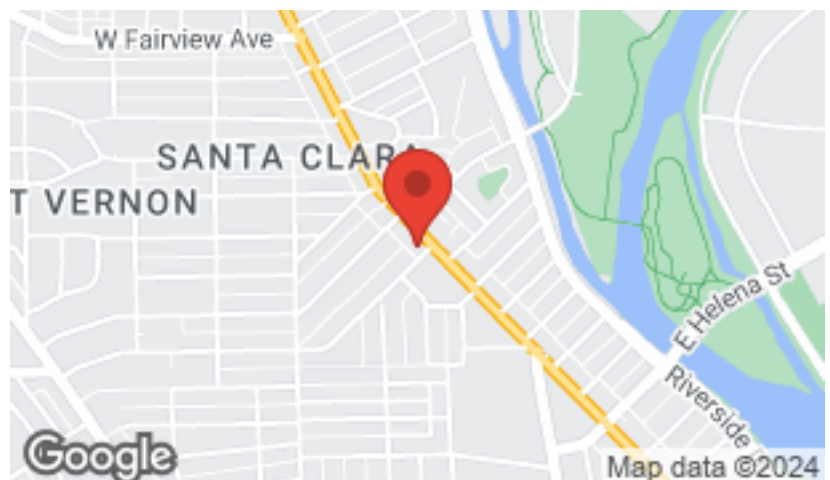


OFFERING SUMMARY

PRICE:	\$150,000
BUILDING SF:	1674
PRICE / SF:	90
FLOORS:	1
LOT SIZE:	7852 SF
YEAR BUILT:	1900
RENOVATED:	2024
BUILDING CLASS:	C
ZONING:	Commercial Retail
PARKING:	13
PARKING RATIO:	1:129

PROPERTY OVERVIEW

Between Hillcrest and Fairview ave., Main street traffic count is 24,211 daily



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LOCATION & HIGHLIGHTS

1823 NORTH MAIN STREET



LOCATION INFORMATION

Building Name: 1823 N Main
Street Address: 1823 North Main Street
City, State, Zip: Dayton, OH 45405
County: Montgomery
Cross Streets: Hillcrest Ave Fairview Ave.



LOCATION OVERVIEW



PROPERTY HIGHLIGHTS

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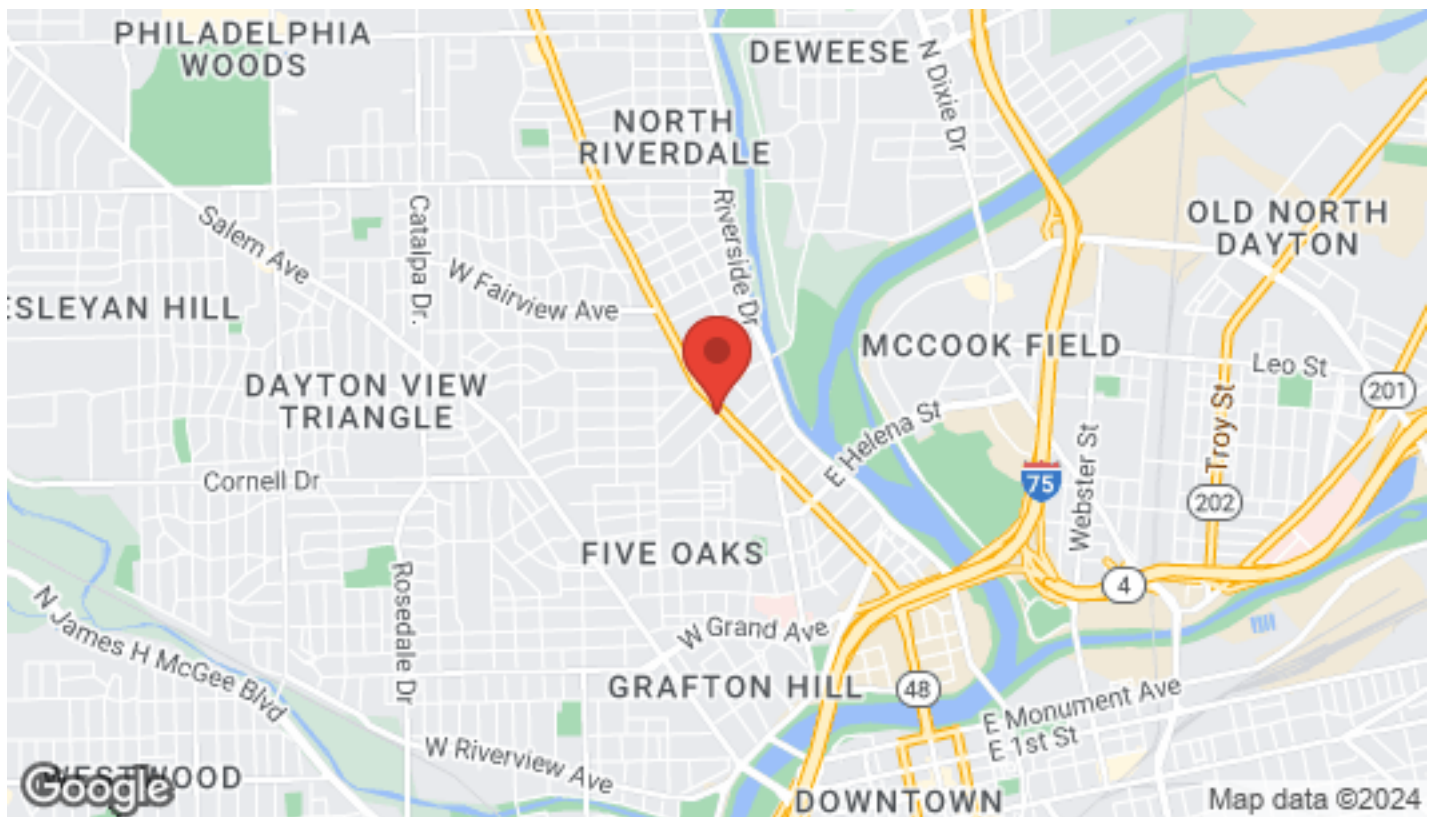
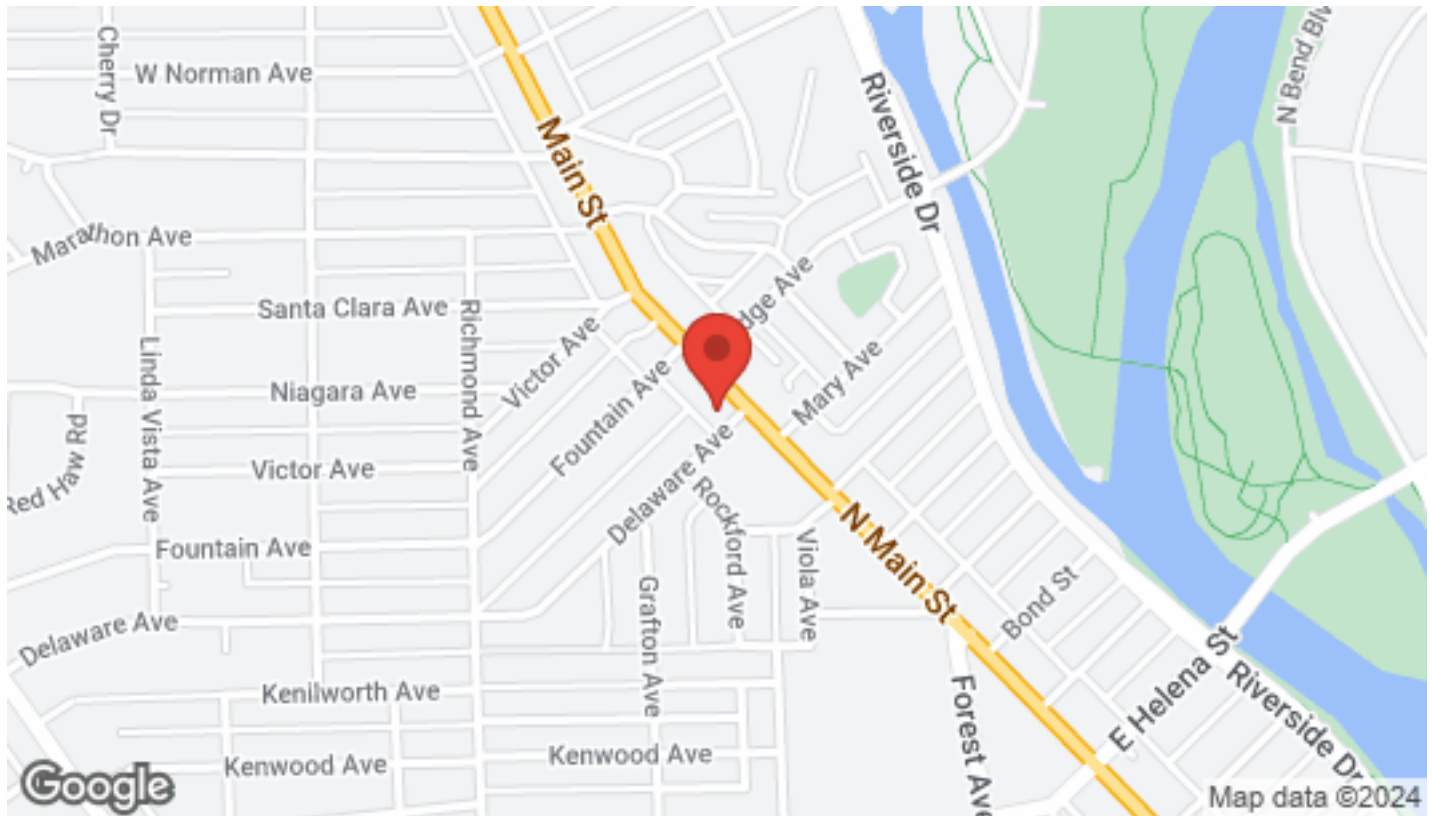
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LOCATION MAPS

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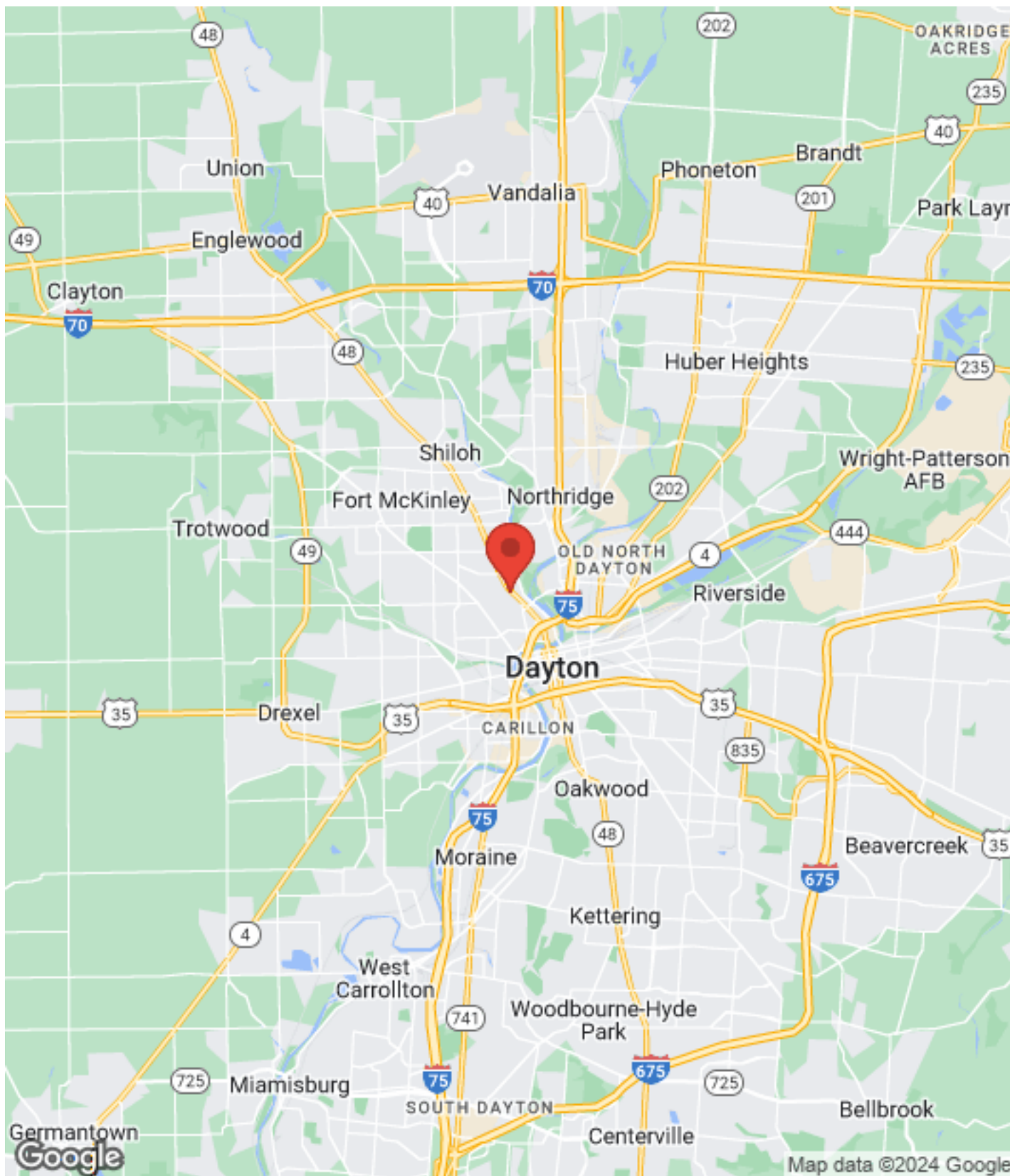
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REGIONAL MAP

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AERIAL MAP

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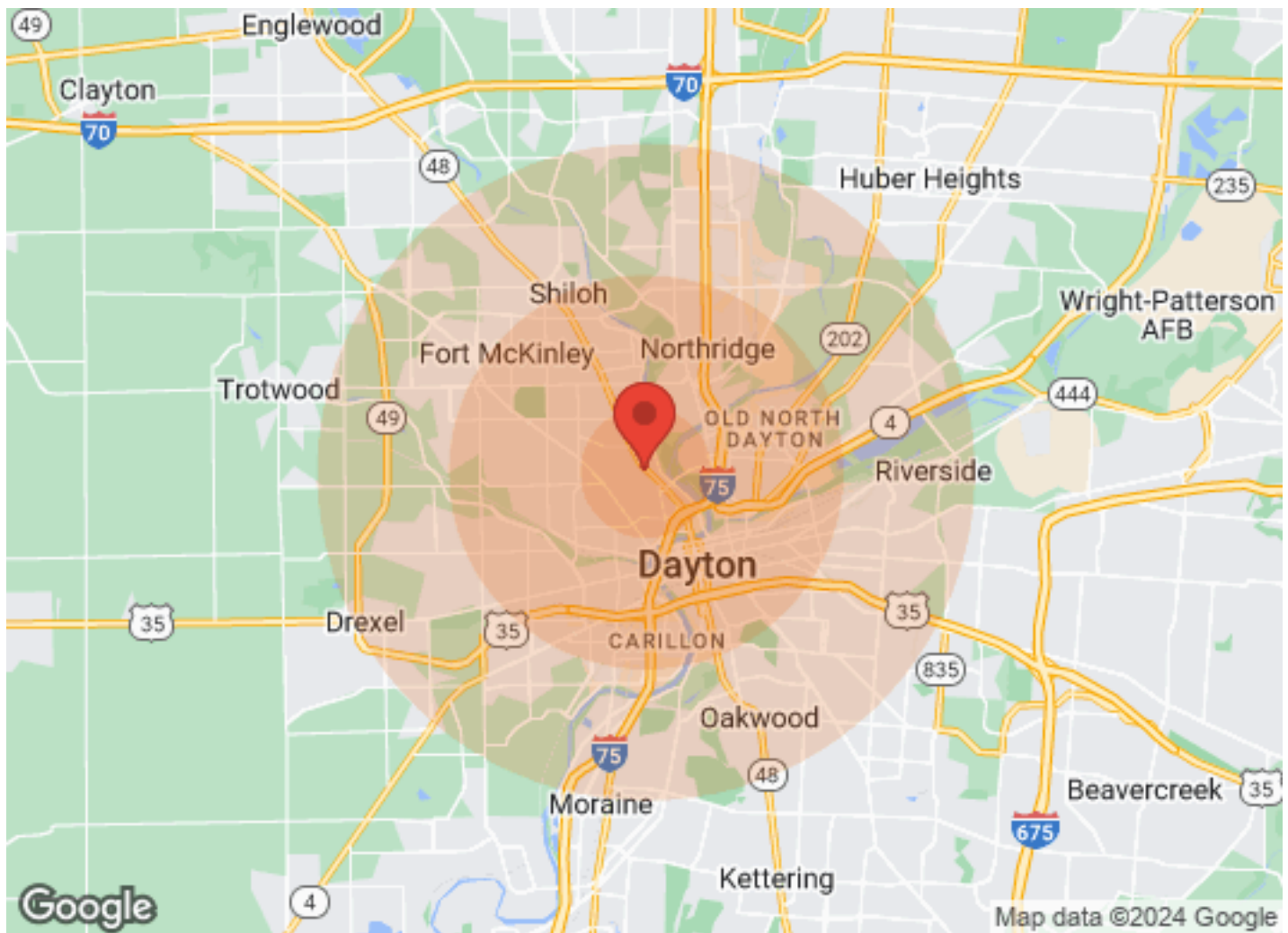
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DEMOGRAPHICS

1823 NORTH MAIN STREET



	1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles
Population				Income			
Male	7,601	39,948	89,509	Median	\$26,871	\$26,284	\$29,186
Female	7,755	42,738	96,667	< \$15,000	2,129	11,369	19,084
Total Population	15,356	82,686	186,176	\$15,000-\$24,999	857	5,508	11,786
				\$25,000-\$34,999	981	4,969	11,326
Age				\$35,000-\$49,999	893	5,004	11,631
Ages 0-14	3,583	17,677	36,742	\$50,000-\$74,999	895	4,485	11,950
Ages 15-24	2,267	11,304	24,681	\$75,000-\$99,999	366	2,219	5,537
Ages 25-54	6,285	33,126	76,525	\$100,000-\$149,999	270	1,077	3,728
Ages 55-64	1,736	9,941	21,988	\$150,000-\$199,999	107	385	1,178
Ages 65+	1,485	10,638	26,240	> \$200,000	27	192	802
				Housing			
Race				Total Units	10,264	49,787	99,581
White	3,802	30,231	103,037	Occupied	6,953	37,265	80,415
Black	11,016	50,128	77,465	Owner Occupied	2,719	16,345	41,235
Am In/AK Nat	4	6	37	Renter Occupied	4,234	20,920	39,180
Hawaiian	N/A	4	4	Vacant	3,311	12,522	19,166
Hispanic	444	1,866	4,212				
Multi-Racial	1,052	4,510	10,076				

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DISCLAIMER

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