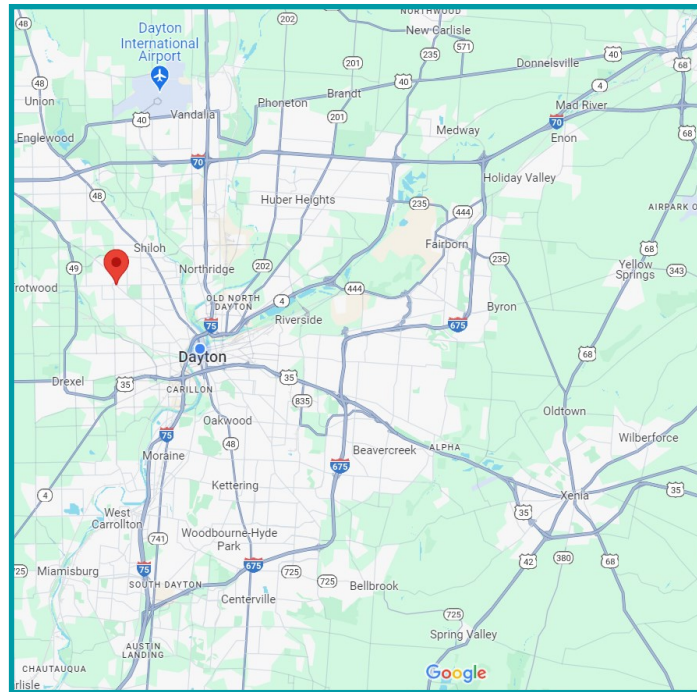




## PROPERTY HIGHLIGHTS

- 15,346 sf Freestanding Building
- Could be divided to 7,675 sq.ft per side
- Freestanding building at road with plenty of parking spots
- New LED lighting in showroom with warehouse space, warehouse has high open ceiling with two loading docks each side has two compliant restrooms
- Space can accommodate a variety of retail/commercial uses
- Building and pylon signage available
- Convenient location along busy Salem Avenue northwest of Dayton
- Over 19,000+ cpd on Salem Avenue
- For Lease - \$8.00 PSF + \$2.00 NNN for 15,346 sf or \$12.00 PSF + \$2.00 for 7,675



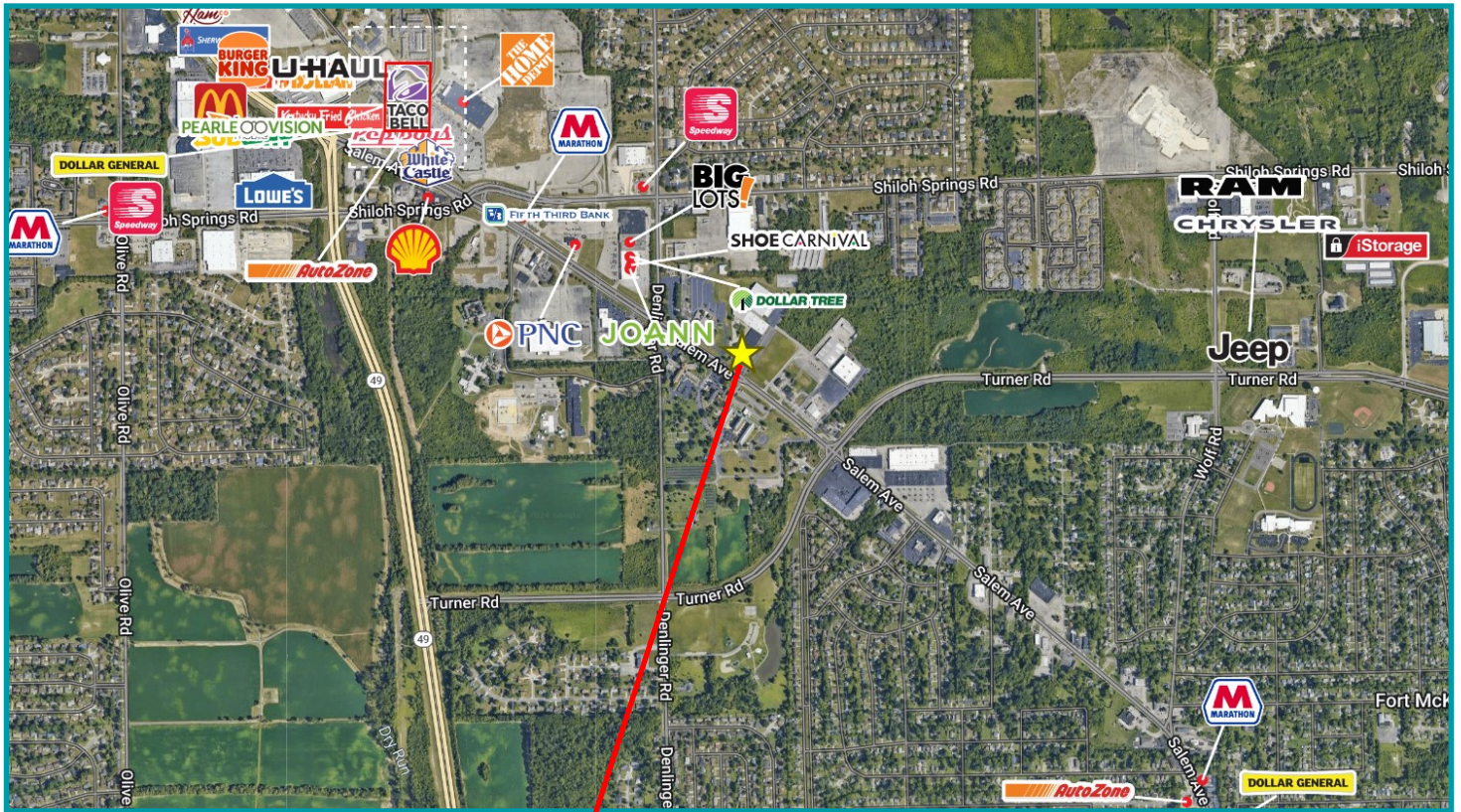
**For More Information, Please Contact:**

**Tracey Herron | Sr. VP of Real Estate**  
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**therron@equity.net**

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**TRADE AREA MAP / AERIAL MAP**



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	6,227	52,098	121,714
Average HH Income	\$70,640	\$87,752	\$81,177
Daytime Employee Population	1,934	16,706	52,652



