



## The Cannery

500 E. 3rd Street  
Dayton, Ohio 45402

**LEASE RATE:**

**\$16.00 PSF MODIFIED GROSS**

### Property Highlights

- 5,356± SF Office/Showroom space available
  - Space consists of an open floor plan with large conference room and a break room
  - Class A Office finishes
- 1,936± SF Retail space available
  - 2 Large open areas suitable for various retail uses
- **On-site parking available**
- Located at The Cannery near Webster Station and the Oregon District
- Co-tenants included ARC Document Solutions, Square One Salon, Wood Floral Studio, and more
- Convenient access to US-35 and I-75

| <b>Demographics</b> | <b>1 Mile</b> | <b>3 Mile</b> | <b>5 Mile</b> |
|---------------------|---------------|---------------|---------------|
| Total Population    | 9,842         | 104,511       | 222,280       |
| Total Households    | 5,482         | 43,389        | 95,884        |



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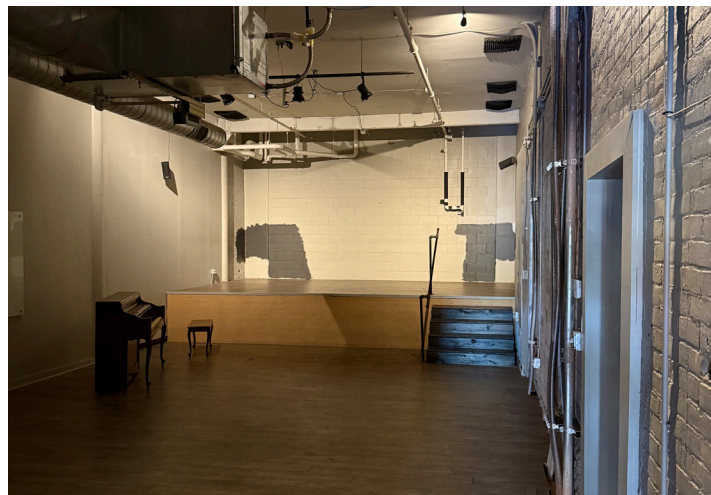
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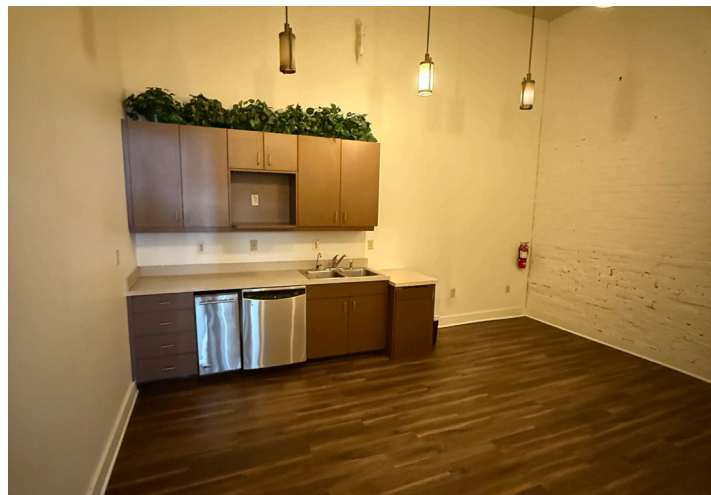
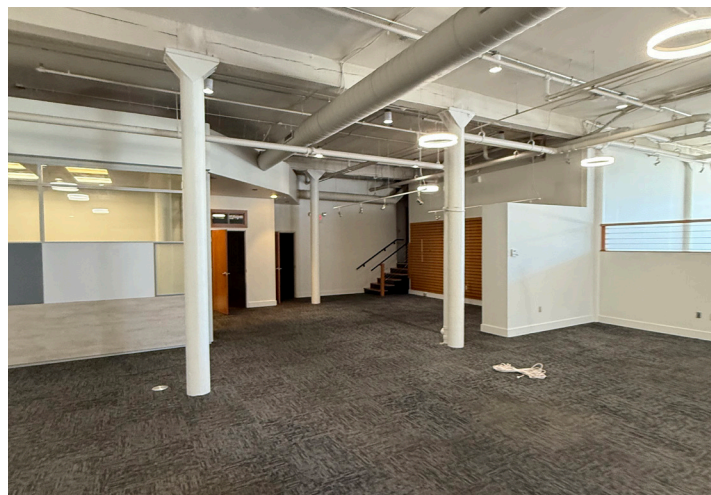
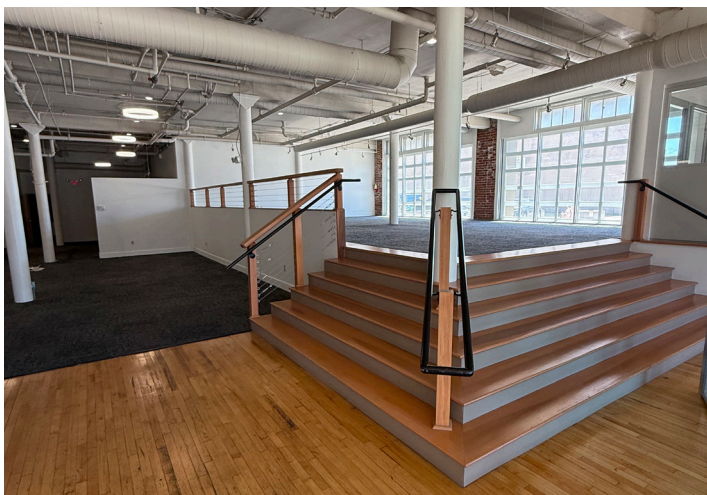
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## 1,936± SF Suite



## 5,356± SF Suite

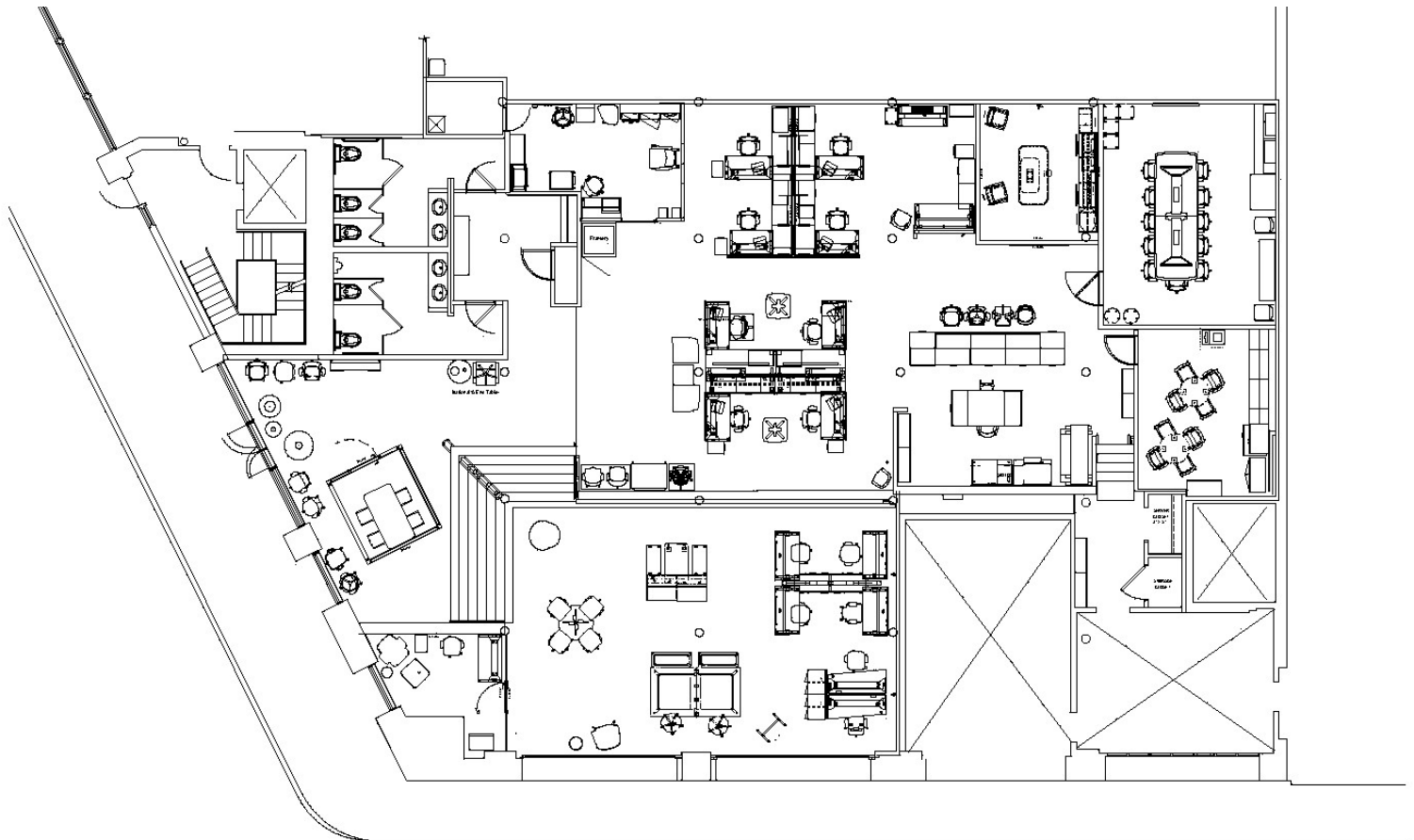


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## Floor Plan - 5,356± SF



14 Wayne Avenue  
Dayton, OH 45402

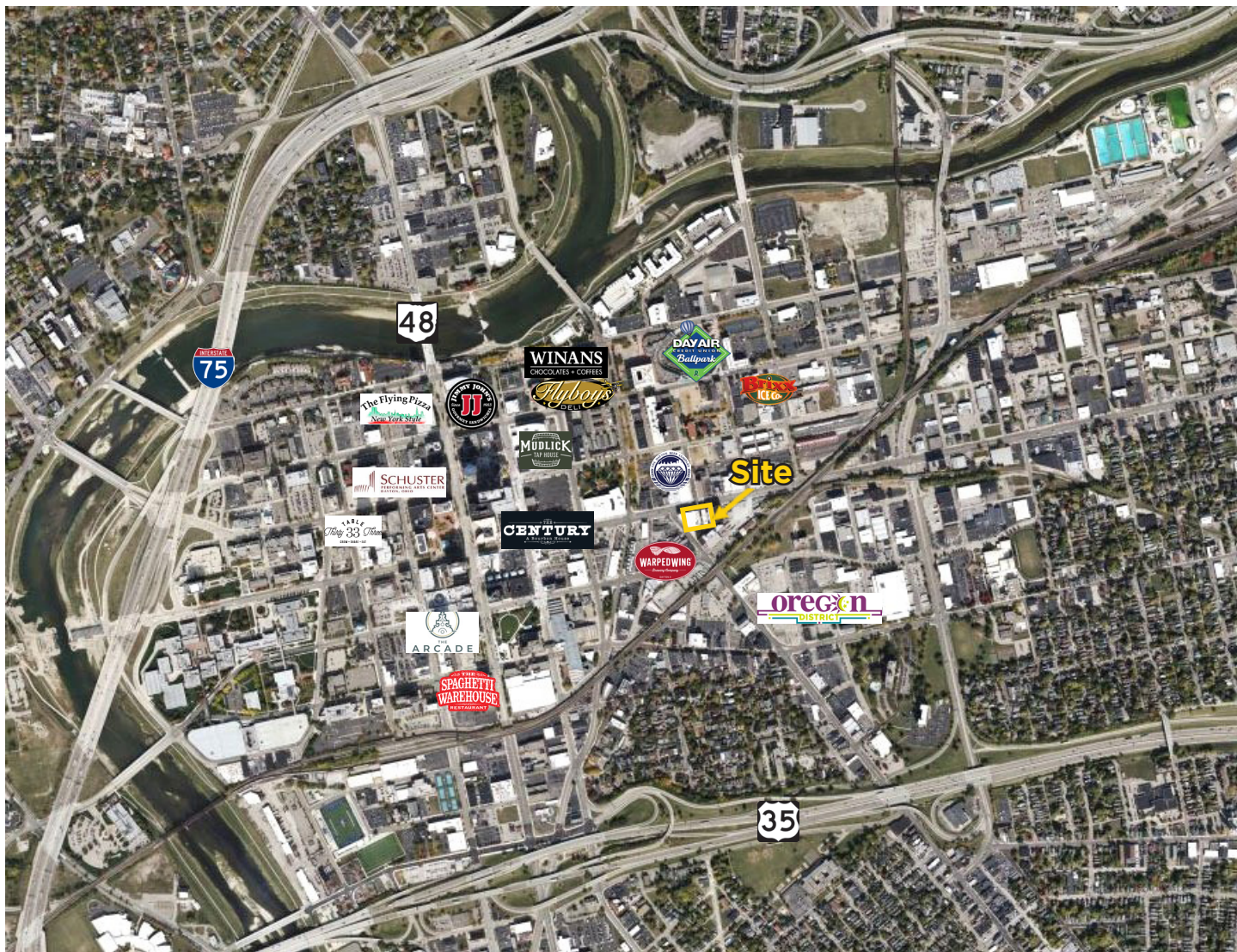
1/4" = 1'-0"



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## Aerial and Amenities



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